HISTORIC DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD

September 20, 2024

HDRC CASE NO:	**2024-303**
ADDRESS:	275 W MANDALAY DR
LEGAL DESCRIPTION:	NCB 9009 BLK 5 LOT 88 0.17 AC (275 W MANDALAY SUBD)
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Olmos Park Terrace Historic District
APPLICANT:	Philip Bates/BATES TRUST
OWNER:	Philip Bates/BATES TRUST
TYPE OF WORK:	Window replacement
APPLICATION RECEIVED:	August 08, 2024
60-DAY REVIEW:	October 07, 2024
CASE MANAGER:	Caitlin Brown

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to: Replace eleven (11) historic divided-lite steel casement window units AND one (1) non-historic window unit with a vinyl window product.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations
6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
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)
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.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

12. Increasing Energy Efficiency
A. MAINTENANCE (PRESERVATION)
i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
iii. *Windows*— Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

Standard Specifications for Original Wood Window Replacement

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

- 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. HISTORICAL CONTEXT - The primary historic structure at 275 W Mandalay is a single-family home constructed circa 1941 and is a contributing structure to the Olmos Park Terrace Historic District. It is minimal traditional in style and most notably features the iconic flagstone cladding found in many homes throughout Olmos Park and Olmos Park Terrace. This home features historic steel casement windows, a side gabled roof and asymmetrical façade. Similar homes within in the Olmos Park Historic Terrace District feature historic one over one wood windows including those immediately adjacent to 275 W Mandalay.

b. WINDOW REPLACEMENT - The applicant has requested to replace twelve (12) windows, eleven (11) of which are historic. One (1) window on the rear façade has been previously replaced with a fixed pane yet maintains historic steel members at the top of the window. The applicant has proposed to replace all windows with a vinyl window product. The Historic Design Guidelines state that replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

c. SITE VISIT - OHP Staff conducted a site visit on 9/11/24 to inspect the condition of the existing windows. It is evident that the windows have not had regular maintenance for several years and have been poorly repaired. These factors have rendered several windows inoperable and prone to water infiltration furthering their worsening condition. Most windows will require putty, caulking, paint and rust removal in addition to hardware and glazing replacement.

RECOMMENDATION:

Staff does not recommend approval of window replacement with a vinyl window product based on findings a through c. Staff recommends that the windows either be repaired or replaced with a product that maintains a similar appearance and profile (aluminum or steel casement.)

If the CTAB feels compelled to approve a sash window product, then staff recommends the following stipulation be applied:

i. Install 1 over 1 fully wood or aluminum clad wood windows or 6 over 6 fully wood or aluminum clad wood windows with true divided lights featuring real muntins. These windows must meet the Standard Specifications for Original Wood Window Replacement.

City of San Antonio One Stop

September 10, 2024

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km


Window 6
Window 7
Window 8
Window 9
Window 5
Window 10
Window 4
Window 12
Window 11
Window 1
Window 3
Window 2
Front of House

Window 1

Window 2

Window 3

Window 4

Window 5

Window 6

Window 7

Window 8

Window 9

Window 10

Window 11

Window 12

Window 1

Window 3

Window 3

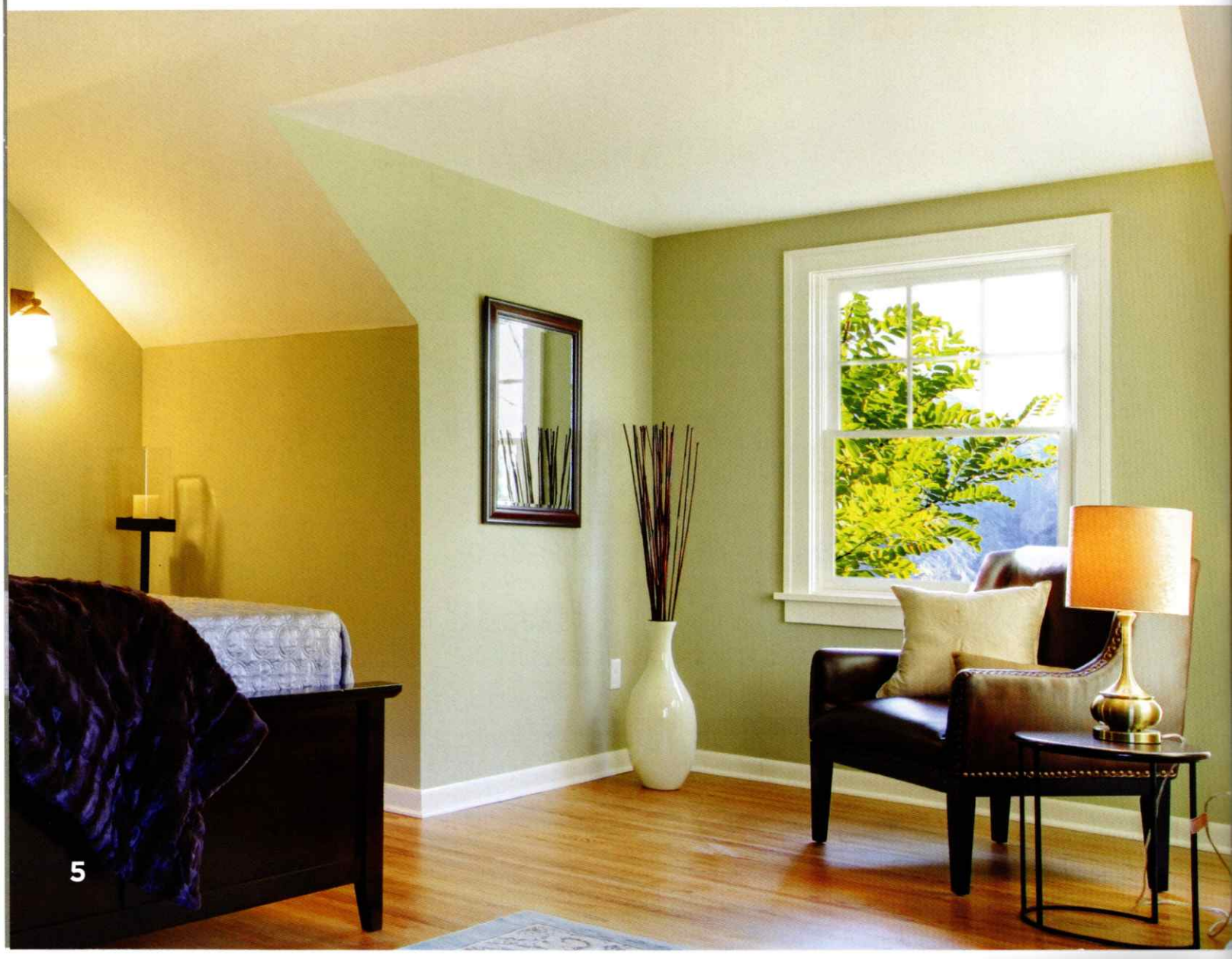
Window 11

Window 12

Double Hung Windows

Solar Pro Double Hung Windows give you the feel of hand crafted windows without the upkeep. You'll enjoy the ease of operation and experience easy tilt in function for cleaning. Solar Pro Double Hung Windows are designed to keep you comfortable and your view clear.

- Fusion welded frame corners at 45 degrees minimizes air and water infiltration.
- High performance cam action locks for ease of use and secure performance.
- Ventilation night latches allow the enjoyment of a cool evening breeze.
- Full aluminum reinforced meeting rails for added strength.
- Constant force balance system for years of worry free operation.
- Durable Extruded aluminum screen frame for screens that last longer.
- Dual Glaze 7/8″ overall IG using double strength glass for maximum SHGC and UV protection – standard.

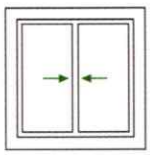


Sliding Windows

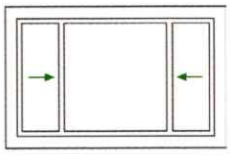
Whether you have an older or a new home, you'll enjoy the ease of use of the Solar Pro Sliding Windows. Our Sliding Windows have a soft beveled edge that offers the look of traditional wood windows but with superior durability.

- Double slide XX style standard and XOX, OXO styles available.
- Ultimate glide system provides smooth and easy performance time after time.

We also offer several woodgrain options so that your new windows instantly blend in with your home's unique look. You can select from our 2- and 3-lite options allowing you to choose how much ventilation you need.



2 Lite



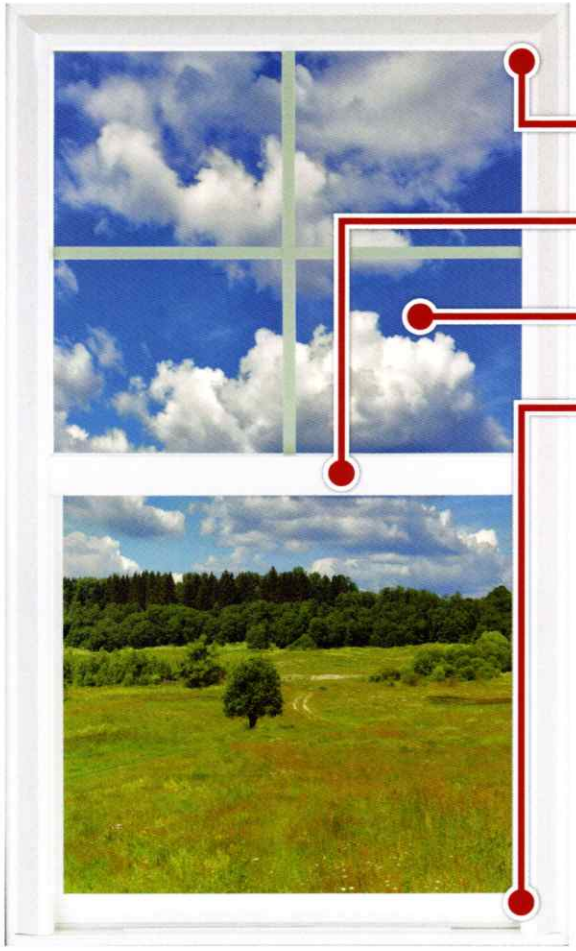
3 Lite

Choose Your New Window Performance Level

Sliding Glass Package	Solar Pro Plus	Solar Pro
U-Factor	0.25	0.28
Solar Heat Gain Coefficient	0.19	0.21

The lower the number, the better the insulating performance. Additional options could impact listed performance ratings.

Our standard double slider configuration gives you great views and years of worry-free operation.



Double Hung Features:

A. Fusion welded at 45 degrees eliminating air and water penetration

B. Full aluminum reinforced meeting rails for maximum strength

C. Dual Glaze using high performance LowE strength glass for maximum SHGC and UV protection

D. Dual FinSil weatherstripping

Additional Options:

- Optional insulated frame for maximum insulating value, 7.14 R-value per inch.
- Optional triple glaze for enhanced efficiency.

Choose Your New Window Performance Level

Double Hung Glass Package	Solar Pro Plus	Solar Pro
U-Factor	0.25	0.29
Solar Heat Gain Coefficient	0.19	0.21

The lower the number, the better the insulating performance.
Additional options could impact listed performance ratings.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