

# HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2022

**HDRC CASE NO:** 2022-470  
**ADDRESS:** 521 E DEWEY PLACE  
**LEGAL DESCRIPTION:** NCB 2964 BLK 3 LOT E 24 FT OF 5 & W 36 FT OF 6  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** America Santiago/Santiago Construction  
**OWNER:** CARDENAS ALEJANDRO JR  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** September 01, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Claudia Espinosa  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace forty-four existing windows with aluminum windows. The existing windows consist of original wood windows as well as non-original aluminum and vinyl windows.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

### *Standard Specifications for Original Wood Window Replacement*

- i) SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.

ii) MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

iii) MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.

iv) SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.

v) DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

vi) TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track

components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

vii) GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.

viii) COLOR: Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

ix) INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

x) FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

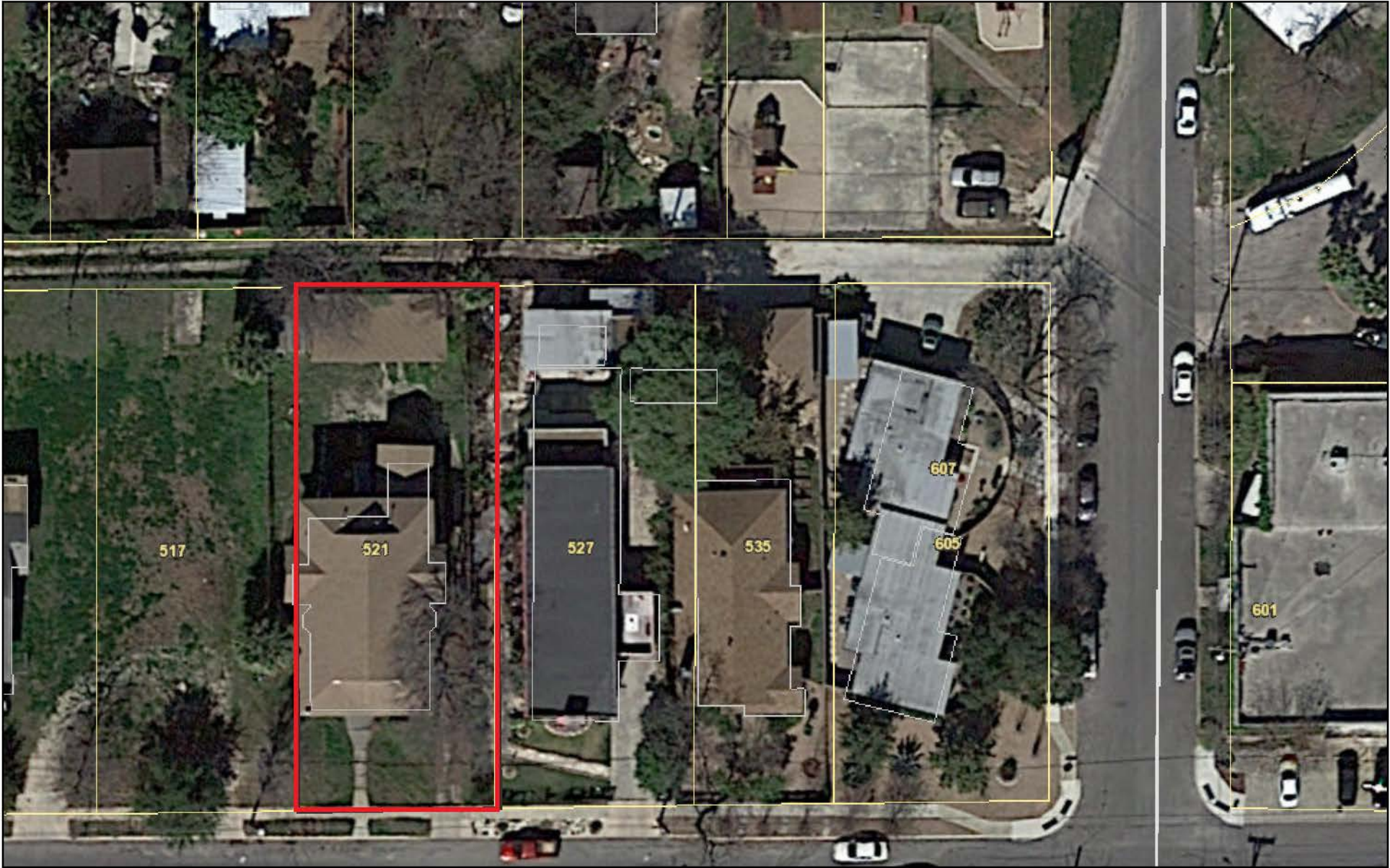
- a. The structure located at 521 E Dewey Pl was constructed circa 1921. The two-story, multi-family residential structure features a primary, turned gable roof with a double front porch, wood siding, and sashed wood windows with a combination of replacement windows that feature aluminum and vinyl materials. The primary structure first appears on the 1922 Sanborn map is contributing to the Tobin Hill Historic District.
- b. SCOPE OF WORK – At this time, the applicant is requesting a Certificate of Appropriateness to replace forty-four (44) windows. Existing windows onsite are original one-over-one wood, and non-original aluminum and vinyl windows. Staff has been unsuccessful in scheduling a site visit with the property owner to inspect the existing windows.
- c. WINDOW REPLACEMENT: EXISTING CONDITION – Per the submitted application documents, OHP staff does not find the original wood windows to be in a state that is beyond repair. Staff has observed evidence of paint flaking, and deteriorated glazing. However, almost all of the original wood is intact in all cases with very limited evidence of irreversible rot or damage. The joints of the top sashes appear to be in good condition with no evidence of slipping or separation. Staff finds that all windows are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames. Staff finds that the existing wood windows should be repaired, in-kind. Aluminum and vinyl windows may be replaced with a window that is consistent with staff's standards for replacement windows. The replacement of aluminum windows that are consistent with staff's standards for replacement windows would be eligible for administrative approval.

## **RECOMMENDATION:**

Staff recommends the applicant repair the existing, wood windows with in-kind materials. Staff does not recommend the replacement of any wood windows.

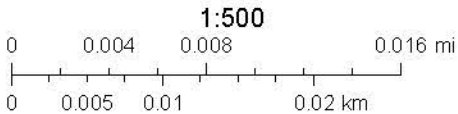
Aluminum and vinyl windows may be replaced with a window that is consistent with staff's standards for replacement windows. The replacement of aluminum windows that are consistent with staff's standards for replacement windows would be eligible for administrative approval. Staff's standards for replacement windows are noted in the applicable citations.

City of San Antonio One Stop



September 28, 2022

— User drawn lines























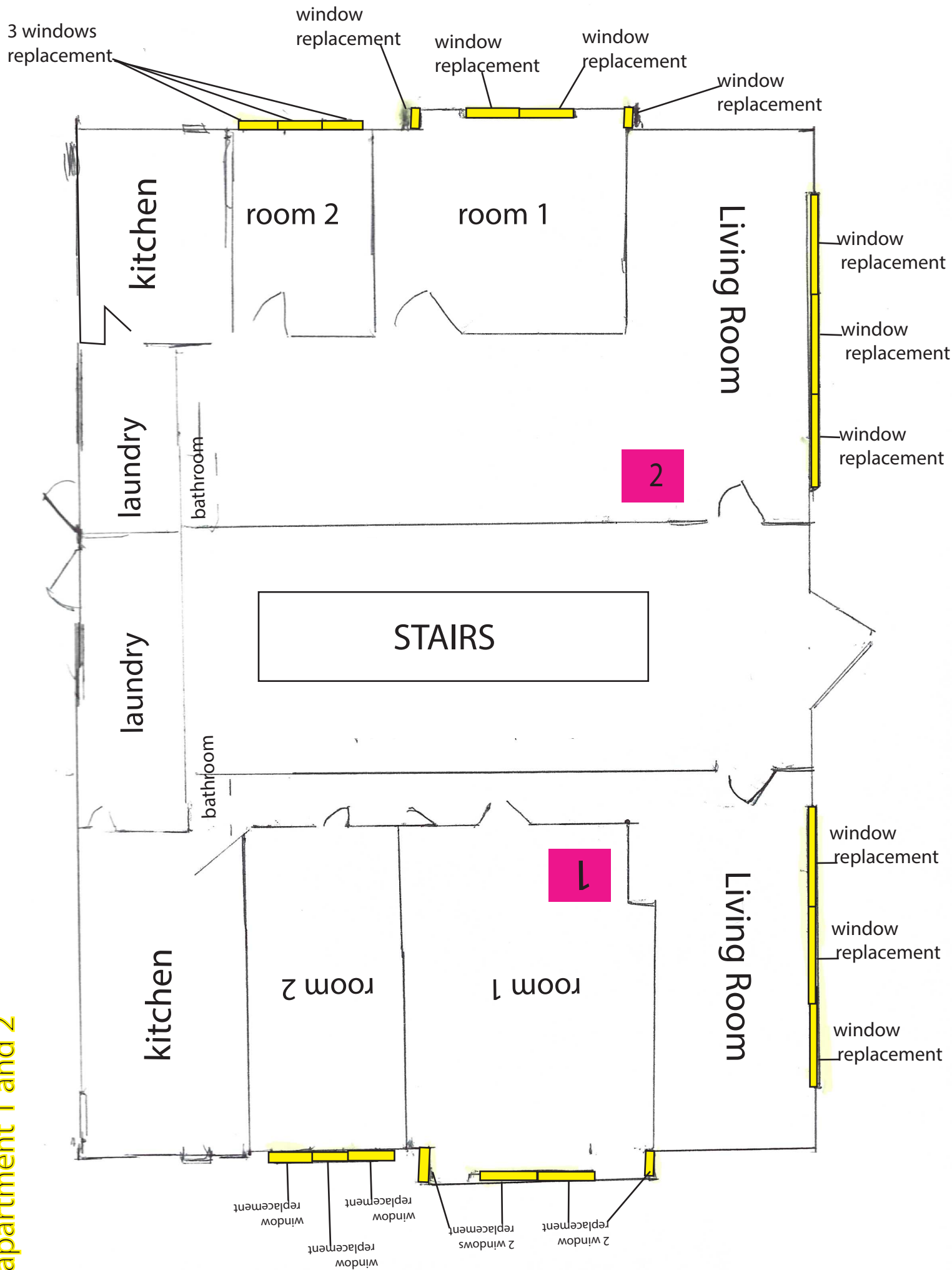






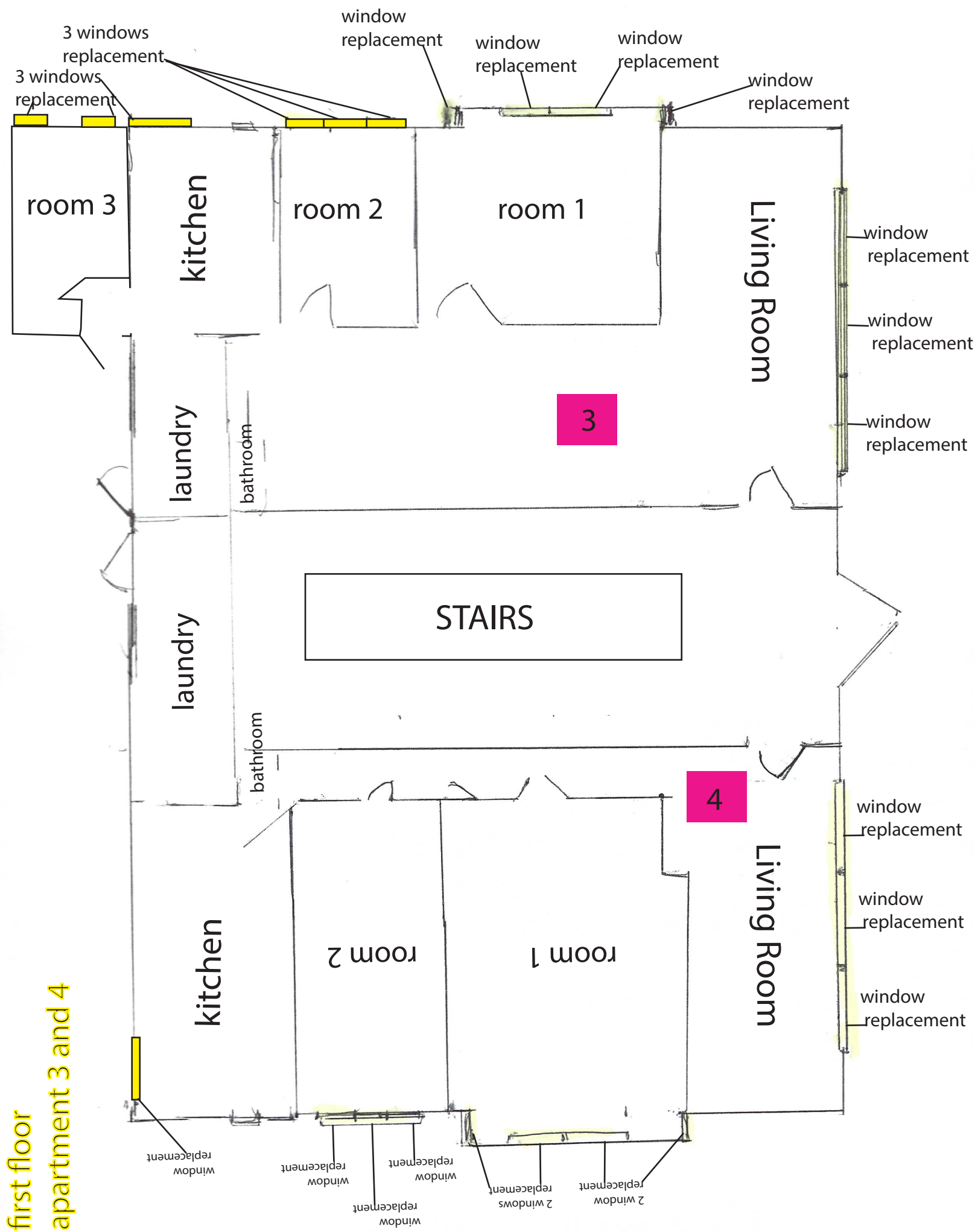


second floor  
apartment 1 and 2





first floor  
apartment 3 and 4









Windows 32, 33, 34, 35, 36, and 37



Window 11, 12, 13, 14, 15, and 16



Window 28, 29, 30, 31 and 32



Window 5, 6 , 7, 8 , 9 and 10



Window 38, 39, 40, 41 and 42



Window 17, 18,19



Windows 25, 26, 27 and 28

Windows 4, 5 and 6





Window 32 , 33 and 34



Window 35 , 36 and 37



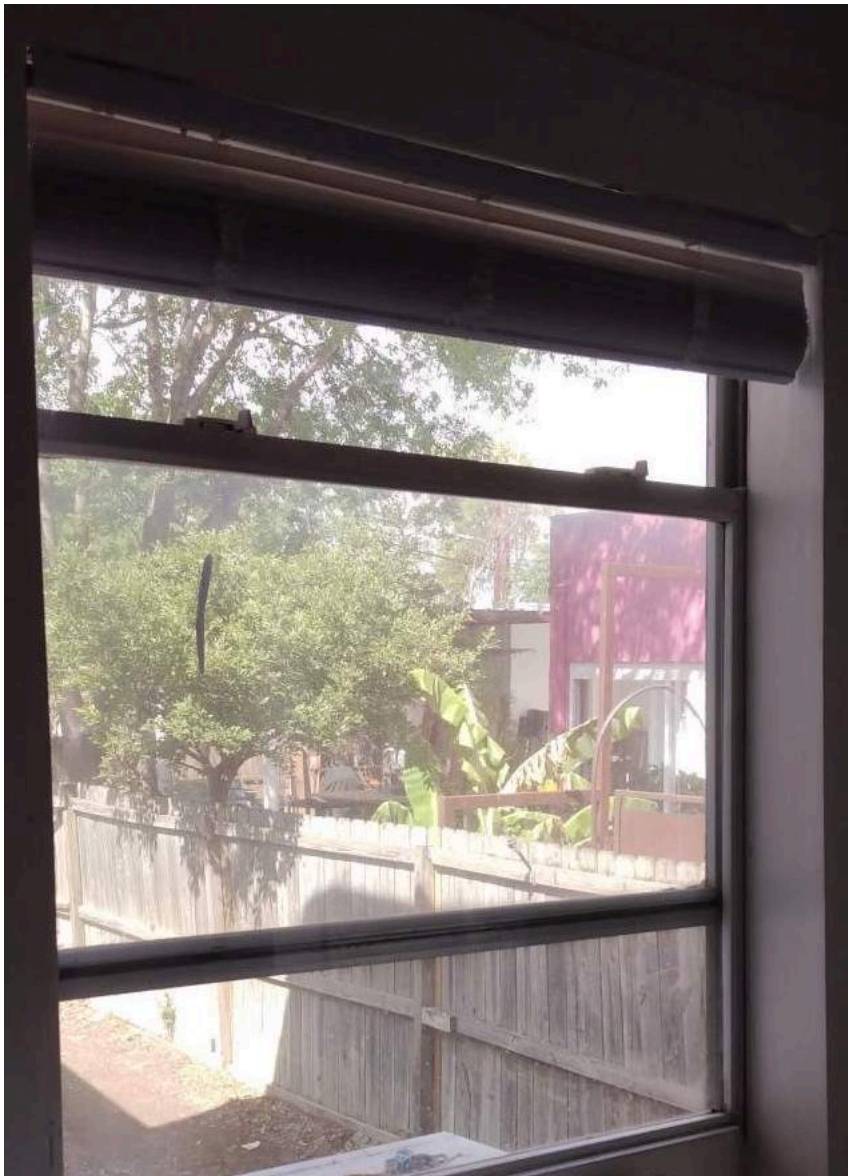
Window 14, 15 and 16



Window 11, 12 and 13





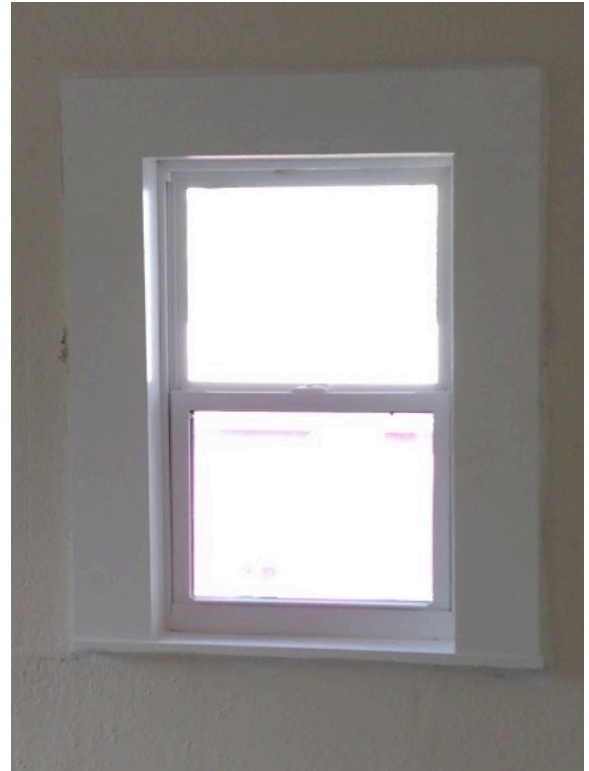


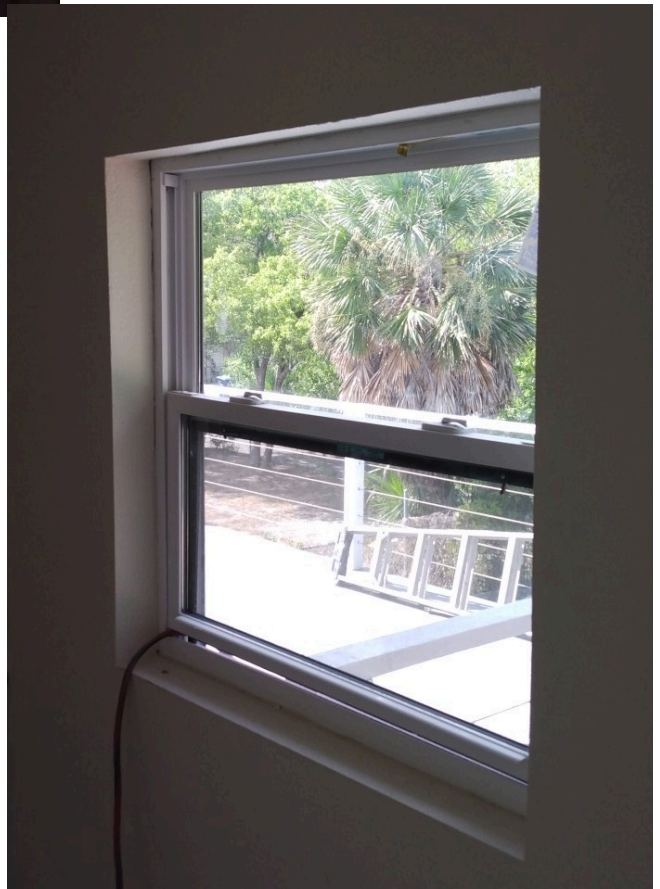
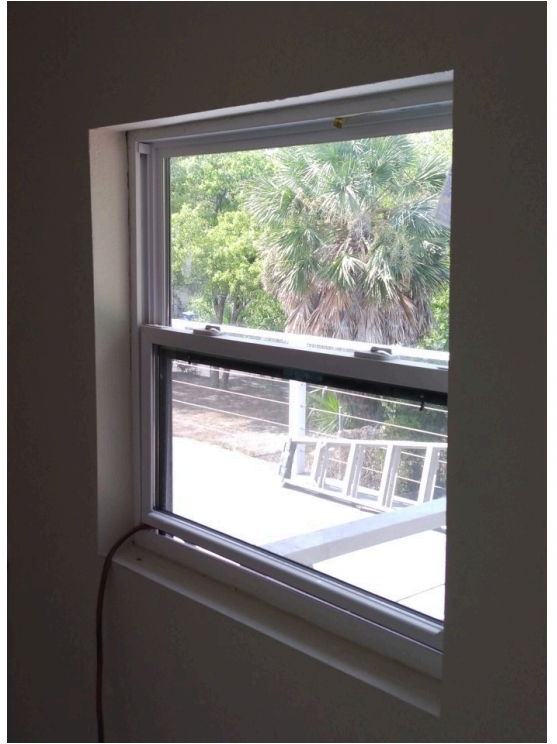


















































I don't have the architect's floor plan, but I made one that has the specifications of what windows I want to change. There are 44 windows total that I want to change/replace.

Apartment 1: living room: 3 windows 30" x 60"

bedroom 1 : 4 windows 30 "x 60"

bedroom 2 : 3 windows 30" x 60"

Apartment 2: living room: 3 windows 30" x 60"

bedroom 1 : 4 windows two of 36" x 52" and two of 32" x 52"

bedroom 2 : 3 windows 36" x 52" and two of 32" x 52"

Apartment 3: living room: windows 30" x 60"

bedroom 1 : 4 windows two 36"x 52" and two 32" x 52"

bedroom 2 : 3 windows 36" x 52" and two of 32" x 52"

kitchen : 1 windows 36" x 36"

Apartment 4: living room: 3 windows 30" x 60"

bedroom 1 : 4 windows 30" x 60"

bedroom 2 : 3 windows 30" x 60"

bedroom 3: 2 windows 30" x 60"

kitchen : 1 windows 30" x 60"



**Material of existing windows:** window of glass and also windows of plastic (instead of glass it is plastic). Some have wood and others are aluminum. most of them can't open.

**Material proposed for replacement:** vinyl single hung windows (energy - efficient low e glass to help reflect the sun's heat back away from the warm summer months and to help hold the warmth inside during colder winter, bottom sash tilts in both an integrated, full-length, slim-line lift rail, and block and tackle balance system, glass insulation dual pane)