

HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

HDRC CASE NO: 2021-605
ADDRESS: 828 NEVADA
LEGAL DESCRIPTION: NCB 3100 BLK LOT 8
ZONING: RM-4
CITY COUNCIL DIST.: 2
APPLICANT: Anthony Chen
OWNER: JCCH PROPERTY SOLUTIONS LLC
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: November 08, 2021
60-DAY REVIEW:
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to

1. replace all of the existing wood windows (eight windows in total) with new wood windows at the south, east, and west elevations. The window openings and fenestrations will not be altered.
2. Amend a previously-approved addition at the rear of the house by installing three new wood windows at the north elevation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

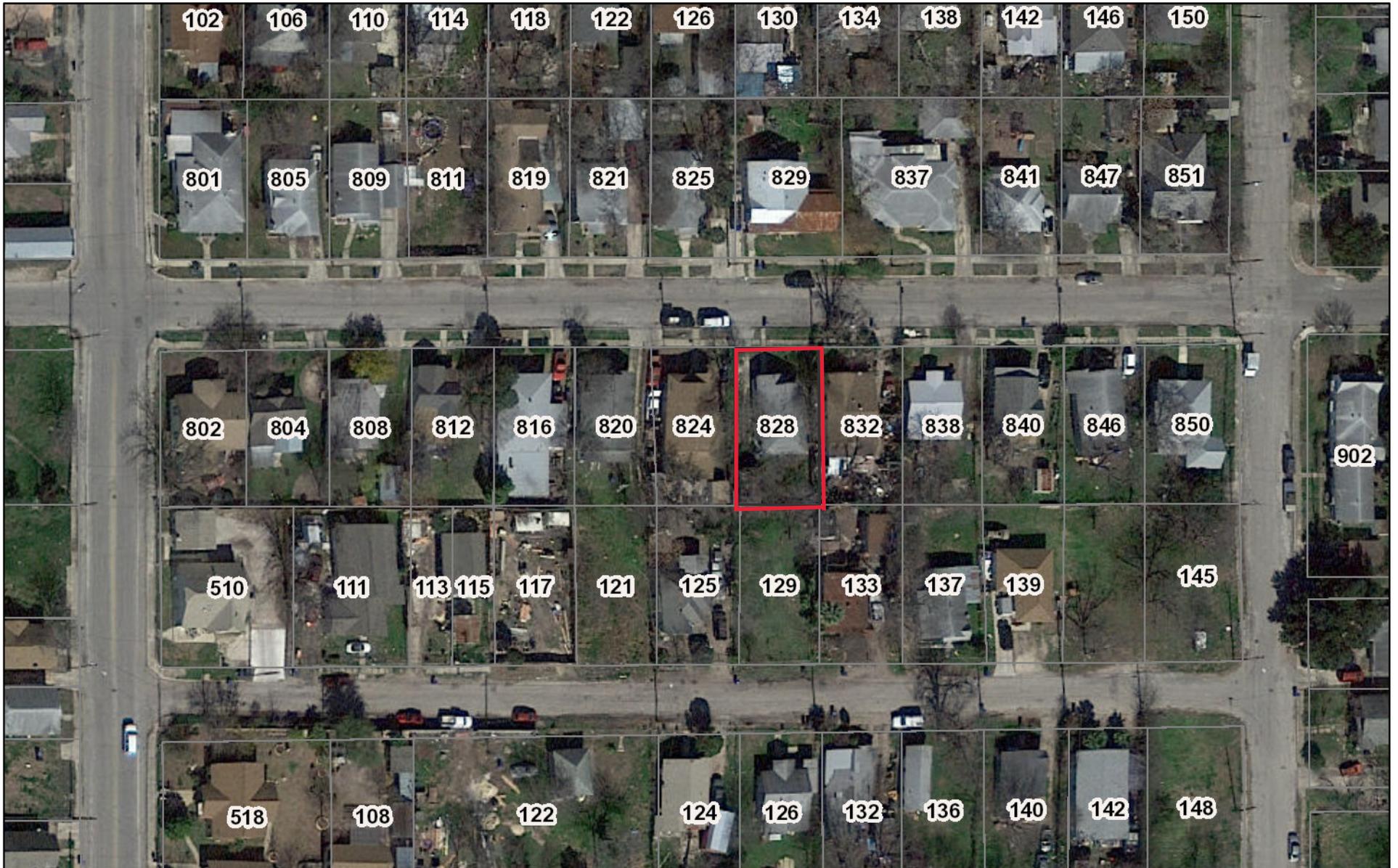
FINDINGS:

- f. The property at 828 Nevada is a single-story Craftsman-style residence built in 1918 and is located in the Denver Heights neighborhood. The property was issued approval for Landmark designation in March 2021.
- g. WINDOW REPLACEMENT: WOOD WINDOWS – The applicant has proposed to replace eight (8) existing wood windows with new wood windows at the south, east, and west elevations. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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.
- h. WINDOW REPLACEMENT: EXISTING CONDITION – Staff performed a site visit on November 22, 2021 to assess the condition of the windows requested for replacement. From the photos submitted to date and the site visit, the wood windows proposed for replacement appear to be of historic-age, fully wood one-over-one windows. The windows are in a general state of disrepair. The windows show evidence of dry rot, however are not severely damaged or deteriorated; some window sashes are crooked indicating a previous poor repair, many window panes are cracked or missing, and some window weights and cords are broken or missing. Staff finds that the wood windows are in repairable condition based on the documentation provided, with most requiring repair and intervention such as the reworking of the sashes and re-glazing, along with refitting into the trim and frames and replacement of the deteriorated window sills and trim.
- i. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilize the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- j. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weather-stripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.
- k. NEW WINDOW INSTALLATION: The applicant is proposing to install three new windows on elevation of the rear addition. The addition encloses two existing wood windows. The Historic D Guidelines for Additions 3.C.i recommend to salvage and reuse historic materials, where possible covered or removed as a result of an addition. Staff finds relocation of the two original windows addition exterior to be consistent with the guidelines.

RECOMMENDATION:

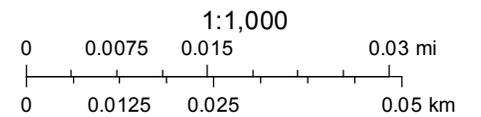
1. Staff does not recommend approval of item 1, replacement of the wood windows. Staff recommends that the wood windows be repaired to be consistent with the design guidelines.
2. Staff recommends approval of item 2 based on finding c with the stipulation that the applicant re-use the two previously-existing wood windows on the north elevation that are to be enclosed by the addition as recommended by the guidelines. Staff recommends approval of the additional third window under the stipulation that the proposed new window is consistent with the guidelines and is submitted for review by staff prior to installation.

City of San Antonio One Stop

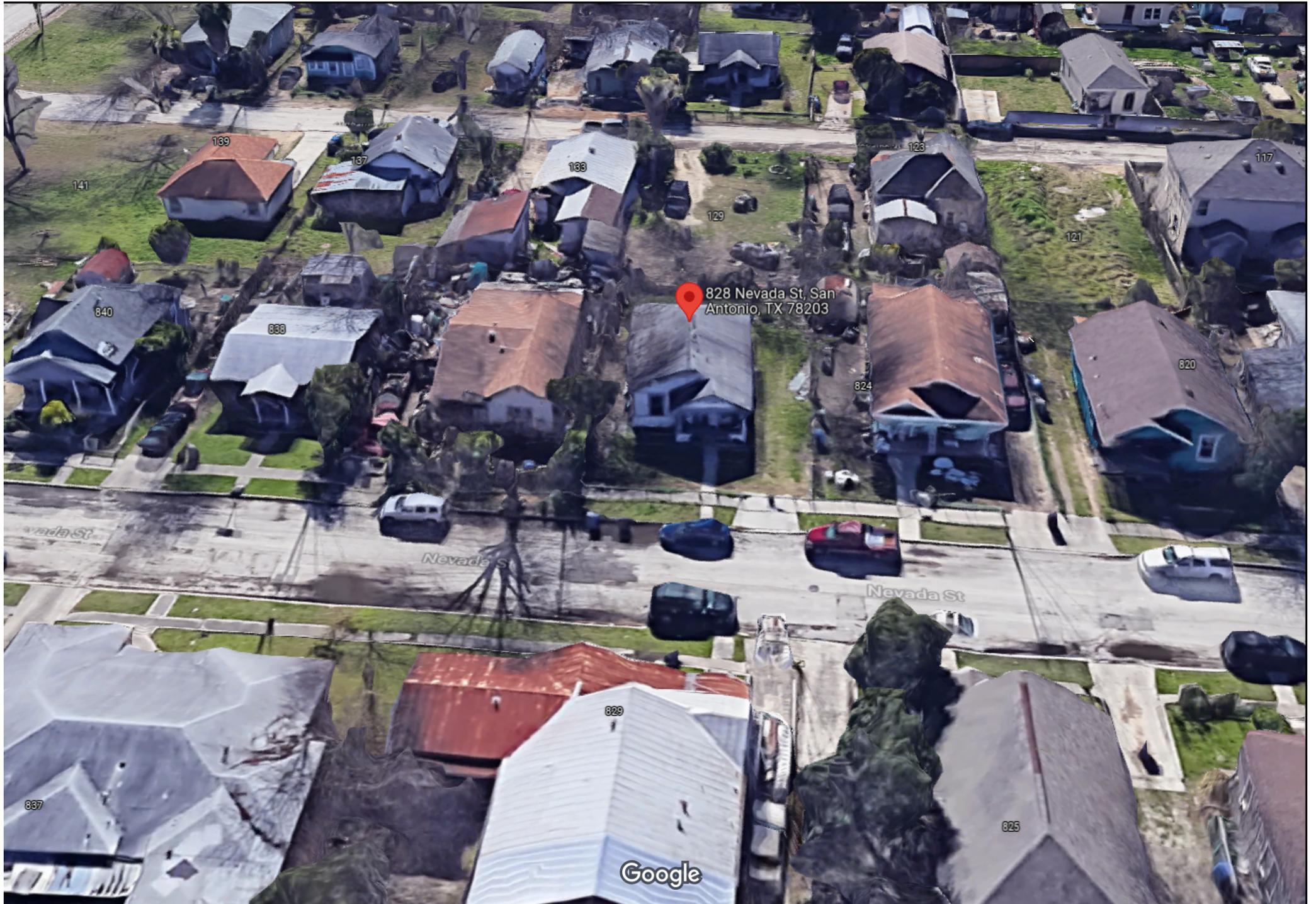


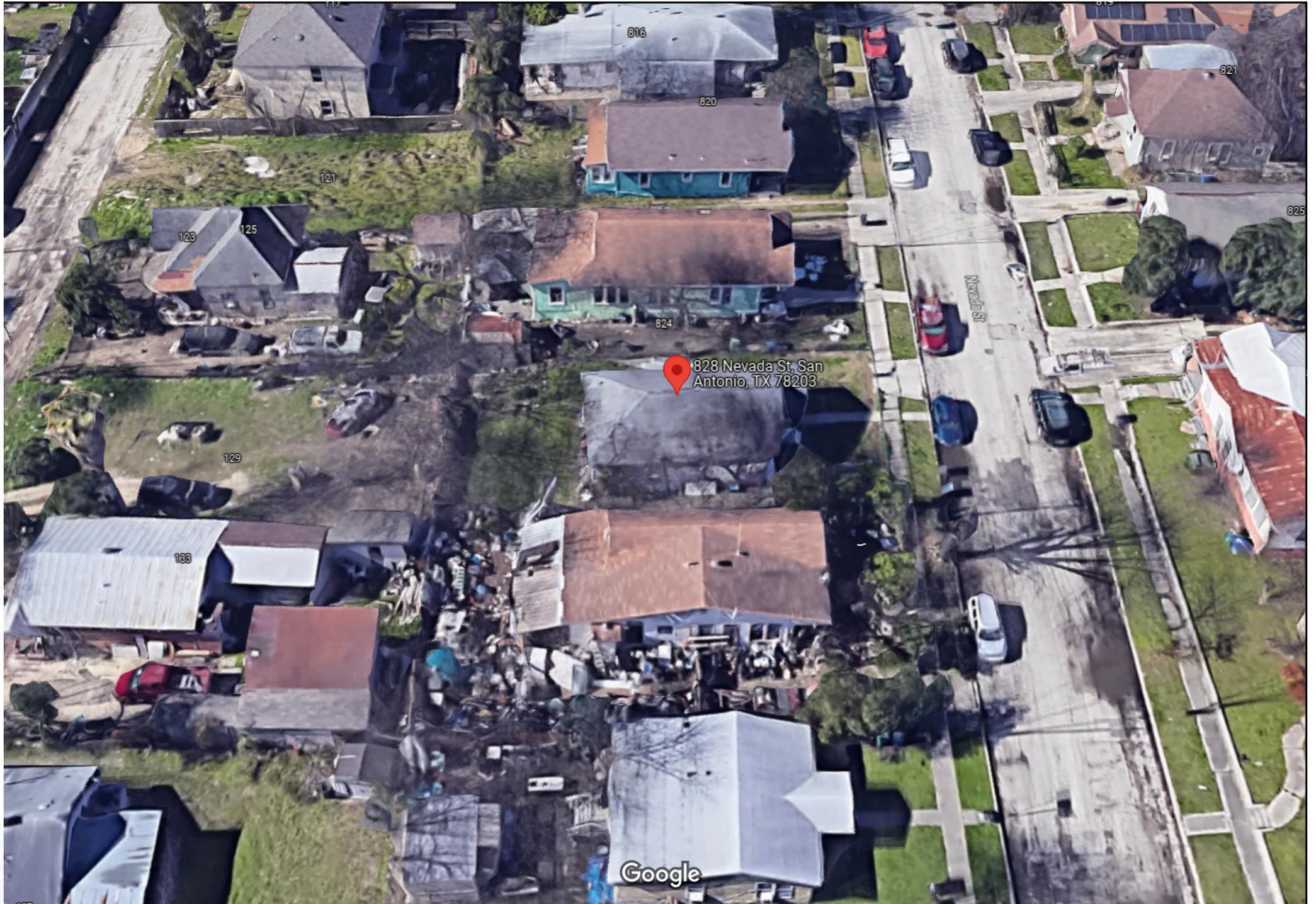
November 22, 2021

— User drawn lines











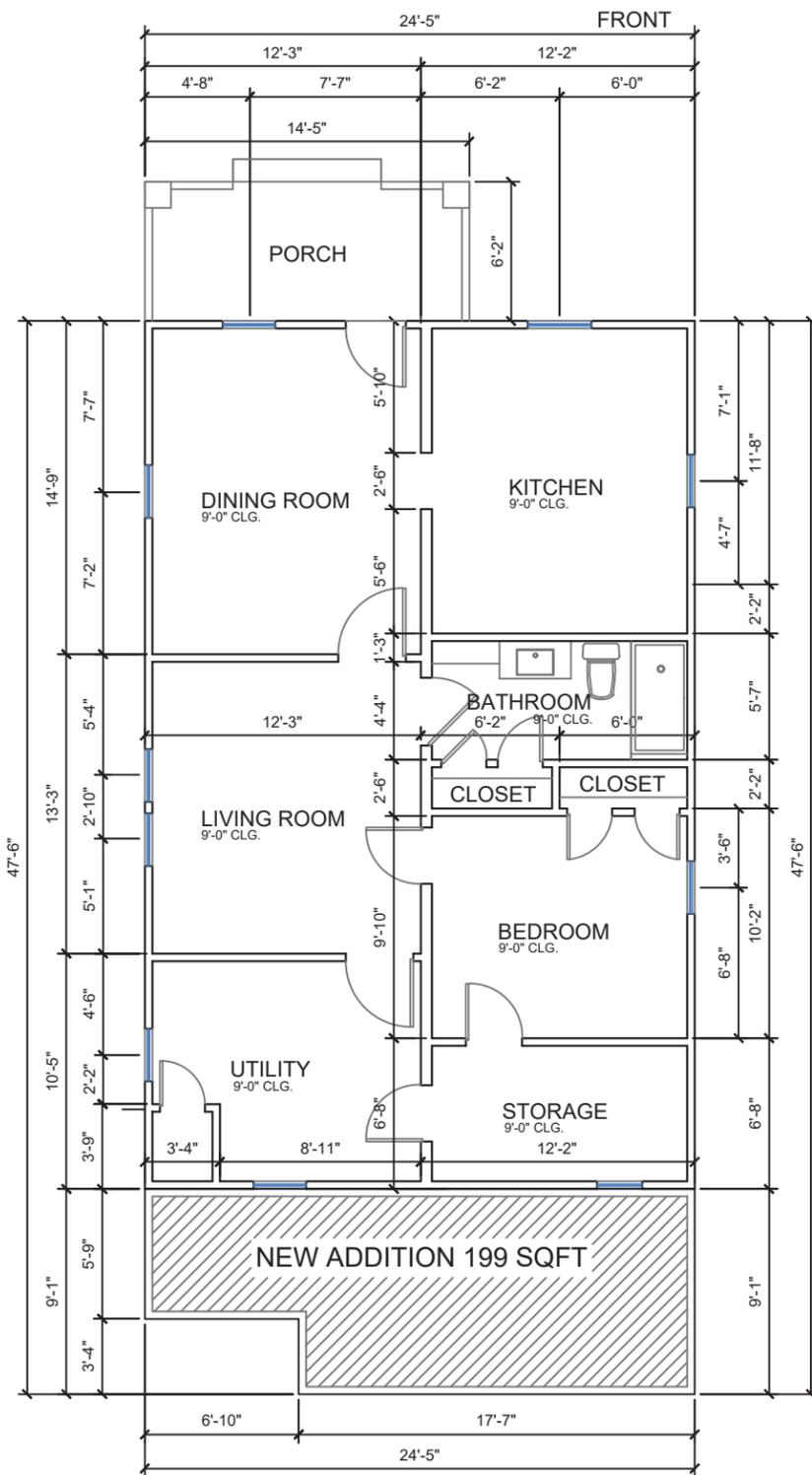




**BEWARE
of DOG**

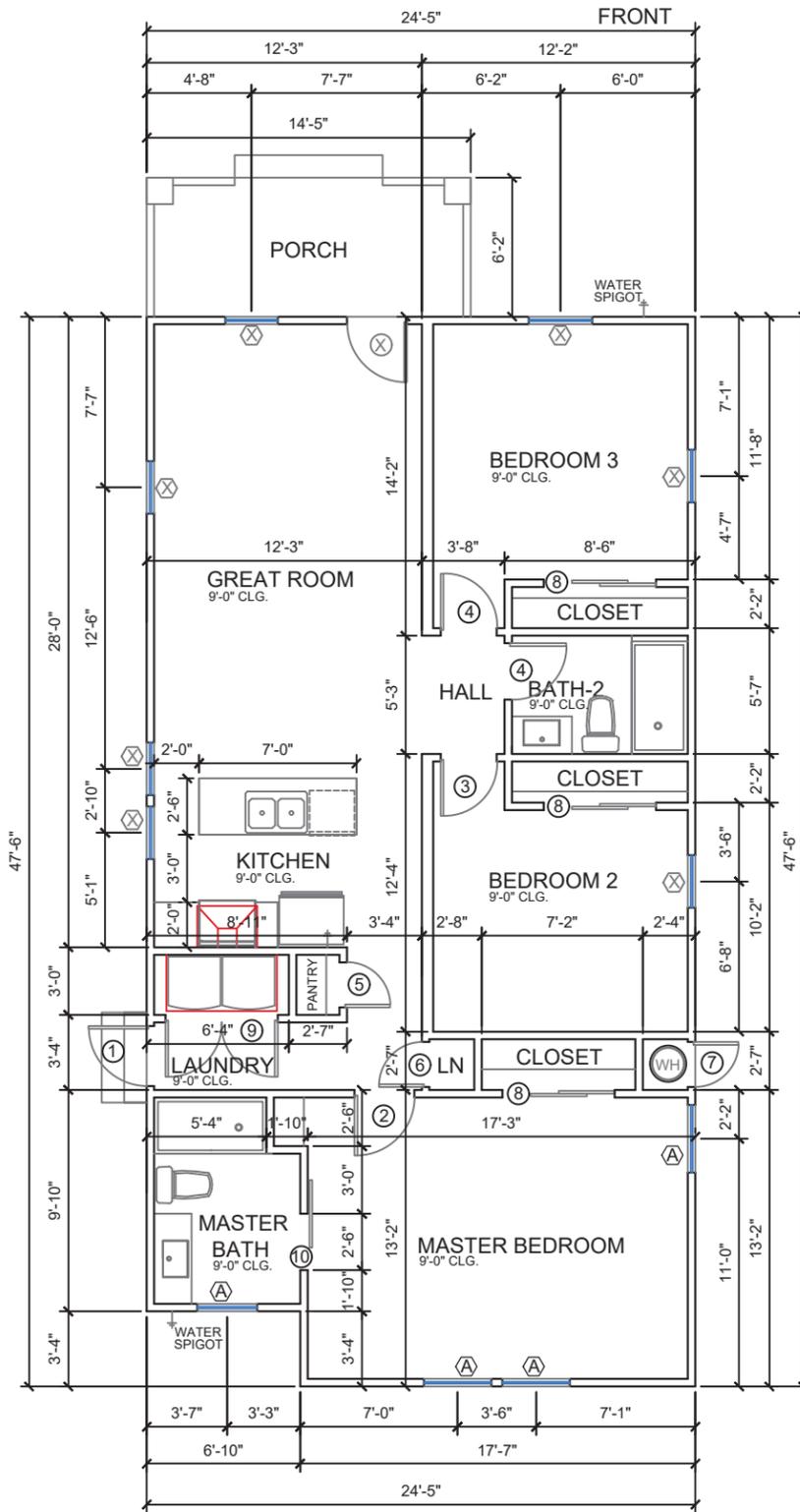
528





EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE					
SYM	SIZE	TYPE	REMARK	QTY.	NOTES
A	3'-0" X 5'-0"	VINYL, WINDOW	PR 3050 SINGLE HANG HEADER @ 4'-0" AFF.	4	INSULATED GLASS
X					EXISTING WINDOWS

NOTE: INSTALL ANDERSEN DOUBLE-HUNG WINDOW OPENING CONTROL DEVICE KIT ON ALL WINDOWS WHICH COMPLY W/ ASTM F2090 PER IRC SECTION R312.2.2

DOOR SCHEDULE					
SYM	SIZE	TYPE	REMARK	QTY.	NOTES
1	2'-8" X 6'-8" X 1 3/8"	EXT. FULL VIEW DOOR R.H.	2868 R.H. EXT FULL VIEW DR	1	
2	2'-8" X 6'-8" X 1 3/8"	INTERIOR RH.	INTERIOR WOOD 2868 RH. DR	1	
3	2'-6" X 6'-8" X 1 3/8"	INTERIOR RH.	INTERIOR WOOD 2668 RH. DR	1	
4	2'-6" X 6'-8" X 1 3/8"	INTERIOR LH.	INTERIOR WOOD 2668 LH. DR	2	
5	2'-0" X 6'-8" X 1 3/8"	INTERIOR RH.	INTERIOR WOOD 2068 RH. DR	1	
6	2'-0" X 6'-8" X 1 3/8"	INTERIOR LH.	INTERIOR WOOD 2068 LH. DR	1	
7	2'-0" X 5'-0" X 1 3/8"	EXT. FULL VIEW DOOR L.H.	2050 L.H. EXT FULL VIEW DR	1	
8	SD 4'-0" X 6'-8" X 1 3/8"	INTERIOR SD.	INTERIOR WOOD 4068 SLIDING DR	3	
9	FD 5'-0" X 6'-8" X 1 3/8"	INTERIOR FD.	INTERIOR WOOD 5068 FRENCH DR	1	
10	BD 3'-0" X 6'-8" X 1 3/8"	INTERIOR BD.	INTERIOR WOOD 3068 BARN DR	1	
X					EXISTING DOOR

NOTES:

ALL FEDERAL STATE & LOCAL CODES, ORDINANCES, REGULATIONS, ETC...
 FOR ALL TRADES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS & DRAWINGS FOR THIS BUILDING & SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCE OCCUR
 SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS / DIMENSIONS IN BIDDING ON JOB SITE. NOTIFY GENERAL CONTRACTOR / DESIGNER IMMEDIATELY OF ANY DISCREPANCIES BEFORE BEGINNING OR CONTINUING ANY WORK
 SUB-CONTRACTORS SHALL CONFORM TO RELATED DRAWINGS & SPECIFICATIONS. ALL DEVIATIONS SHALL BE GENERAL CONTRACTOR APPROVED. THE LACK OF GENERAL CONTRACTOR APPROVAL WILL BE SUFFICIENT CAUSE TO REFUSE ACCEPTANCE OF THE WORK
 ANY ITEM OF WORK NOT SPECIFICALLY COVERED IN THE DRAWINGS & RELATED SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
 DO NOT SCALE DRAWINGS - FOLLOW DIMENSIONS INDICATED, DIMENSIONS ARE: STUD - TO - STUD, STUD - TO - BRICK & BRICK - BRICK
 THE FRAMING SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING TEMPORARY SAFETY BARRIERS AND RAILS AS REQUIRED DURING CONSTRUCTION BY O.S.H.A. AND LOCAL AUTHORITIES.

NOTES:

ALL BEDROOMS WINDOWS SHALL MEET INGRESS / EGRESS REQUIREMENTS AS PER CODE
 VERIFY ALL DOORS AND WINDOWS SIZE, TYPE AND LOCATIONS W/ GENERAL CONTRACTOR

NEW ADDITION

828 NEVADA ST
 SAN ANTONIO, TX 78203

PROJECT NO.
 DATE: OCTOBER 2021

SHEET NAME:
 FLOOR PLANS

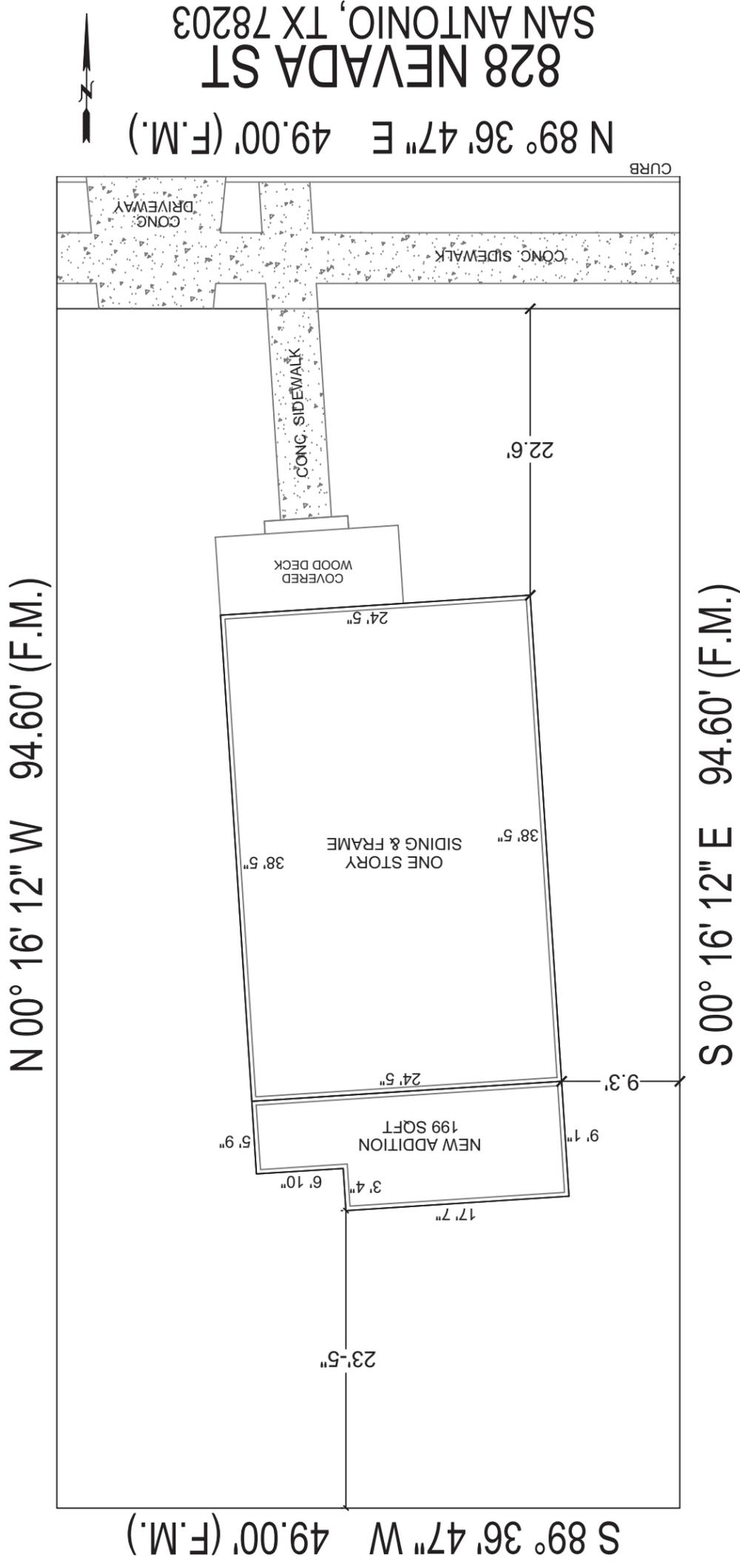
CLIENT:

SHEET NO. **102**

NEW ADDITION
 828 NEVADA ST
 SAN ANTONIO, TX 78203

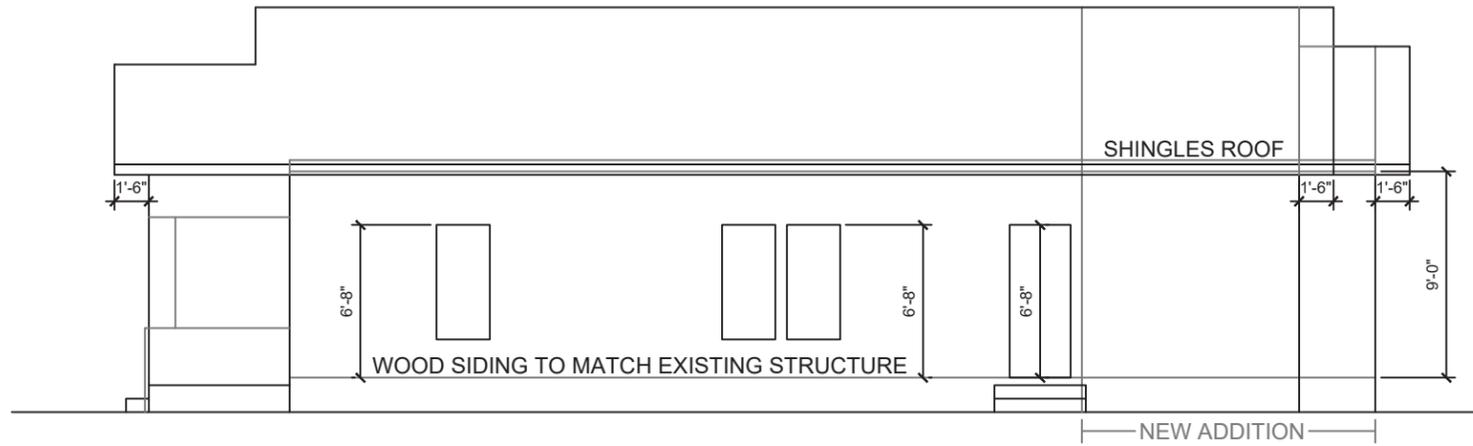
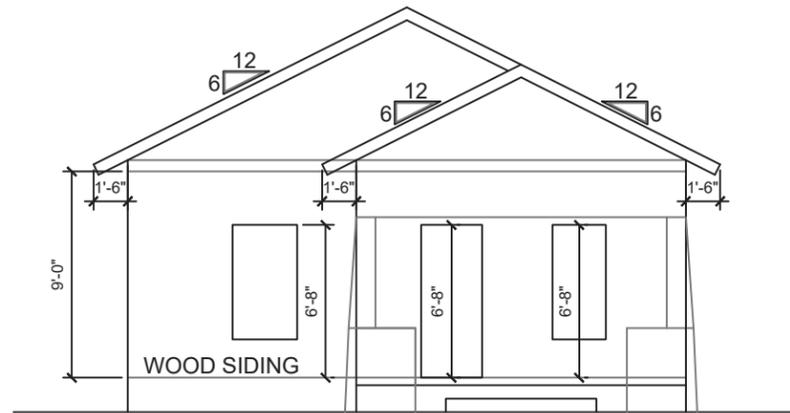
SHEET NAME: SITE PLAN
 SHEET NO. 101
 PROJECT NO.
 DATE: OCTOBER 2021
 CLIENT:

SITE PLAN
 SCALE: 3/32" = 1'-0"



828 NEVADA ST
 SAN ANTONIO, TX 78203
 N 89° 36' 47" E 49.00' (F.M.)

S 89° 36' 47" W 49.00' (F.M.)



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

NEW ADDITION

828 NEVADA ST
SAN ANTONIO, TX 78203

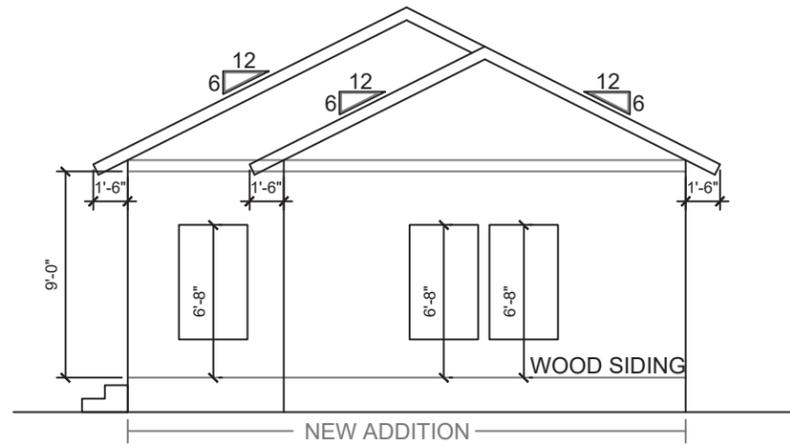
PROJECT NO.
DATE: OCTOBER 2021

SHEET NAME:
FRONT & RIGHT
ELEVATIONS

CLIENT:

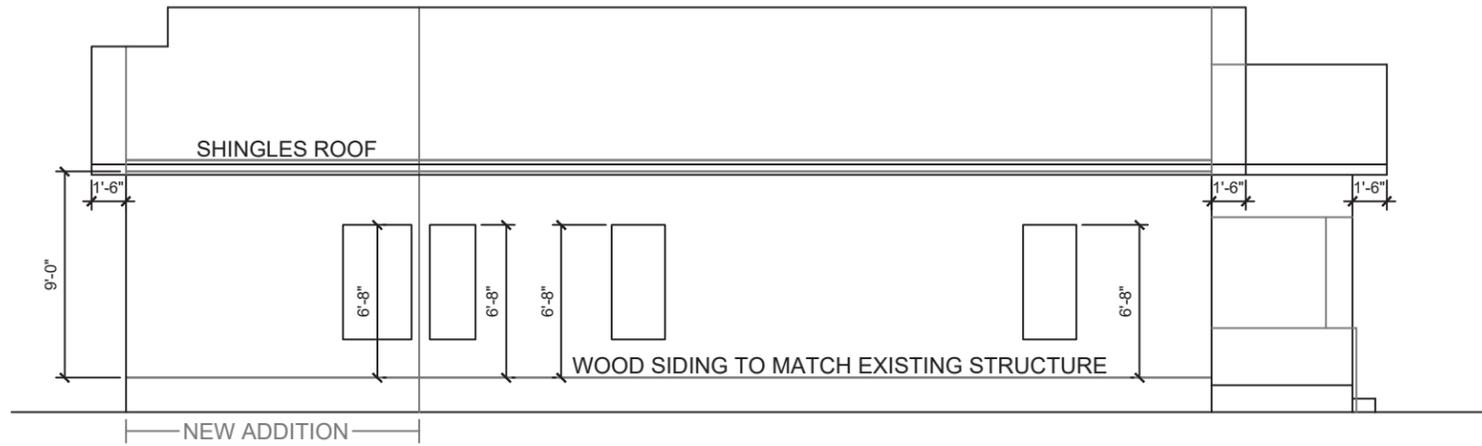
103

SHEET NO.



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NEW ADDITION

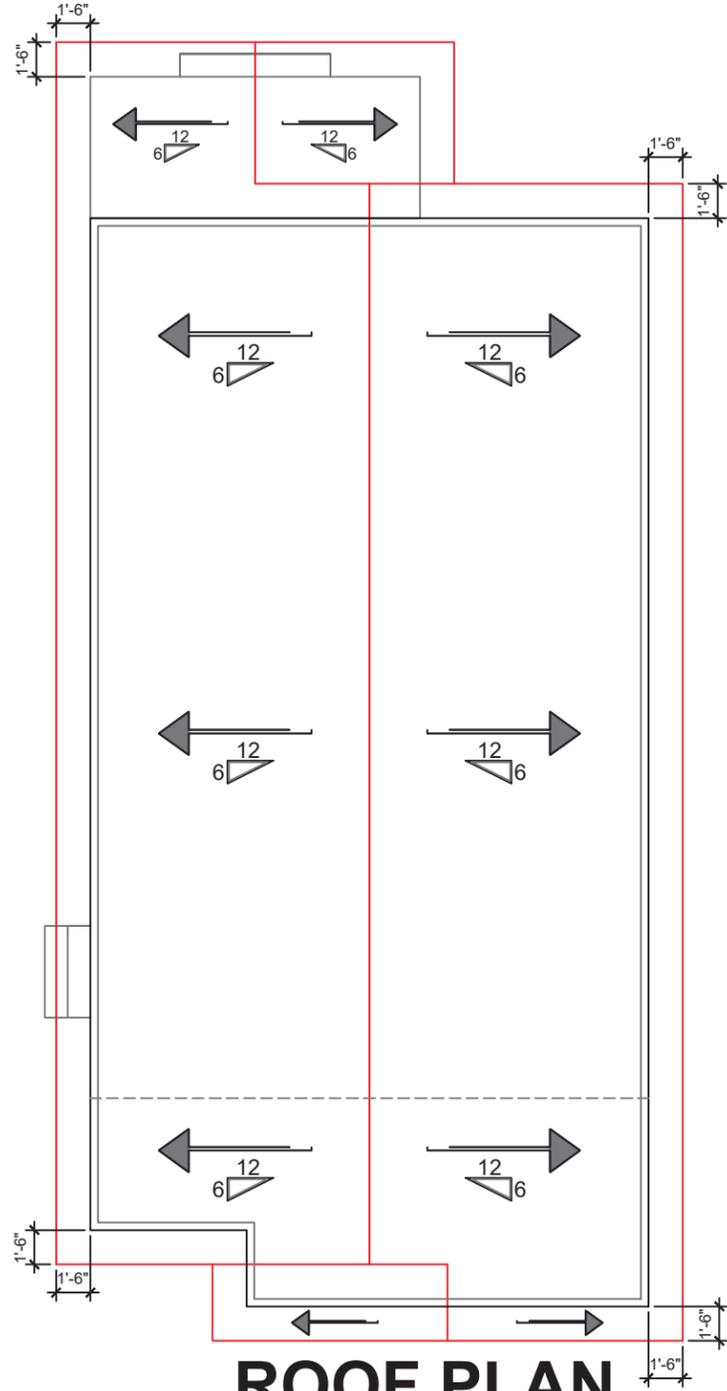
828 NEVADA ST
SAN ANTONIO, TX 78203

PROJECT NO.
DATE: OCTOBER 2021

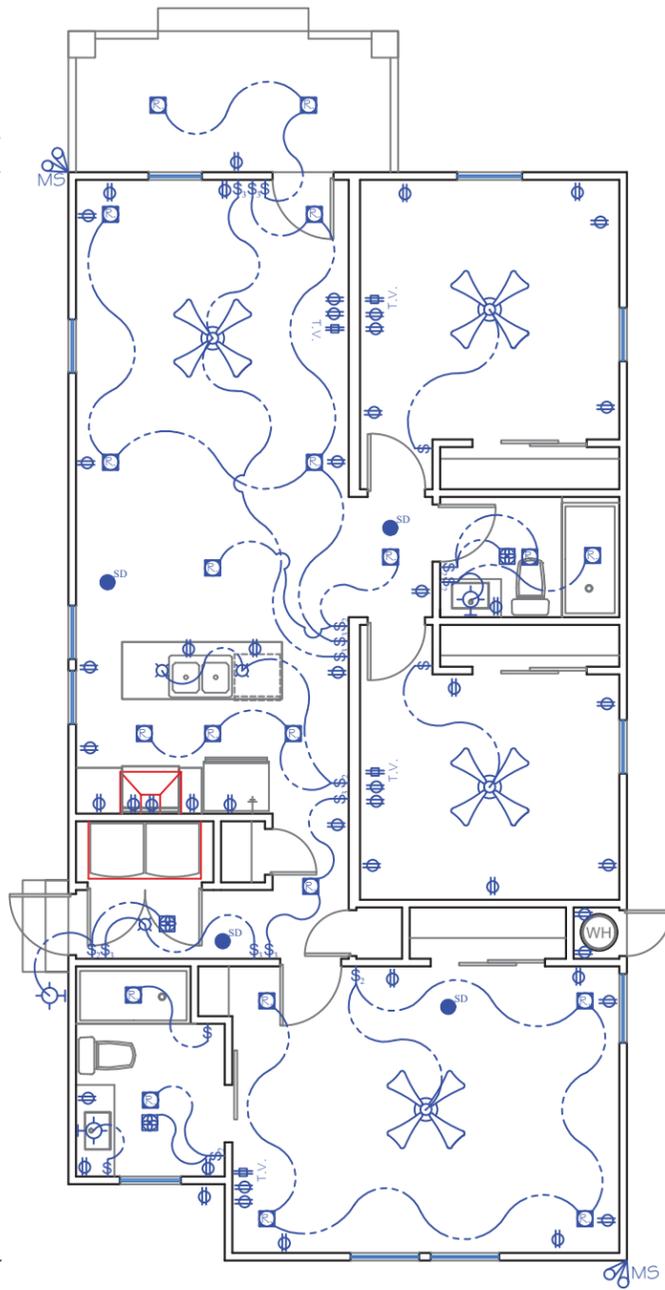
CLIENT:

SHEET NAME:
REAR & LEFT
ELEVATIONS

SHEET NO. **104**



ROOF PLAN
SCALE: 1/8" = 1'-0"



ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL NOTES:

1. ALL GARAGE AND EXTERIOR PLUGS AND LIGHT FIXTURES TO BE ON GFCI CIRCUIT.
 2. ALL KITCHEN PLUGS AND LIGHT FIXTURES TO BE ON GFCI CIRCUIT.
 3. PROVIDE A SEPARATE CIRCUIT FOR MICROWAVE OWNER VERIFIED.
 4. PROVIDE A SEPARATE CIRCUIT FOR PERSONAL COMPUTER. VERIFY ALL ELECTRICAL LOCATIONS WITH OWNER.
 5. VERIFY ALL ELECTRICAL LOCATIONS WITH OWNER.
 6. EXTERIOR SPOTLIGHTS TO BE ON PHOTO-ELECTRIC CELL W/ TIMER.
 7. ALL RECESSED LIGHTS TO EXTERIOR CEILINGS TO BE INSULATED COVER RATED.
 8. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON RECEPTACLE, SWITCH, AND ANY OTHER BOXES IN EXTERIOR WALL.
 9. PROVIDE THERMOSTATICALLY CONTROLLED FAN IN ATTIC WITH MANUAL OVERRIDE (VERIFY LOCATION W/ OWNER.)
 10. ALL FANS TO VENT TO OUTSIDE AIR. ALL FAN DUCTS TO HAVE AUTOMATIC DAMPERS.
 11. HOT WATER TANKS TO BE INSULATED TO R-11 MINIMUM.
 12. INSULATE ALL HOT WATER LINES TO R-4 MINIMUM. PROVIDE AN ALTERNATE BID TO INSULATE ALL PIPES FOR NOISE CONTROL.
 13. PROVIDE 6 SQ.FT. OF VENT FOR COMBUSTION AIR TO OUTSIDE AIR FOR FIREPLACE CONNECTED DIRECTLY FIREBOX PROVIDE FULLY CLOSEABLE AIR INLET.
 14. ALL SMOKE DETECTORS SHALL BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM.
- NOTE: ALL ELECTRICAL INSTALLATIONS AS PER 2017 NEC**

ELECTRICAL LEGEND:

	WIRELESS DOORBELL		SMOKE/CARBON MONOXIDE DETECTOR
	ELECTRIC DOOR OPENER		WALL MOUNTED LIGHTS
	DOORBELL CHIME		CABLE T.V. OUTLET
	WALL-MOUNTED CIRCUIT BREAKER		PERSONAL COMPUTER CONNECTION
	SWITCHES LEG		THERMOSTAT
	FAN & LIGHT		MOTOR
	YARD LIGHT		SINGLE-POLE SWITCH
	DUPLEX CONVENIENCE OUTLET (WALL OUTLET)		DOUBLE-POLE SWITCH
	GROUND-FAULT CIRCUIT & WEATHERPROOF OUTLET		THREE WAY SWITCH
	GROUND-FAULT INTERRUPTER/ RECEPTACLE CIRCUIT		FOUR WAY SWITCH
	RANGE OUTLET		CEILING-MOUNTED LIGHT
	220-VOLT OUTLET		WATER LIGHT
	MOTION SENSOR LIGHT		WALL-MOUNTED LIGHT
	PHONE		WATER PUMP
	RECESSED LIGHTS		FLOOD LIGHTS
	ELECTRIC METER		CEILING SURFACE-MOUNT FLOURECENT LIGHT
	WALL MOUNTED SMOKE DETECTOR		FAN
	INDIRECT LIGHTS		ELECTRIC PANEL

NEW ADDITION

**828 NEVADA ST
SAN ANTONIO, TX 78203**

**PROJECT NO.
DATE: OCTOBER 2021**

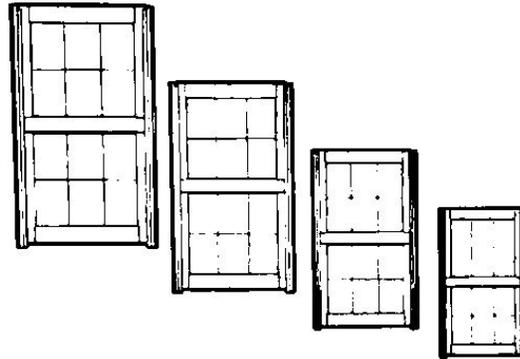
**ROOF & ELECTRICAL
PLANS**

SHEET NO. 105

CLIENT:



GENERAL INFORMATION



Wood Sash Pack

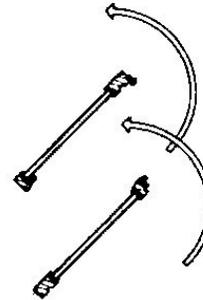
The W-2500™ Wood Double-Hung Sash Pack is designed to be a sash replacement for your current double-hung windows. They are built to your specific width and height requirements. W-2500™ Wood Double-Hung Operator Sash Packs feature fully operating upper and lower sashes which can be tilted or removed for easy cleaning, as well as two jamb liners and a head stop. The Stationary Sash Pack contains only the one required sash.



Sash Closed

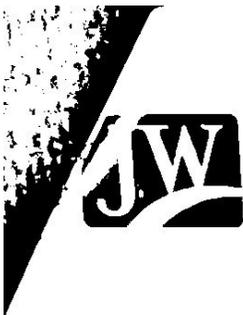


Upper & Lower
Sash Operating



Sash Tilting

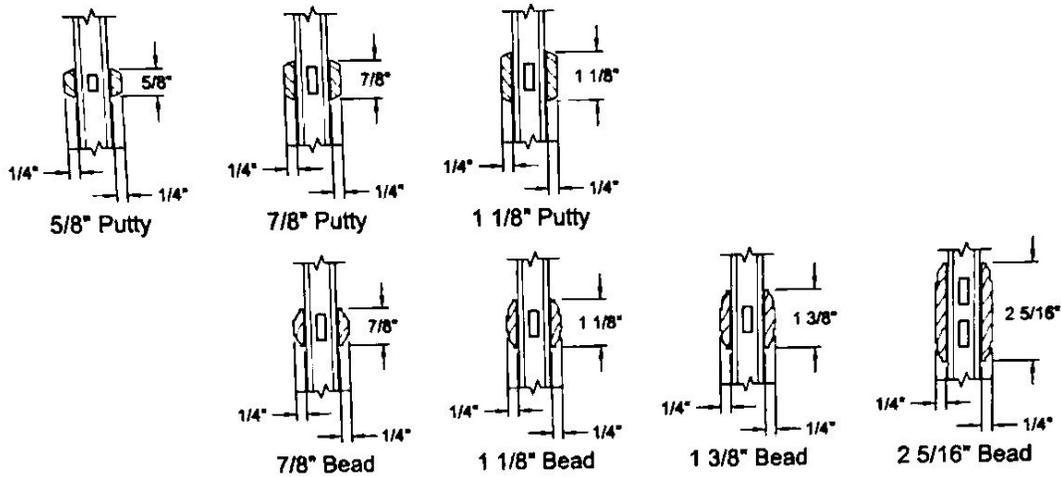
Wood Double-Hung Sash Pack Min-Max Sizing	
Size	Width x Height
Minimum Size	20" x 30"
Maximum Size Width	44" x 78"
Maximum Size Height	36" x 90"



GRID OPTIONS

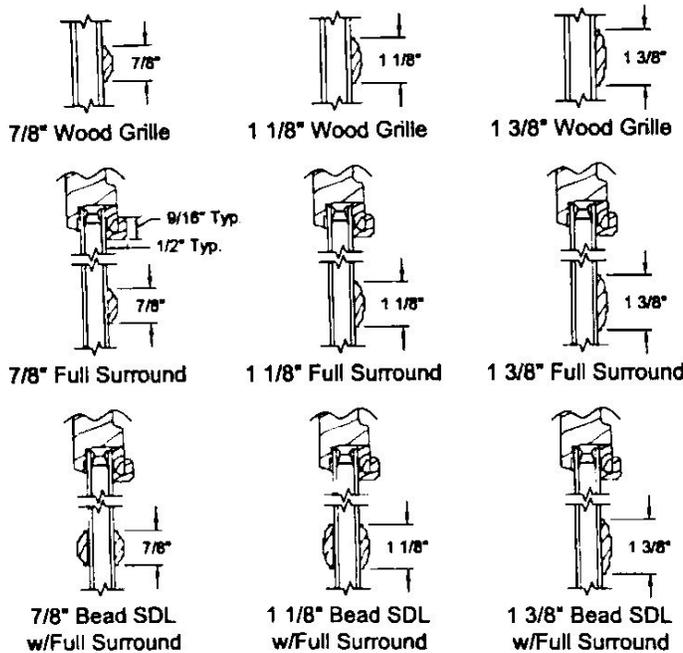
Exterior ← → Interior

SDL Options

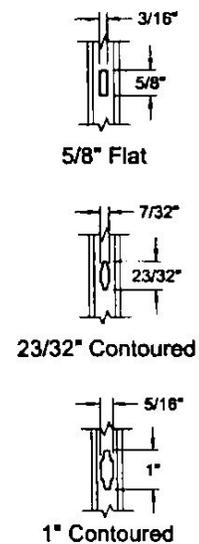


Various combinations of the SDL bars shown are available.

Grille Options



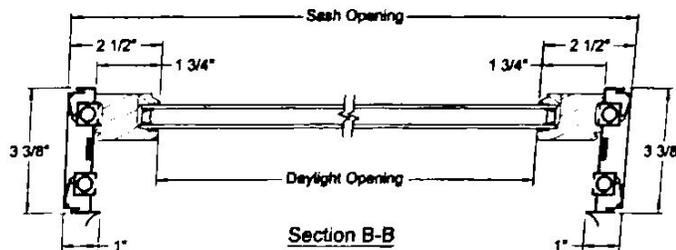
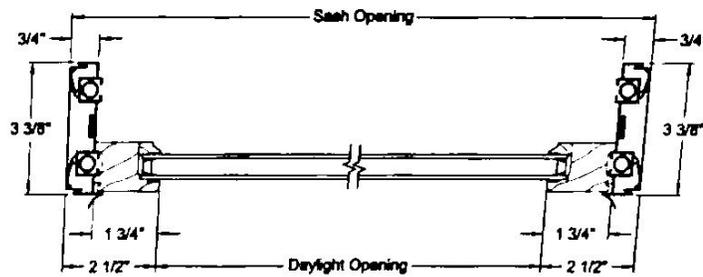
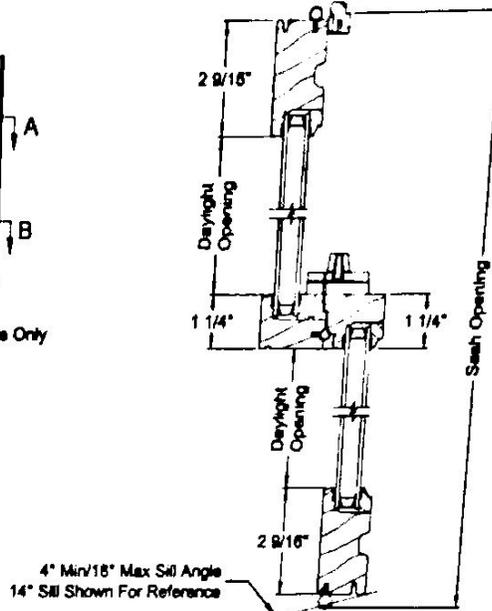
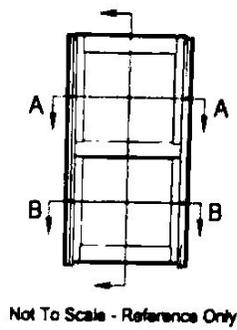
GBG Options



SDLs are permanent. Interior Grille and Surround are removable



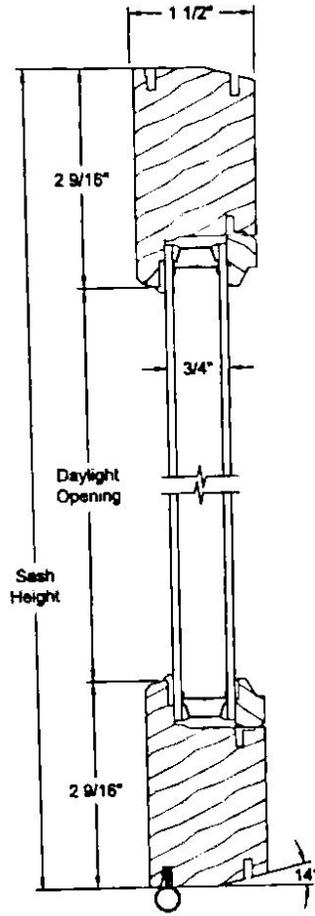
OPERATOR SECTIONS



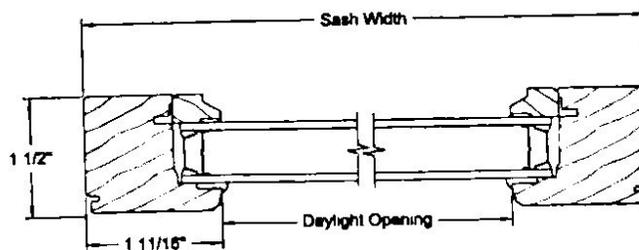
Note: Operator Sash Pack consists of upper & lower sash with 2 jamb liners and a head stop



STATIONARY SECTIONS



Vertical Section

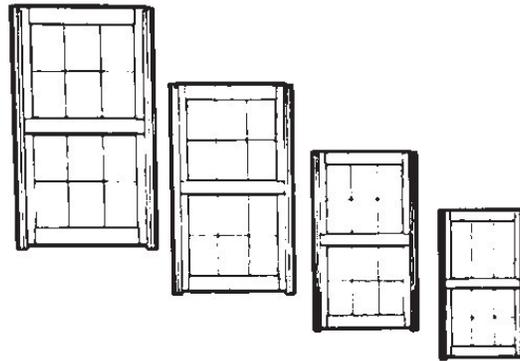


Horizontal Section

Note: Stationary Sash Pack contains only one sash.



GENERAL INFORMATION



Wood Sash Pack

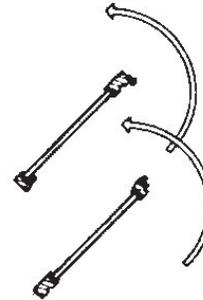
The W-2500™ Wood Double-Hung Sash Pack is designed to be a sash replacement for your current double-hung windows. They are built to your specific width and height requirements. W-2500™ Wood Double-Hung Operator Sash Packs feature fully operating upper and lower sashes which can be tilted or removed for easy cleaning, as well as two jamb liners and a head stop. The Stationary Sash Pack contains only the one required sash.



Sash Closed



Upper & Lower
Sash Operating



Sash Tilting

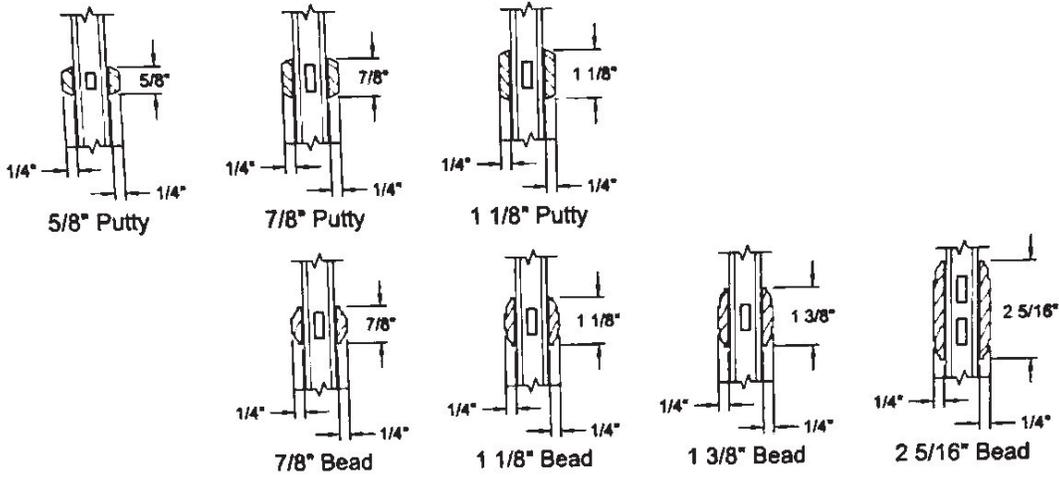
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GRID OPTIONS

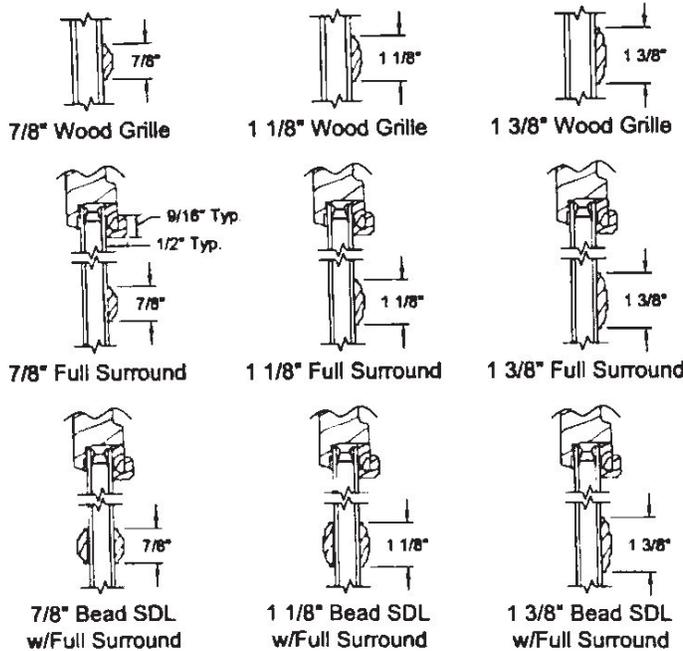
Exterior ← → Interior

SDL Options

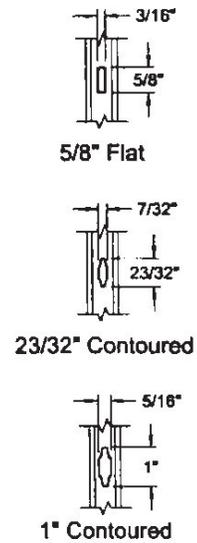


Various combinations of the SDL bars shown are available.

Grille Options



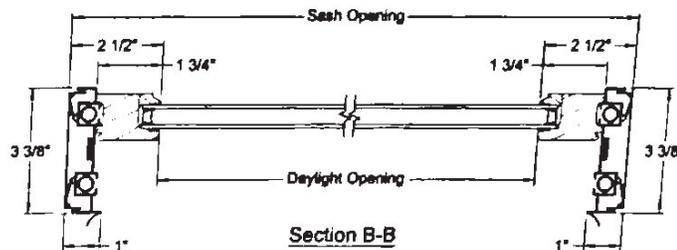
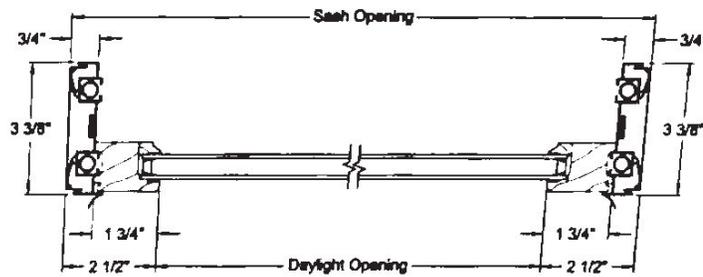
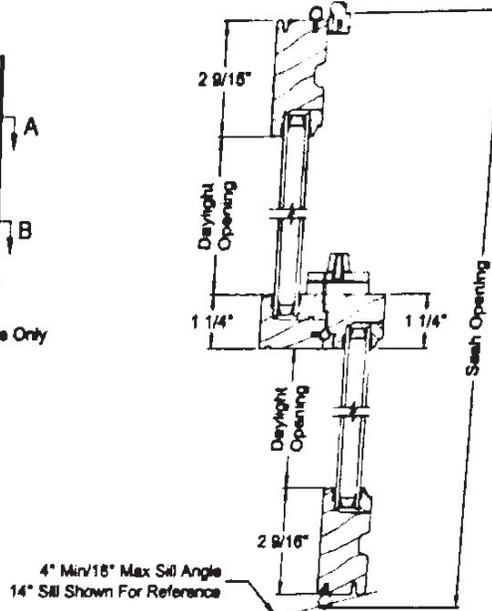
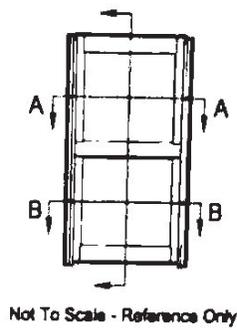
GBG Options



SDLs are permanent. Interior Grille and Surround are removable



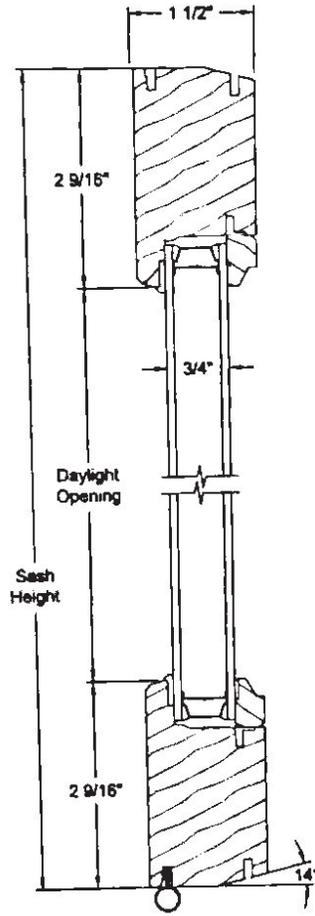
OPERATOR SECTIONS



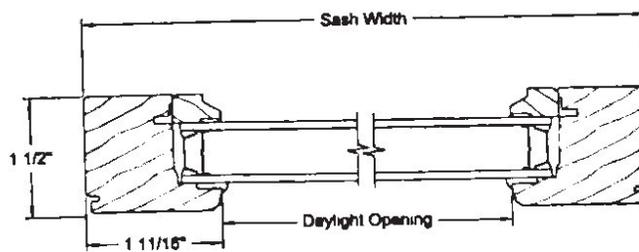
Note: Operator Sash Pack consists of upper & lower sash with 2 jamb liners and a head stop



STATIONARY SECTIONS



Vertical Section



Horizontal Section

Note: Stationary Sash Pack contains only one sash.