

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

HDRC CASE NO: 2022-271
ADDRESS: 1933 W MULBERRY AVE
LEGAL DESCRIPTION: NCB 1944 BLK 22 LOT 9
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Jennifer Stimmel/Statewide Remodeling.
OWNER: Rudy Blanco/BLANCO RUDY L & GUADALUPE
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: May 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace ten (10) original wood windows with vinyl windows.

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.

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. The primary structure located at 1933 W Mulberry was constructed circa 1940 in the Minimal Traditional style. The structure features a rectangular plan, a cross gable composition shingle roof with double front gables, gable end detailing, an asymmetrical front porch on wood supports, wood cladding, and original wood one-over-one windows. The property is contributing to the Monticello Park Historic District.
- b. COMPLIANCE – The applicant submitted an application for the replacement of three (3) wood windows with vinyl windows after replacing seven (7) original wood windows out of ten (10) original wood windows with vinyl replacement windows without a permit. The request for the replacement of all ten (10) original wood windows has come to the HDRC for review. The property is currently in violation.
- c. WINDOW REPLACEMENT: EXISTING CONDITION – Staff conducted a site visit on May 5, 2022, and observed the following conditions on the remaining original wood windows: damaged and peeling or chipping paint, broken or missing cords, and loose or broken glass. Some of the existing windows may require reglazing or the reworking of the sashes. The windows do not show signs of significant wood rot, wood damage, or severe deterioration. Staff finds that all remaining wood 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.
- d. **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. The historic house already features an inherent barrier in window screens. Additionally, air infiltration can be mitigated through weatherstripping 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.
 - e. **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 utilizes 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.
 - f. **WINDOW REPLACEMENT** – The applicant has proposed to replace ten (10) existing wood windows with vinyl replacement windows. 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. As noted in finding b, staff finds that the windows are in repairable condition, with a majority of them being covered and protected over the past few decades by exterior screens, and that the replacement product is not appropriate or consistent with the Guidelines.

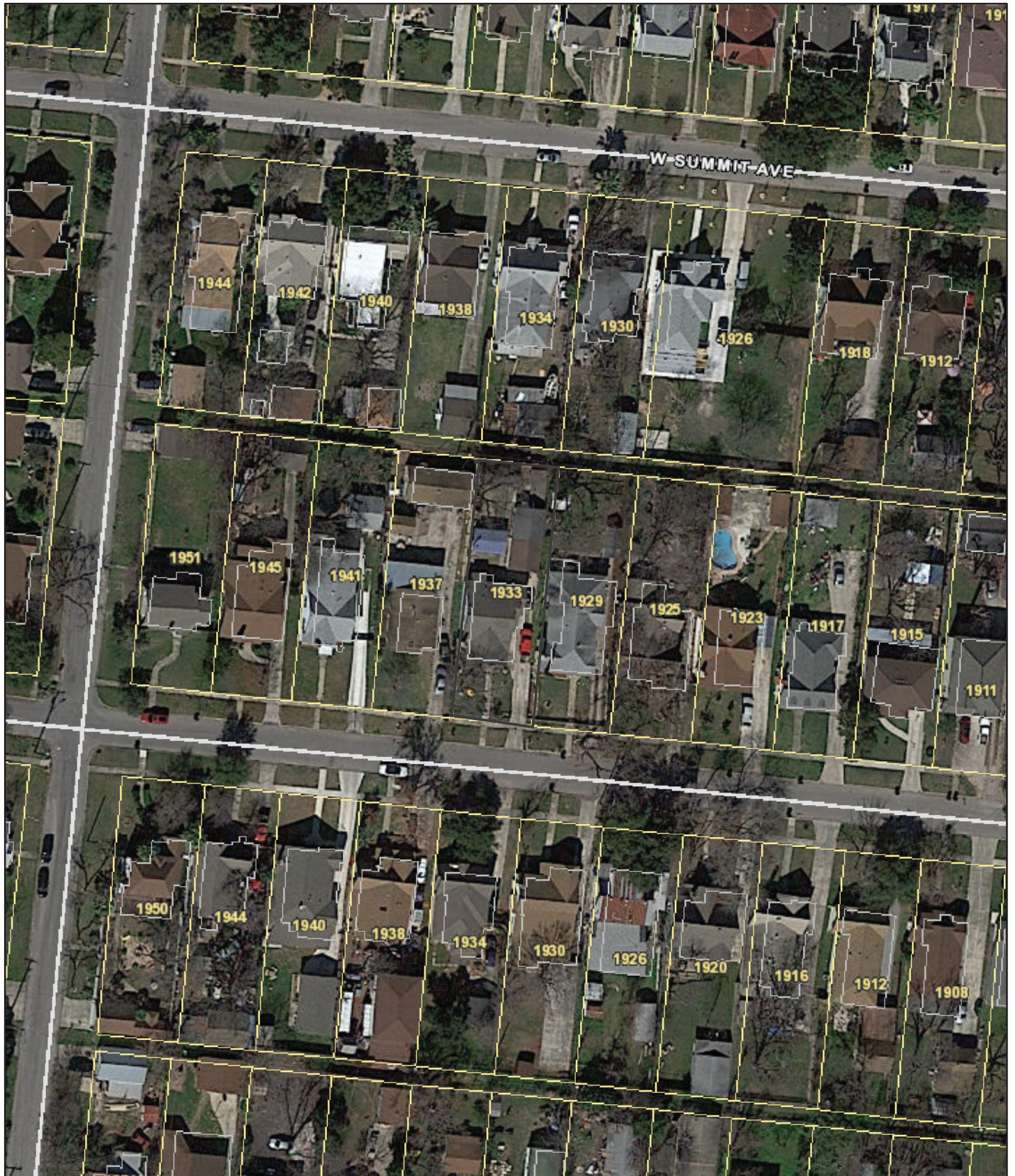
RECOMMENDATION:

Staff does not recommend approval based on findings a through f.

If the HDRC is compelled to approve window replacement, staff recommends the following stipulation:

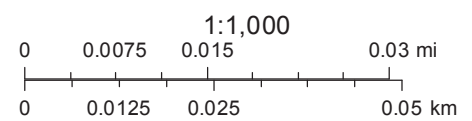
- i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

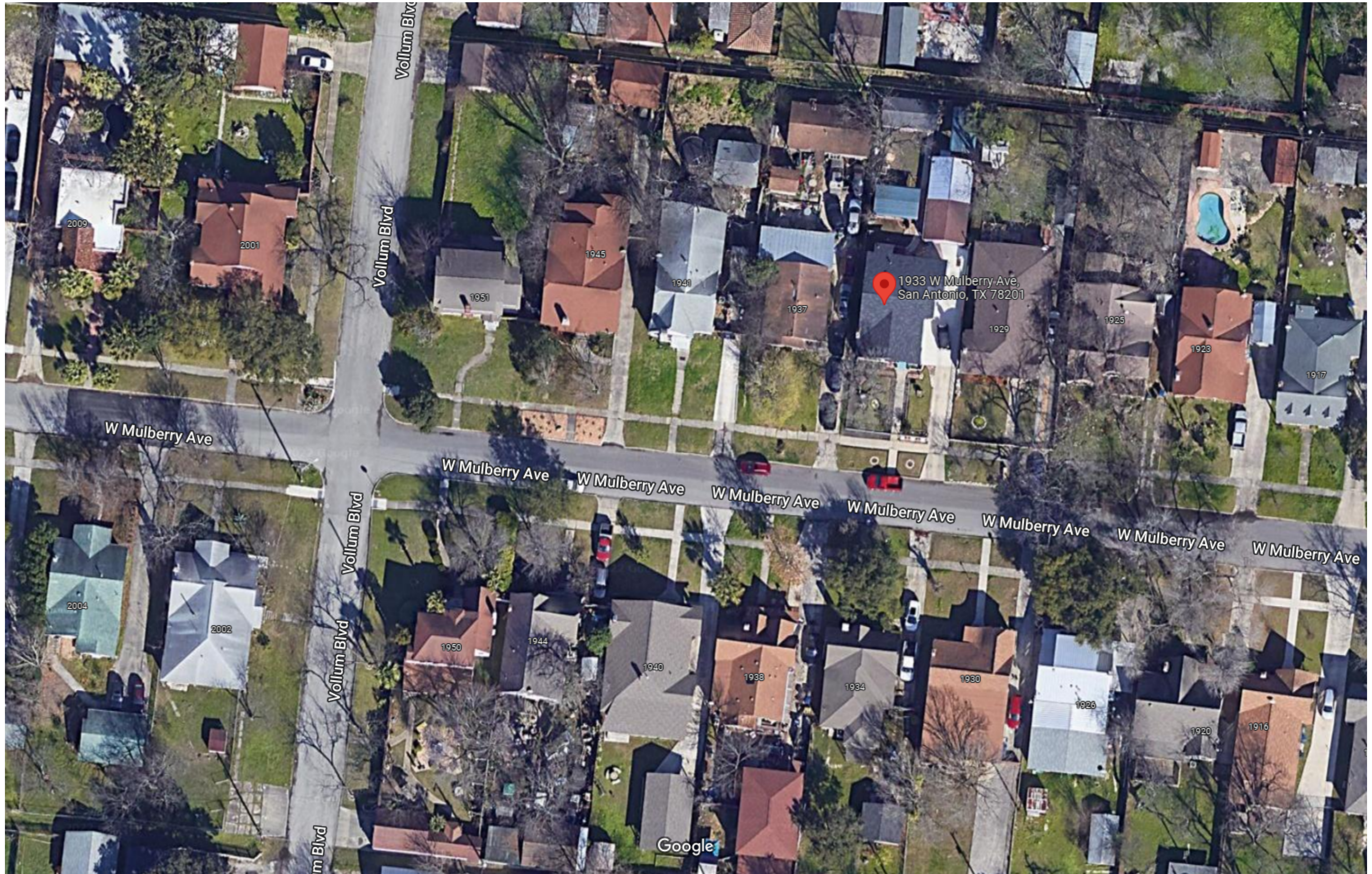
City of San Antonio One Stop

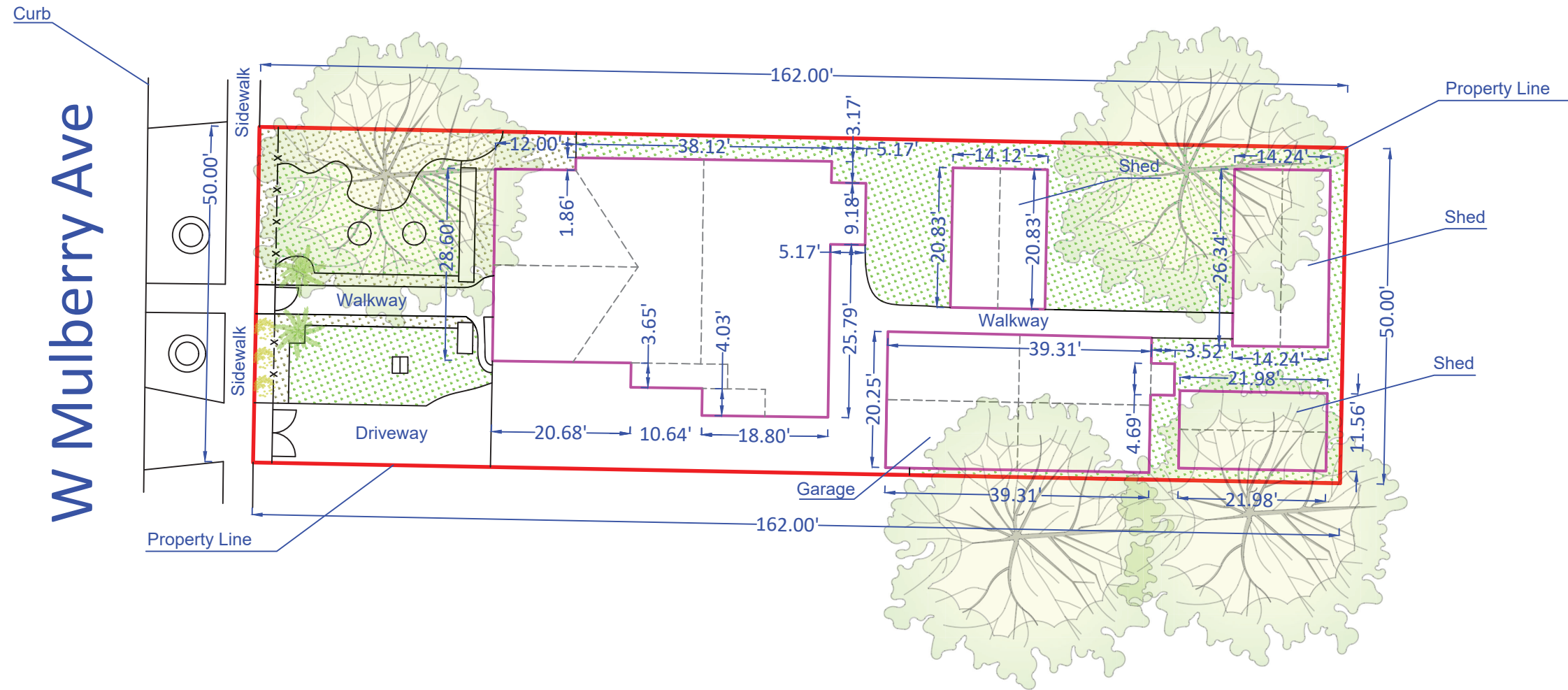
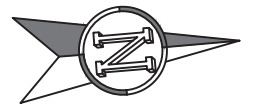


May 13, 2022

— User drawn lines

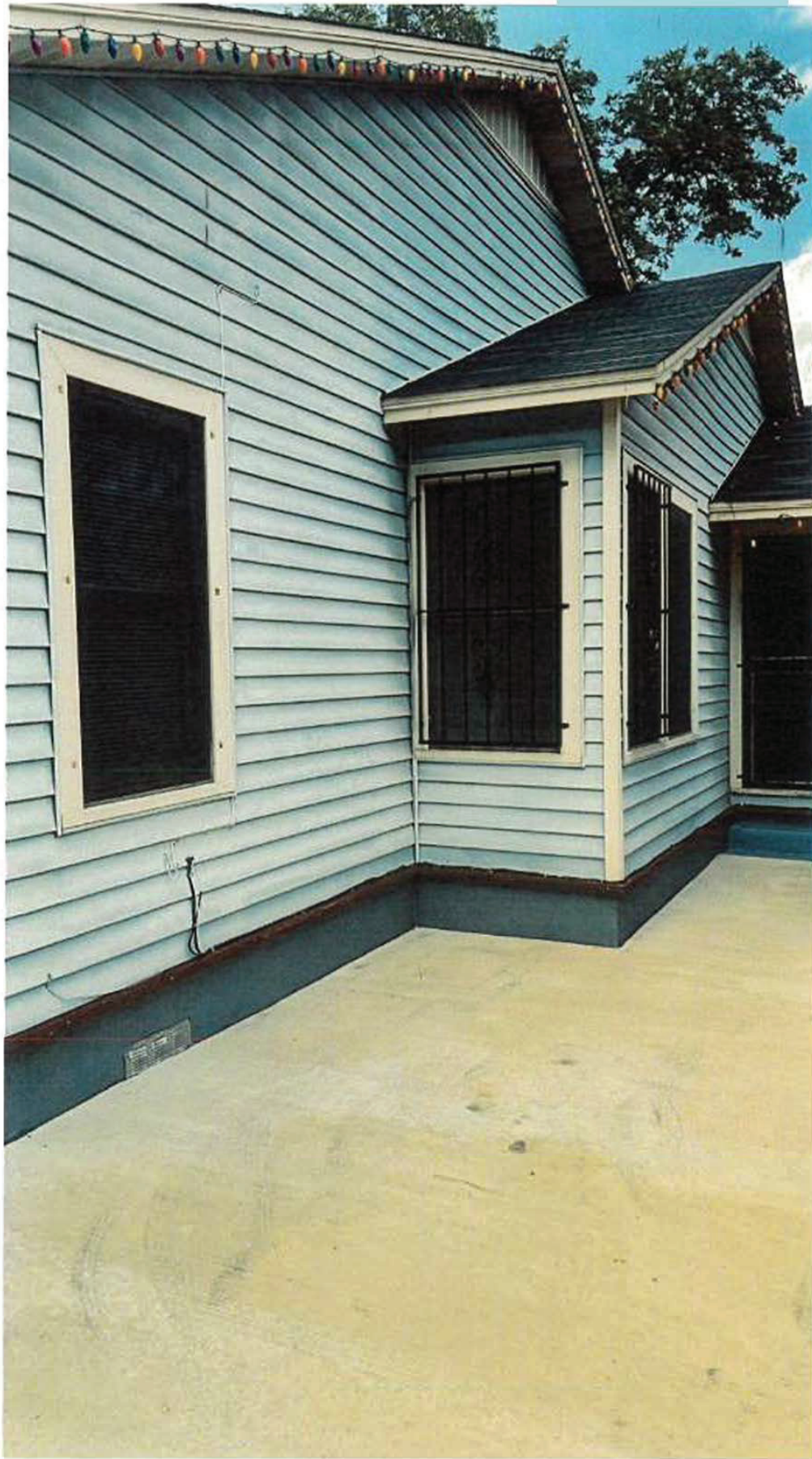


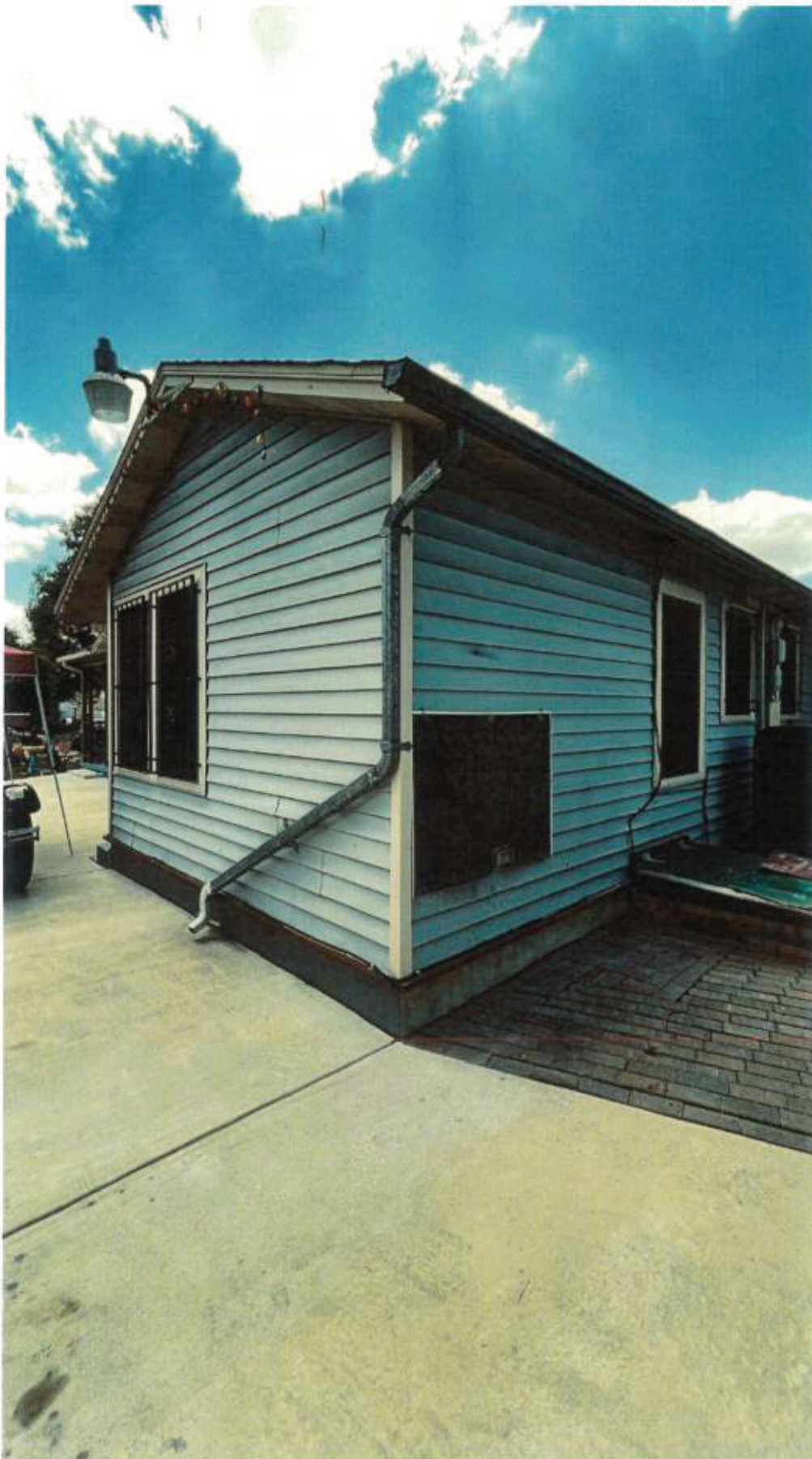












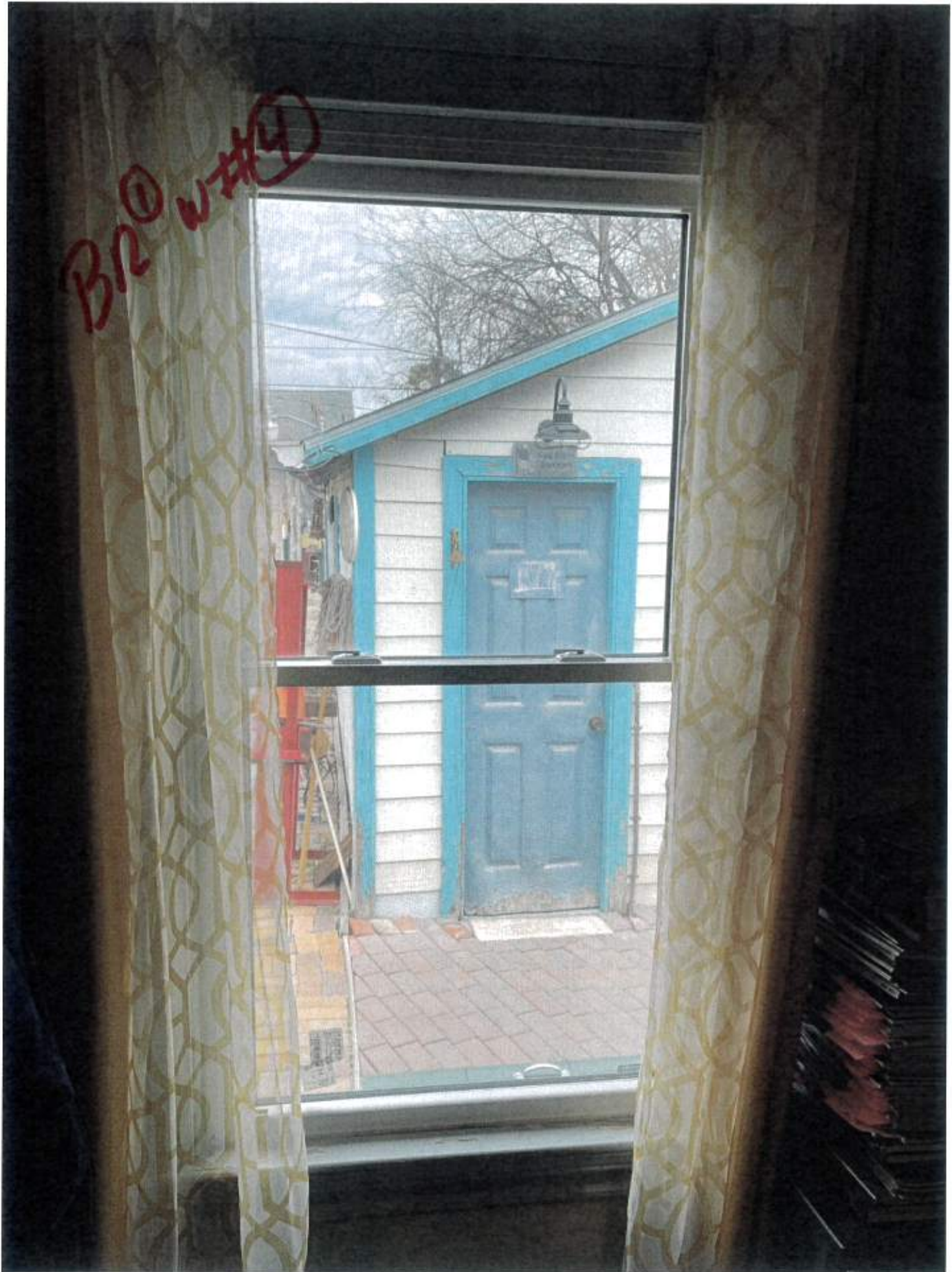




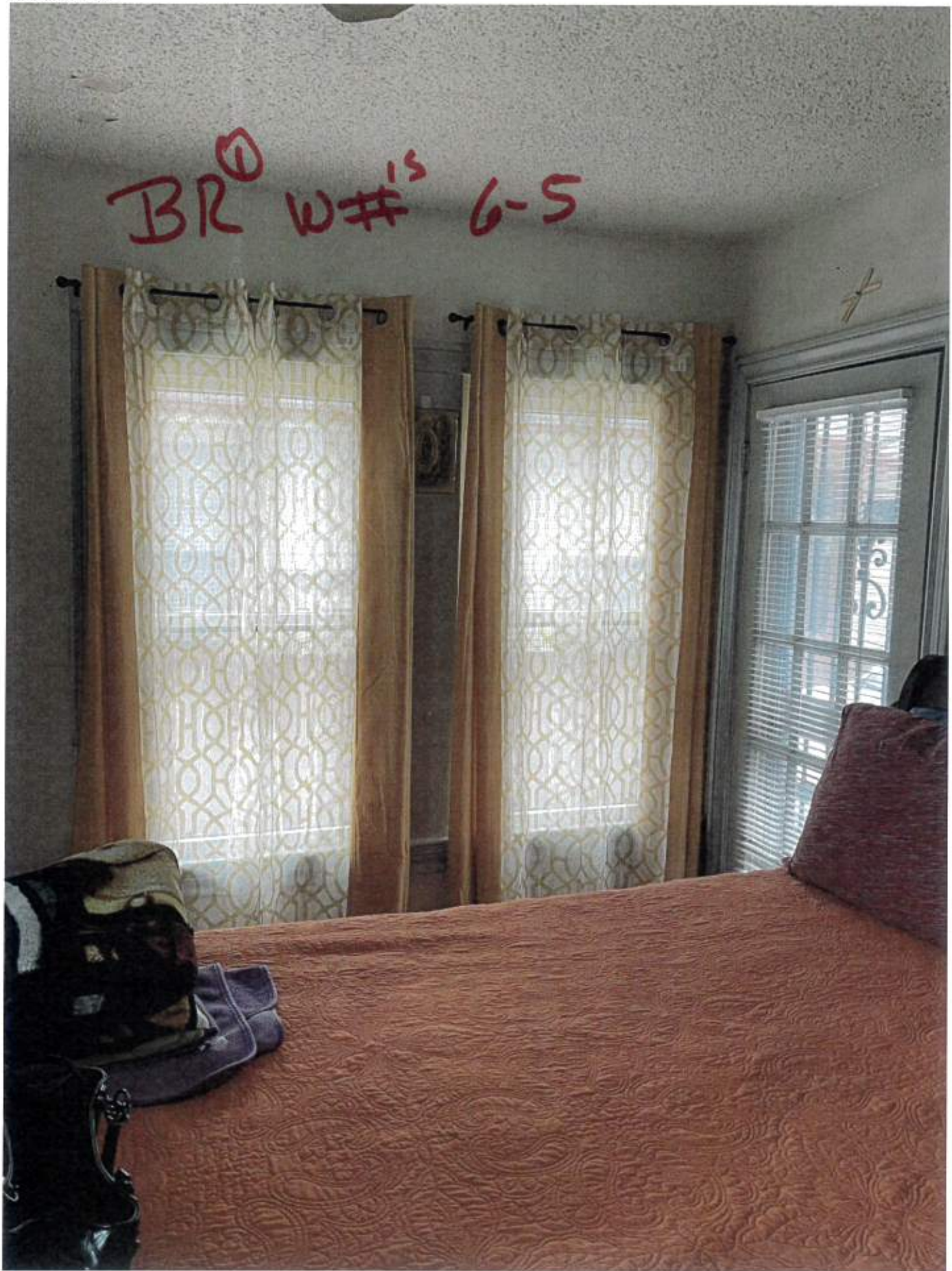








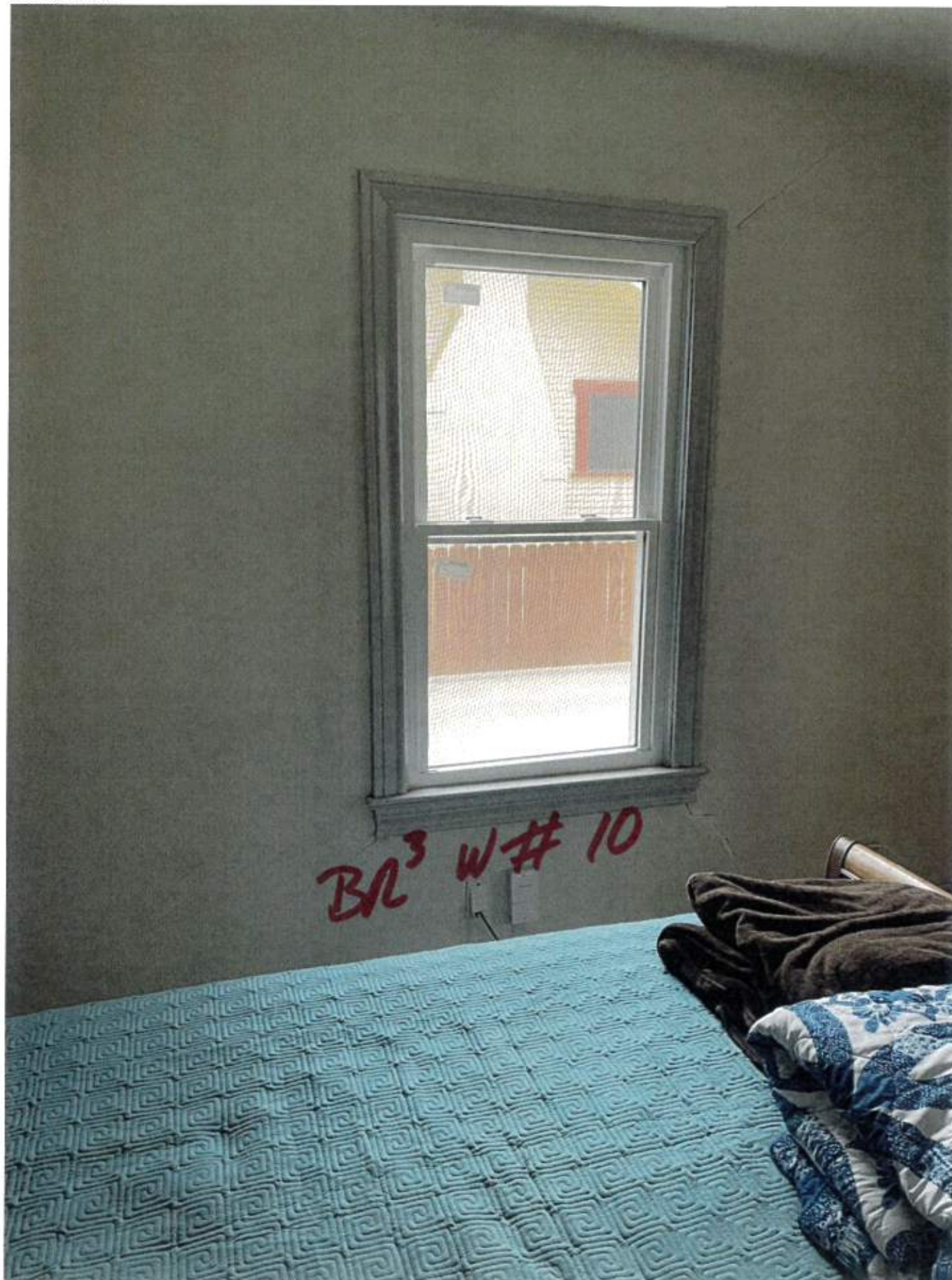




















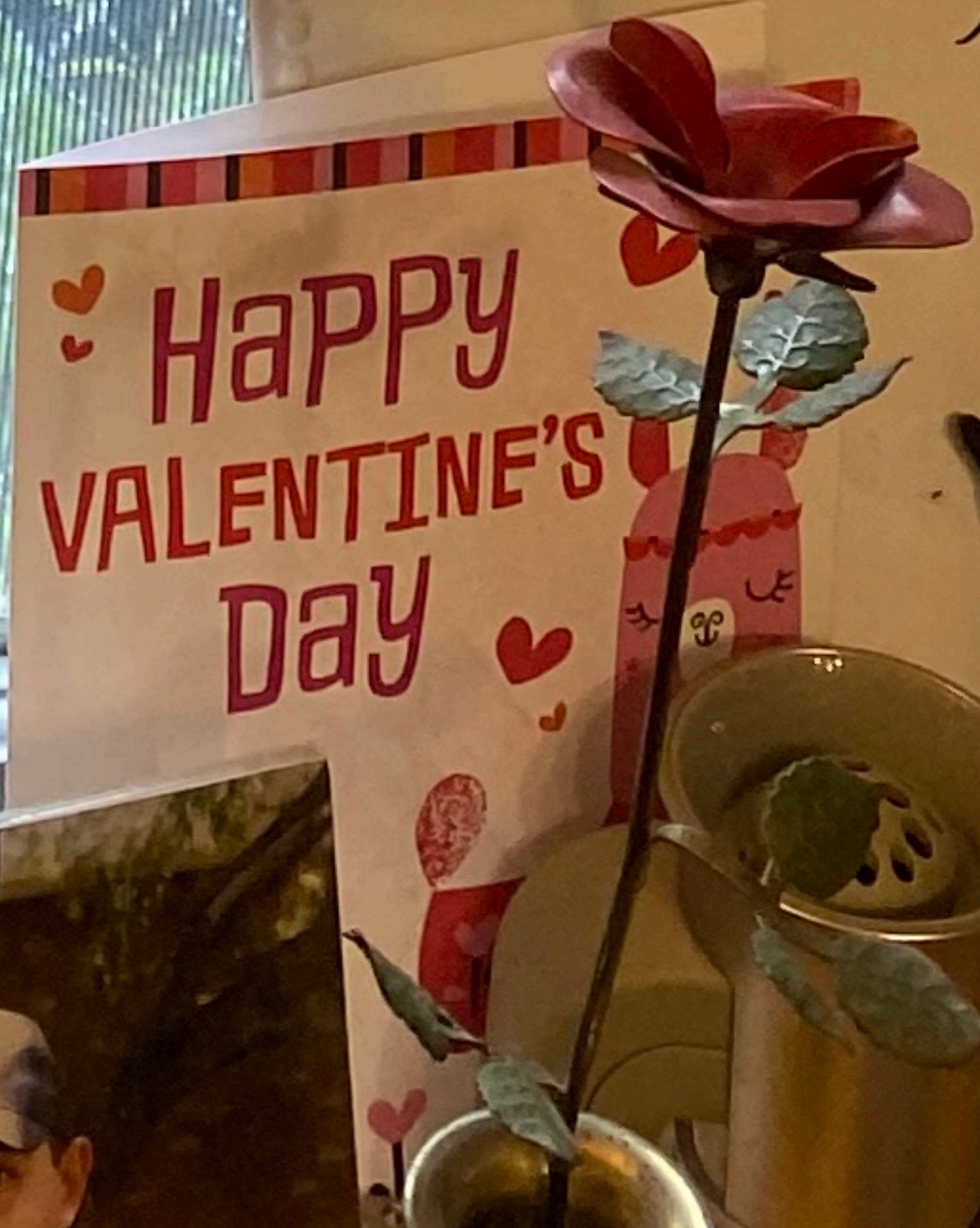
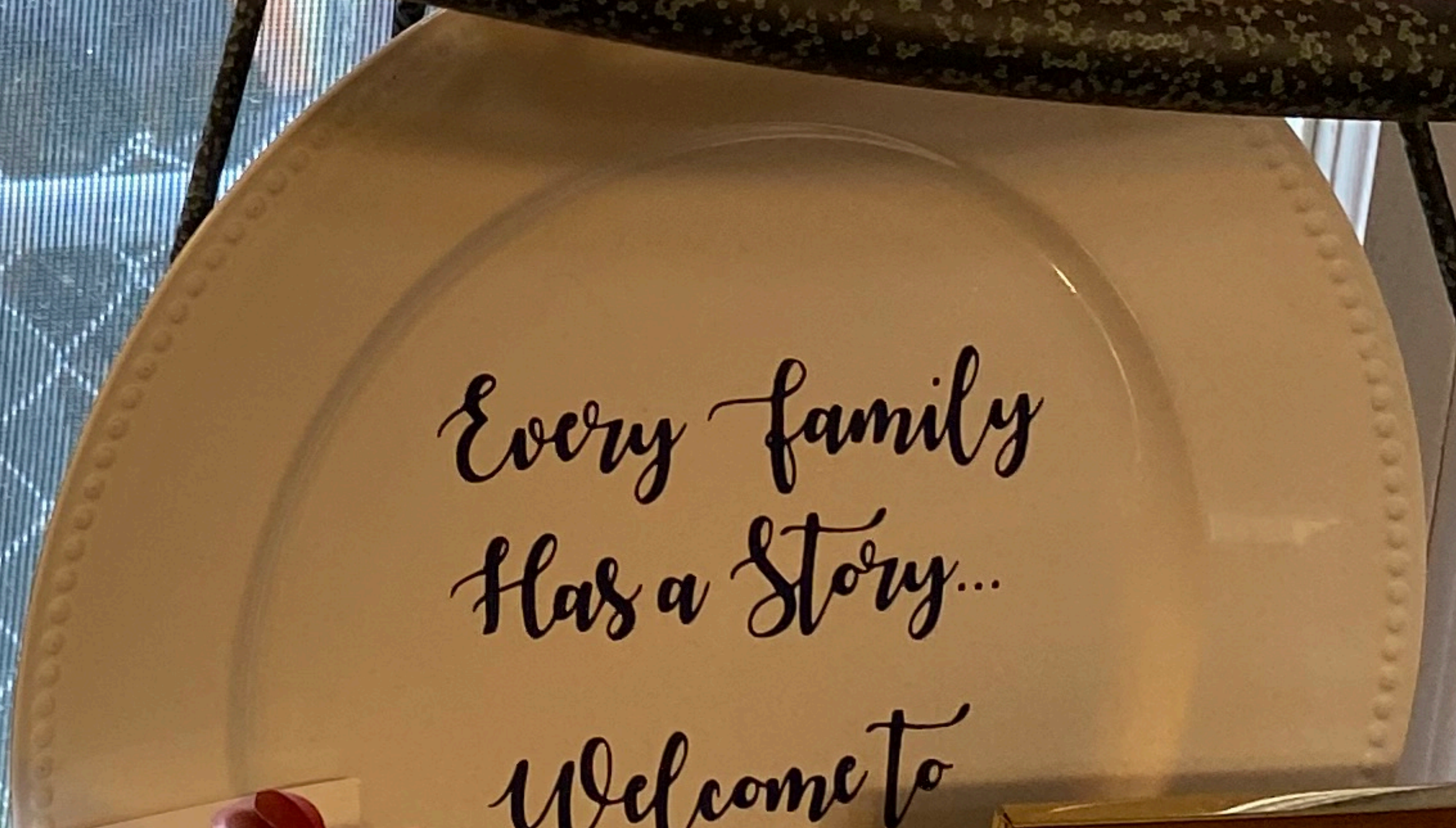
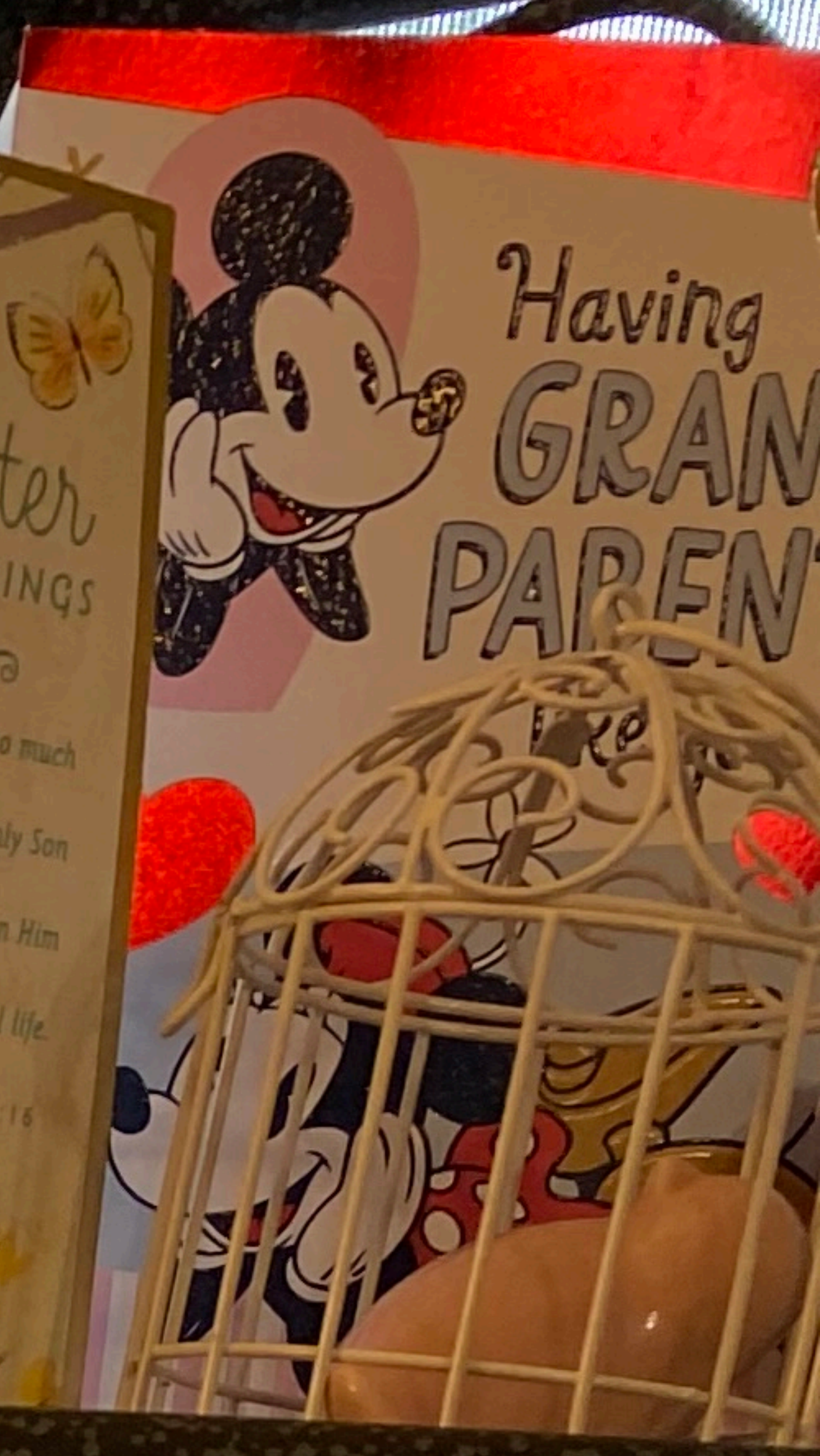
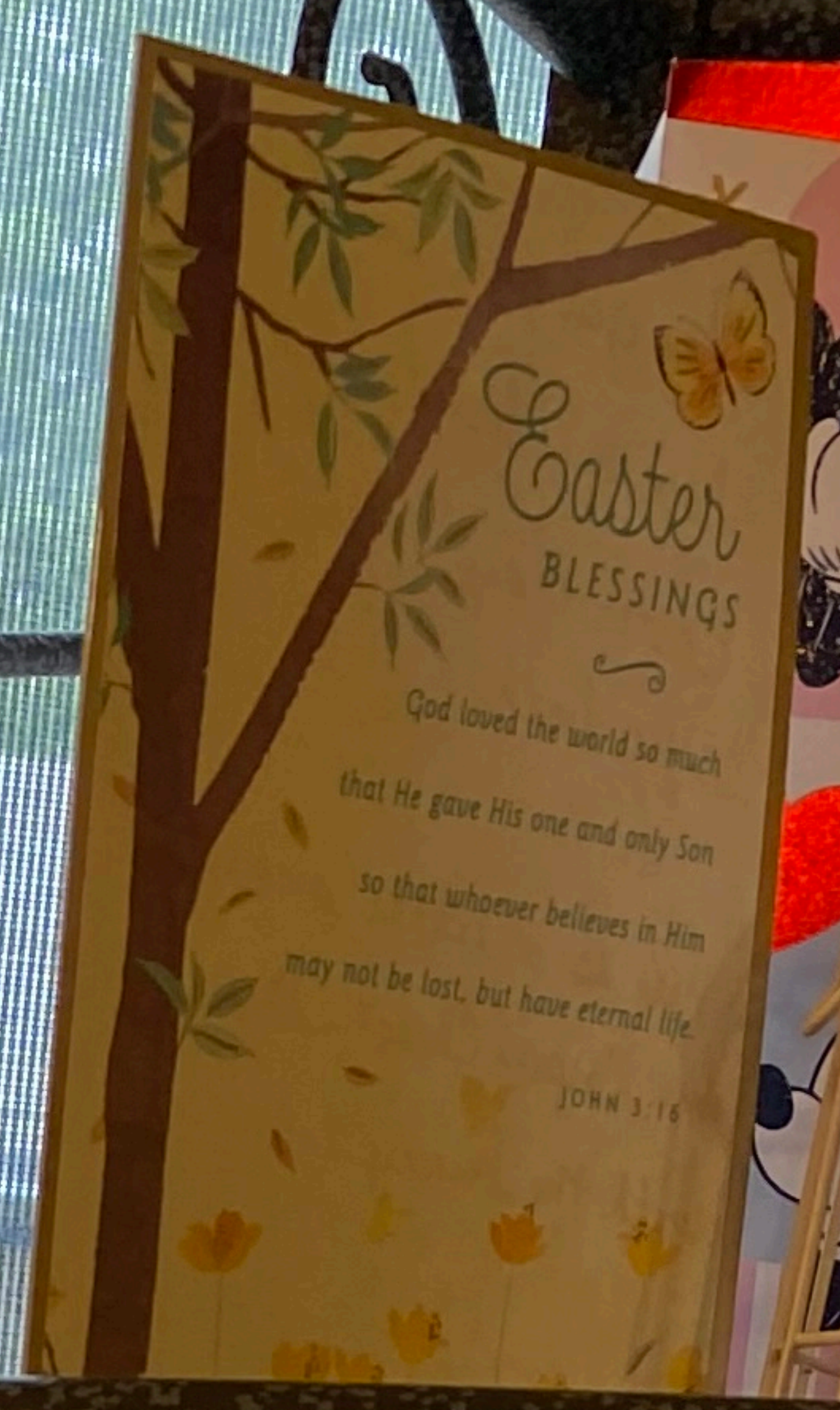
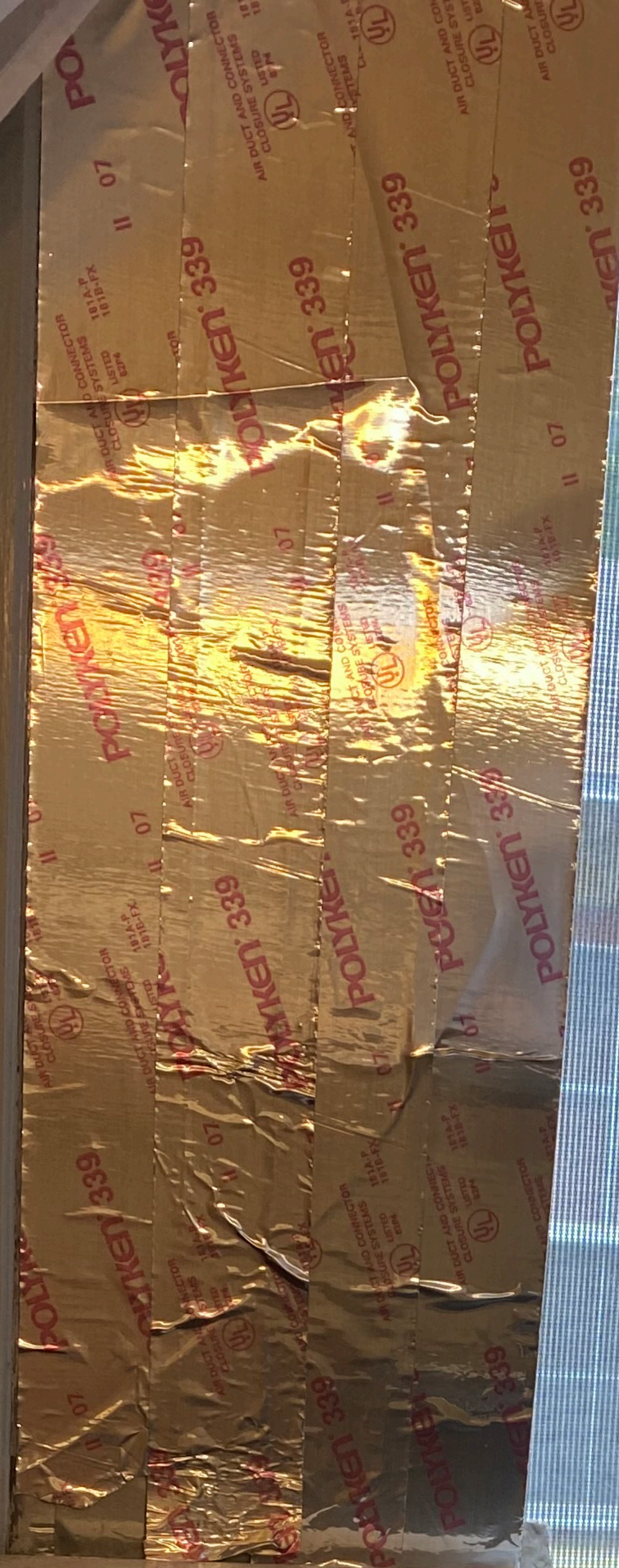


















Name: Rudy and Guadalupe Blanco

Address: 1933 West Mulberry avenue

City, State, Zip: San Antonio Tx 78201

Phone: _____

Alt Phone: _____

Email: _____

Customer approval: *ASB*

Page: _____ of _____

Product: _____

Measured: _____ Inside or _____ Outside

Window Designer only (see key for abbreviations)

PROD. ONLY

Key to Window Map

Window Designer Only (use key for abbreviations)															PROD. ONLY			Key to Window Map						
#	Room	Window	WIND STYLE	DOOR STYLE	Ext Color	Int Color	Width	Height	UI	Glass Pckg	Glass Optn	Grid Style	SH1/ SH3	SH2	Sash Ratio	Actual W	Actual H	Actual UI						
																			Window Style		Colors		Room	
1	Lr		DH		Wh	Wh	32	58	90							31 3/4" x 57 1/2"			DH	Double Hung	WH	White	K	Kitchen
2	Lr		DH		Wh	Wh	32	58	90							31 3/4" x 57 1/2"			SH	Single Hung	TAN	Tan	LR	Living Room
3	Dr		DH		Wh	Wh	37	58	98							35 3/4" x 57 1/2"			PW	Picture Window	ET	Earthstone	DR	Dining Room
4	Bedroom 1		DH		Wh	Wh	33	58	91							31 3/4" x 57 1/2"			DL	Dead Ice	SS	Sandstone	BR1	Bedroom
5	Bedroom 1		DH		Wh	Wh	33	58	91							31 3/4" x 57 1/2"			SLD	Slider	AB	Antique Brown	BR2	Bedroom
6	Bedroom 1		DH		Wh	Wh	33	58	91							31 3/4" x 57 1/2"			SLDZ	Double Slider	BZ	Bronze	BR3	Bedroom
7	Bedroom 2		DH		Wh	Wh	33	58	91							31 3/4" x 57 1/2"			SLD3	Triple Slider	Glass Option		BR4	Bedroom
8	Bedroom 2		DH		Wh	Wh	33	58	91							31 3/4" x 57 1/2"			BAY	Bay Window	TEMP	Tempered	OFN	Den
9	Bedroom 2		DH		Wh	Wh	33	58	91							31 3/4" x 57 1/2"			BOW	Bow Window	GBS	Obscure	BRN	Breakfast Room
10	Bedroom 3		DH		Wh	Wh	33	58	91							31 3/4" x 57 1/2"			CW	Casement	T-GBS	Tempered/Obscure	GR	Game Room
11																31 3/4" x 57 1/2"			CW2	Double Casement	RG	Rain Glass	GRG	Garage
12																31 3/4" x 57 1/2"			CW3	Triple Casement	T-RG	Tempered/Rain	UR	Utility Room
13																31 3/4" x 57 1/2"			AW	Awning Window	GC	Glar Chip	EW	Entry Way
14																31 3/4" x 57 1/2"			CT	Circle Top	T-GC	Tempered/Glar Chip	OTH	Other specify
15																31 3/4" x 57 1/2"			CTEL	Circle Extended Leg	OG	Resignal Glass	Sash Ratio	
16																			EB	Eyebrow	Grid style		50/50	1:1
17																			EBEL	Eyebrow extended leg	FLAT	Flat/Colonial	33/33/33	1:1:1
18																			TRAP	Tripartite	CONC	Contoured	25/50/20	1:2:1
19																			PENT	Pentagon	GR	Georgian	40/60	2:3
20																			TRIA	Triangle	SDL	Simulated Double Like	60/40	3:2
																			FC	Full Circle	SPL	Single Prairie Like	30/70	2:4
																			QR	Quarter Round	DPL	Double Prairie Like	70/30	4:2
																			OCT	Octagon	MPL	Modified Prairie Like		
NOTES																								
10 eco south dh Windows white.																								

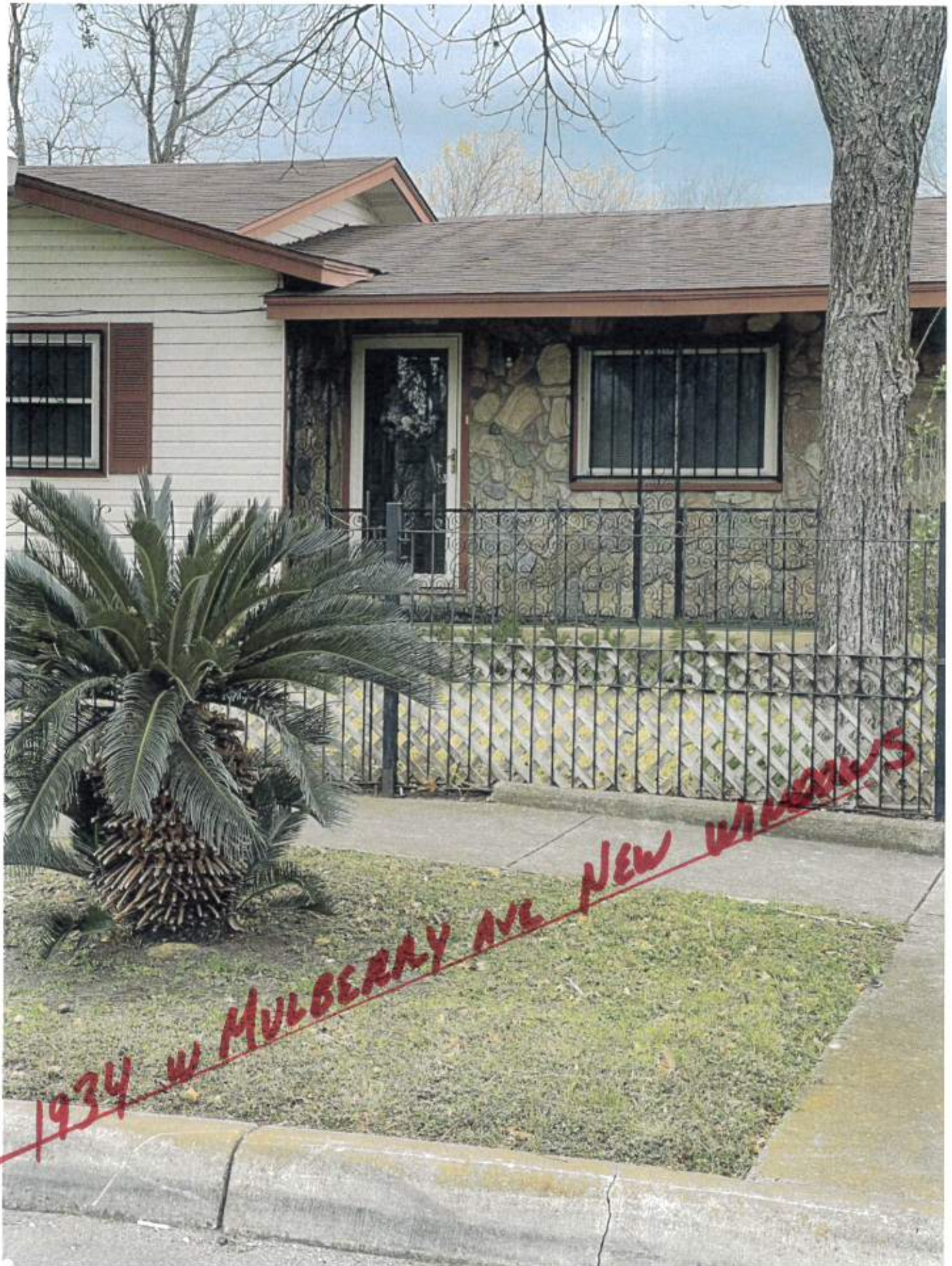
NOTES

10 eco south dh Windows white.









1934 W MULBERRY AVE NEW WINDOWS



Standard features for exceptional value and efficiency



- 1 **Fusion welded sashes and frame** are built to be exceptionally strong and durable, which helps prevent air and water infiltration.
- 2 **Exterior beveled mainframe** provides contemporary beauty and style.*
- 3 **Integral lift rail** features comfortable, ergonomic design and is significantly stronger and more durable than snap-in lift rails.
- 4 **MagnaSeal™ Spacer** and sealant system is fully automated for condensation resistance and seal integrity.
- 5 **Certi-Force balance system** provides smooth and easy operation of double hungs—and never requires lubrication or adjustment.*
- 6 **Heavy-duty vent lock** allows window to remain partially open for ventilation.*
- 7 **Reinforcement** in the meeting rail ensures maximum structural performance and enhances the security of the window.*
- 8 **Nailing fin/nailing fin and J-channel** option available for new-construction applications.*

* Feature not shown in photo

AAMA Gold Label Certification

Air:	0.08 cfm at 25 mph – 3.75 times better than industry minimum of 0.30 cfm*
Water:	R50 54 mph – 8" rain per hour – better than industry minimum
Structural:	DP 45 162 mph – 72% stronger than industry minimum 94 mph*



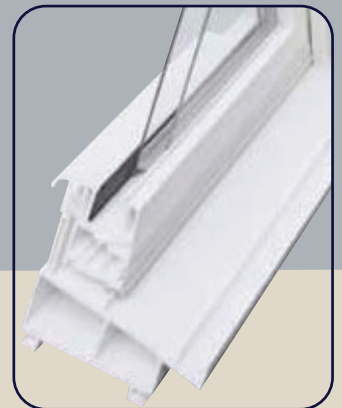
Delta heavy-duty lock secures sashes and offers maximum weather protection.



Q-Lon compression gasket system adds barriers and diversions for exceptional water resistance. (photo above shows optional Comfort Foam®.)



Low-profile tilt latches on double hungs are easy to use and make cleaning a breeze.



Dura-Sill engineered sloped sill, featuring a double-wall sill dam, creates a super-strong bond between sill and jamb for maximum weather protection.

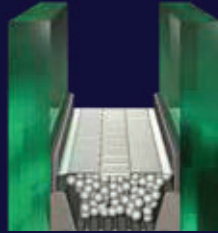
ENERGY STAR® Certified Glass Options

SoftLite purchases the best available glass products from leaders in the industry that focus exclusively on glass fabrication. We offer an array of technologically advanced insulating glass systems that can be tailored to best perform in your climate region. This ensures that your new Classic Plus™ Windows will provide the best possible thermal performance for your home, which will save you money on energy costs.

Below are several examples of the performance ratings that Classic Plus Windows achieve—but the possibilities for various glass, spacer and Low-E combinations are practically endless. SoftLite offers an array of options, including double- or triple-glass configurations, MagnaSeal™ Spacer, and several different Low-E coatings so that you can select the coating that works best for your climate region. Ask your authorized dealer about the best glass option for your home.

SOLAR LOW-E DOUBLE-PANE GLASS WITH MAGNASeal SPACER

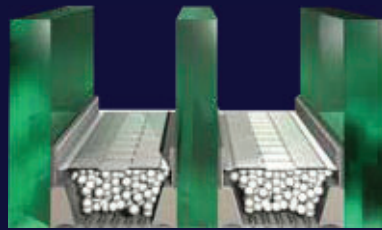
Fine Print: These values are for a Classic double-hung window with optional reinforcement and Low-E, featuring single-strength glass, MagnaSeal Spacer and argon gas. ENERGY STAR certified in the Northern Climate Zone.



U	S	V	C
0.28	0.21	0.49	60

ULTRA GLASS™ TRIPLE-PANE WITH MAGNASeal SPACER

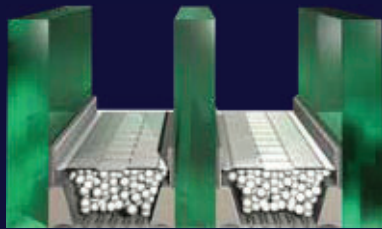
Fine Print: These values are for a Classic double-hung window with optional reinforcement, Ultra Glass, featuring single-strength glass, MagnaSeal Spacer and argon gas.



U	S	V	C
0.23	0.24	0.42	69

SOLAR ULTRA GLASS™ TRIPLE-PANE WITH MAGNASeal SPACER

Fine Print: These values are for a Classic double-hung window with optional reinforcement, Solar Ultra Glass, featuring single-strength glass, MagnaSeal Spacer and argon gas. This configuration is ENERGY STAR certified in the Northern Climate Zone.



U	S	V	C
0.22	0.19	0.39	69

U= U-Factor; S= Solar Heat Gain Coefficient; V= Visible Transmittance; C= Condensation Resistance



LEARN MORE AT
energystar.gov



PARTNER OF THE YEAR

SoftLite Windows & Doors has achieved the elite ENERGY STAR Partner of the Year Award for seven consecutive years, and the Sustained Excellence Award for five consecutive years.



**Most Efficient
2020**
www.energystar.gov

MOST EFFICIENT

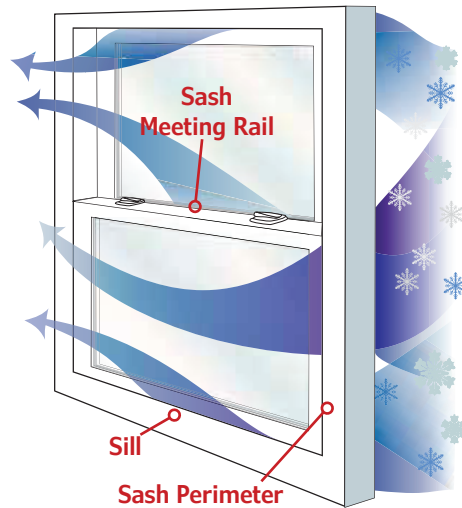
Most Classic Plus Windows are ENERGY STAR “Most Efficient Products”—a new designation that recognizes the best of the best among ENERGY STAR qualified products.

ENERGY STAR®

Classic Plus Windows with high-performance glass qualify for the ENERGY STAR label—so they'll help you save money on your energy costs, while protecting the environment.

WHY DO WINDOWS LEAK AIR?

POINTS OF AIR INFILTRATION



Poorly designed windows don't have the built-in airlocks, weather stripping, and barriers necessary to keep air from forcing its way in. Without these design features, air will push between the sash meeting rails and around the sash perimeter where it meets the sill, jambs, and head.

We know how uncomfortable a home with leaky windows will be. So we loaded the Classic Plus™ window with weather barriers that go far beyond the industry standard and other manufacturer's window designs.

Before Investing in New Windows, Always Compare the Air Infiltration Ratings.

Facts You Should Know

The lower the CFM Rating...

- the less outside air will leak into your home.
- the more comfortable your home will be with fewer drafts.
- the less your furnace will run & the more money you'll SAVE.
- the smaller your carbon footprint.

AIR INFILTRATION COMPARISON

CFM =
(Cubic Foot per

GALLONS =

**12oz SODA
CANS**

1 CFM

of air leakage per minute



7.5 gallons
of air per minute



80 soda cans of
air per minute
(960 oz/min)

INDUSTRY
STANDARD*

.30 CFM

of air leakage per minute



2.25 gallons
of air per minute



24 soda cans of
air per minute
(288 oz/min)

Traditional Wood Residential
Double-Hung Windows
(Pella®/Marvin®/
Jeld-Wen®/Andersen®)

.23 CFM

of air leakage per minute
Industry Average Range
from 0.12 CFM to 0.30 CFM**



1.725 gallons
of air per minute



18.4 soda cans of
air per minute
(220.8 oz/min)

Traditional Vinyl Residential
High-Performance
Double-Hung Windows
(Alside®/Simonton®/Champion®)

.15 CFM

of air leakage per minute
Industry Average Range
from 0.11 CFM to 0.21



1.125 gallons
of air per minute



12 soda cans
of air per minute
(144 oz/min)

CLASSIC™
P L U S

VINYL WINDOWS

.08 CFM

of air leakage
per minute***



0.6 gallons
of air per minute



6.4 soda cans
of air per minute
(67.2oz/min)

**Classic Plus™ windows are
over THREE times more airtight
than traditional wood residential double-hung windows.**

***INDUSTRY STANDARD:** AAMA® (American Architectural Manufacturers Association®) has set the Industry Standard for Maximum Allowable Air Infiltration at 0.30 CFM (Cubic feet per minute) during a 25 MPH wind. This is equal to 2.25 gallons or 24 soda can of air leaking through the window every minute!

**References valid as of October 1, 2010 based on our competitor's web sites and independent testing.

*** Value shown for Classic Plus Window with reinforcement.



SoftLite Classic Plus Windows proudly carry the AAMA Gold Label, which means that they meet stringent performance standards for air, water, structural loads, and forced entry resistance testing.