

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO:	2022-371
ADDRESS:	8415 OLD CORPUS CHRISTI RD
LEGAL DESCRIPTION:	NCB 10923 BLK LOT 3C & 4C
ZONING:	R-6, H
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Window World
OWNER:	VALDEZ BERTHA M
TYPE OF WORK:	Window replacement
APPLICATION RECEIVED:	June 30, 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 the current aluminum windows with 6000 double hung vinyl windows in bronze.

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 8415 Old Corpus Christi Rd is a single-family minimal-traditionalist home circa 1955 with existing wood dutch lap siding, and a combination of aluminum and steel casement window and is contributing to the Mission Historic District.
- b. SCOPE OF WORK- At this time, the applicant is requesting a Certificate of Appropriateness for approval to replace the current aluminum windows with double hung vinyl windows in bronze.
- c. WINDOW REPLACEMENT –The applicant has proposed to replace all existing aluminum windows with new vinyl windows. The applicant has noted the replacement windows will not modify the current fenestration pattern of the home. Generally, staff finds the proposed replacement of the existing aluminum windows to be appropriate; however, staff finds that any replacement windows should be consistent with staff standards for replacement windows.

RECOMMENDATION:

Staff recommends approval of the replacement of existing windows based on finding c with the following stipulation:

- i. That the proposed replacement windows are consistent with staff's standards for replacement windows.
- ii. That the existing fenestration pattern remain as it currently exists.





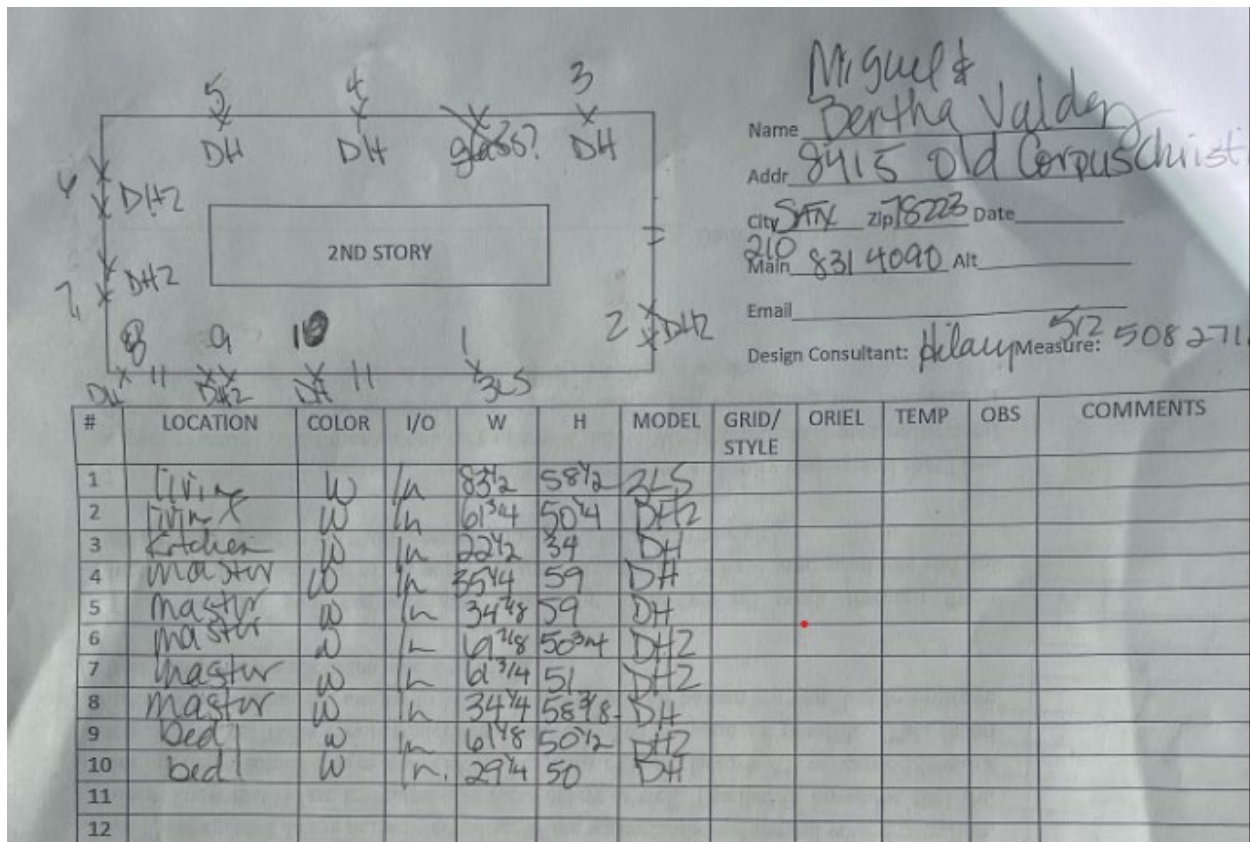






8415





Window 10 & 1 INT and EXT

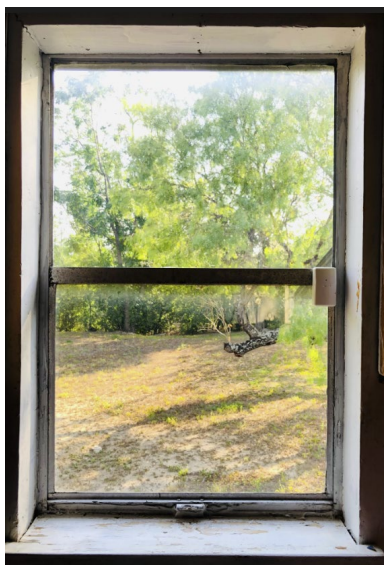


Window 6,7,8,9 EXT and INT





Window 3,4,5 EXT and INT



Window 2 EXT and INT



Product Description

Window World®

6000 SERIES
VINYL REPLACEMENT WINDOWS

6000 Series
Double-Hung Windows
in Bronze with Flat Grids

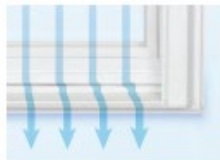


Every detail enhances performance.

The Window World 6000 Series is designed with features to make your new windows beautiful, easy to operate, and protect your home from the elements. Take a closer look at the remarkable benefits of 6000 Series windows and how they will enhance your home year after year.

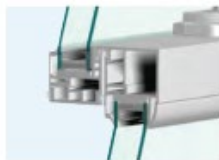
Double-Hung Standard Features

- A** Premium vinyl is fusion welded for remarkable strength.
- B** Features sixteen multi-chambered profiles in the head, sill, and sash for increased strength and thermal efficiency.
- C** Balance track cover provides a finished look and shields against air infiltration.
- D** Dual vent latches limit the amount a window can be opened for safer ventilation.
- E** SolarZone® ThermD 3/4" insulated glass unit with double-strength All-Season Low-E glass, argon gas, and the Intercept® Stainless Steel Spacer provides year-round efficiency.
- F** Overlapping, interlocking meeting rail tightly seals sashes for excellent weather resistance.
- G** The stainless-steel constant force 3/4" coil spring balance securely supports the sash in any open position.
- H** Unique pivot system maintains ideal sash alignment for smooth operation.
- I** The 10° triple-step, sloped sill moves wind and rain away from your home.



Rain Protection

The 10° triple-step, sloped sill on Double-Hung windows directs water and air away from your home.



Secure Seal

The overlapping, interlocking meeting rail creates a tight barrier against air and water infiltration.



Wood Window Detail

Coved sash with a shadow groove weld has an elegant wood window appearance.

6000 SERIES

VINYL REPLACEMENT WINDOWS



6000 Series Double-Hung Windows
in Antique Cherry with Dark Bronze Hardware

Transform your home with the advanced designs
of 6000 Series windows from Window World®.



Both Double-Hung sash tilt-in to easily clean
the interior and exterior window surfaces from
inside your home.

Designed for beauty, durability, and energy efficiency, premium quality 6000 Series vinyl replacement windows from Window World® are exquisitely crafted to enhance your home. From a wide selection of operating styles to elegant design choices and advanced glass options, you'll discover the perfect window for your home and style. Window World 6000 Series windows are backed by a lifetime limited warranty* that covers vinyl, hardware, screens, and the insulated glass unit. Enjoy the added assurance of a 25-year glass breakage warranty. This lifetime limited warranty* is also transferable, protecting both you and the resale value of your home.

- Elegant design with a wood window appearance.
- Triple-pane glass option for maximum thermal performance.
- Premium vinyl retains its beauty with virtually no maintenance.

LIFETIME
LIMITED WARRANTY*

MADE IN
USA

TAA
MA

Dealer of AAMA
Certified Products,
an FCIA Program

*Restrictions may apply. For complete details, see the warranty at your nearest Window World store.

6000 SERIES VINYL REPLACEMENT WINDOWS

A Vast Selection of Window Styles.

Window World 6000 Series vinyl replacement windows come in a wide variety of styles to fit the needs of your home and architectural design. Whether you want the maximum airflow of a Casement, a Picture window for a better view, or a complete transformation with a dimensional Bay or Bow window; we have the window style you need. All styles are as functional as they are attractive, making them easy to open, close, lock, and wash.



4-Lite Bow Window in White with Flat Grids



Double-Hung

Both top and bottom sash raise and lower. Tilts in for easy interior cleaning.



Double Sliding

Both sashes slide open left or right horizontally. Offers great views and ventilation.



End Vent Sliding

Fixed center window with operable end vents. Can replace a large picture window for fresh air.



Casement

Hinged sash opens outward with a turn of a handle. Maximum airflow and energy efficiency.



Awning

Hinged at the top, the sash opens up and outward with a crank handle.



Picture

No operable sash means the window doesn't open. Ideal for large or small areas for more light.



Architectural Shapes

A variety of round, arched, and linear shaped windows for enhanced drama and curb appeal.



Bay & Bow

Combines three or more angled windows for dramatic interior space and exterior dimension.



Garden Window

Unique window that displays collectibles and plants with side windows for fresh air.



Muller Units

Combine windows to create a beautiful configuration for more light and viewing area.

Architectural Accents

Choose from a selection of grid options to highlight the architectural style of your home. Color-coordinated to your interior and exterior, grids are placed between the glass panes, so your windows are much easier to clean.

Between-the-glass Grid Profiles



5/8"
Flat



3/4"
Contoured[†]



1"
Contoured

Grid Patterns



Colonial



Perimeter



Double
Perimeter



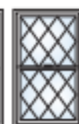
Prairie



Double
Prairie



Victorian^{**}



Diamond^{**}

[†] Products with exterior color are only available with 3/4" contoured grids.

^{**} Victorian and Diamond patterns are only available with flat grids.

6000 SERIES

VINYL REPLACEMENT WINDOWS

Your Home, Your Palette.

Whether you want to complement with a classic neutral or add bold contrast, there is a wide range of color, grid, and hardware choices to make any home look its best.



Casement and Picture Windows in Bronze

Interior/Exterior Vinyl Colors

Standard vinyl colors are molded throughout the profile for long-lasting beauty that is virtually maintenance-free.



White Tan

Interior Woodgrain

Add elegance to your interior design with a rich, warm woodgrain laminate available in light to dark wood tones.



Maple Contemporary Oak Antique Cherry Dark Woodgrain

Exterior Colors

Choose from a variety of optional exterior designer colors that increase curb appeal and complement your home's siding and trim colors.*



Cream Tan Driftwood Brick Pine Chocolate Bronze Black

Reliably Secure.

Tested to meet tough forced entry standards, our ruggedly built hardware comes color-coordinated or choose metallic hardware that can complement other finishes like drawer pulls, fixtures, and appliances.

Double-Hung and Sliding Window Hardware



White Tan Brushed Nickel Brass Oil-rubbed Bronze Dark Bronze™

Casement Window Hardware



White Tan Brushed Nickel Brass Oil-rubbed Bronze Dark Bronze™

* Products with exterior color are only available with 1/4" contoured grids.
 ** Dark Bronze hardware standard on woodgrain laminates.

6000 SERIES

VINYL REPLACEMENT WINDOWS

High priority on energy savings and comfort.

Window World 6000 Series windows are designed to be as energy efficient as possible to conserve natural resources and help you save on utility bills. With reducing energy use a top concern, Window World 6000 Series windows feature the SolarZone® ThermD glass package to help keep the inside of your home comfortable during any season. Optimize window performance for your home and the region where you live with available advanced glass options.




Sun Control Low-E Glass

Choose high-performing Sun Control Low-E glass that greatly reduces solar heat gain for enhanced comfort and protects against interior fading.



Advanced Triple-Pane Glass

Designed for optimum thermal performance, the optional 1" triple-pane insulated glass unit consists of three panes of double-strength glass that create two separate air spaces in the I.G. unit for superior thermal efficiency. These highly insulating windows are some of the most efficient windows available today.

SolarZone® Glass Packages	ENERGY STAR® ZONES	U-FACTOR (U-1-P)*	SOLAR HEAT GAIN COEFFICIENT (SHGC)*
SolarZone® ThermD Dual-pane, Double-strength, All-Season Low-E Glass, Argon Gas, Intercept® Stainless Steel Spacer		.28	.28
SolarZone® ThermD Elite Dual-pane, Double-strength, Sun Control Low-E Glass, Argon Gas, Intercept® Stainless Steel Spacer		.28	.20
SolarZone® Plus Elite Dual-pane, Double-strength, Cool Climate Low-E Glass, Argon Gas, Intercept® Stainless Steel Spacer		.29	.47
SolarZone® TK2 Plus 1" Triple-pane, Double-Strength Glass, 2 surfaces of All-Season Low-E Glass, Krypton Gas, Super Spacer®		.18	.24

ENERGY STAR® Climate Zone Map



*Numbers reflect simulated testing on a standard Double-Hung window without grids. Thermal numbers may vary per window style and size.