

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO:

2022-369

ADDRESS:

250 BENITA ST

LEGAL DESCRIPTION:

NCB 3982 BLK 8 LOT 3

ZONING:

R-6, H

CITY COUNCIL DIST.:

3

DISTRICT:

Mission Historic District

APPLICANT:

Window World

OWNER:

Reginald Young/YOUNG REGINALD S

TYPE OF WORK:

Window replacement

APPLICATION RECEIVED:

June 24, 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 twelve existing aluminum 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.

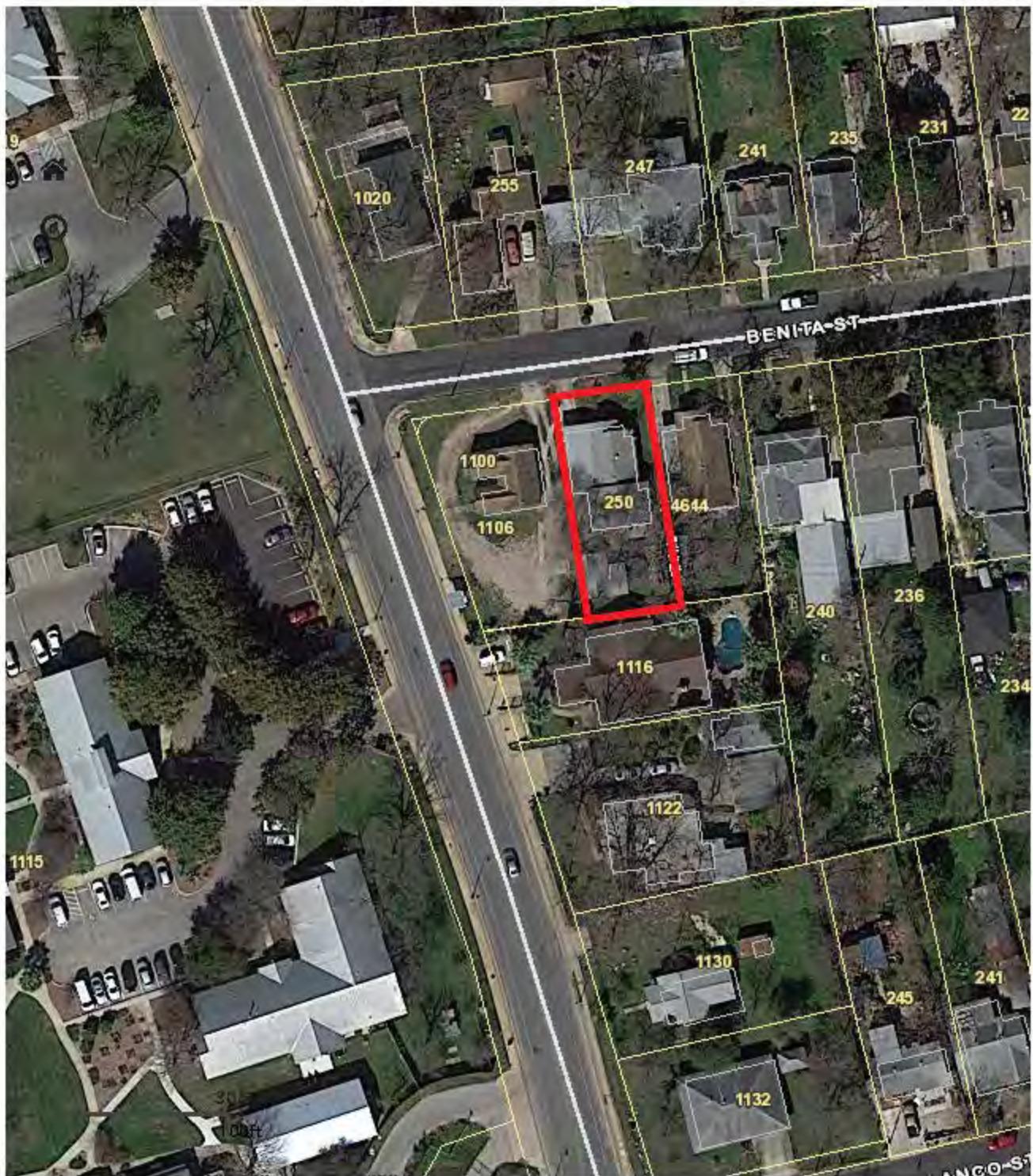
FINDINGS:

- a. The primary historic structure at 250 Benita was constructed circa 1945 and contributes to the Mission Historic District. The one-story single-family structure features a primary front-facing gable with a subordinate gabled porch, an attached carport, stucco siding, aluminum windows, and composition shingle roofing.
- b. SCOPE OF WORK- At this time, the applicant is requesting a Certificate of Appropriateness for approval to replace the existing aluminum windows with vinyl windows.
- 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.















**NO SOLICITING
LOITERING**









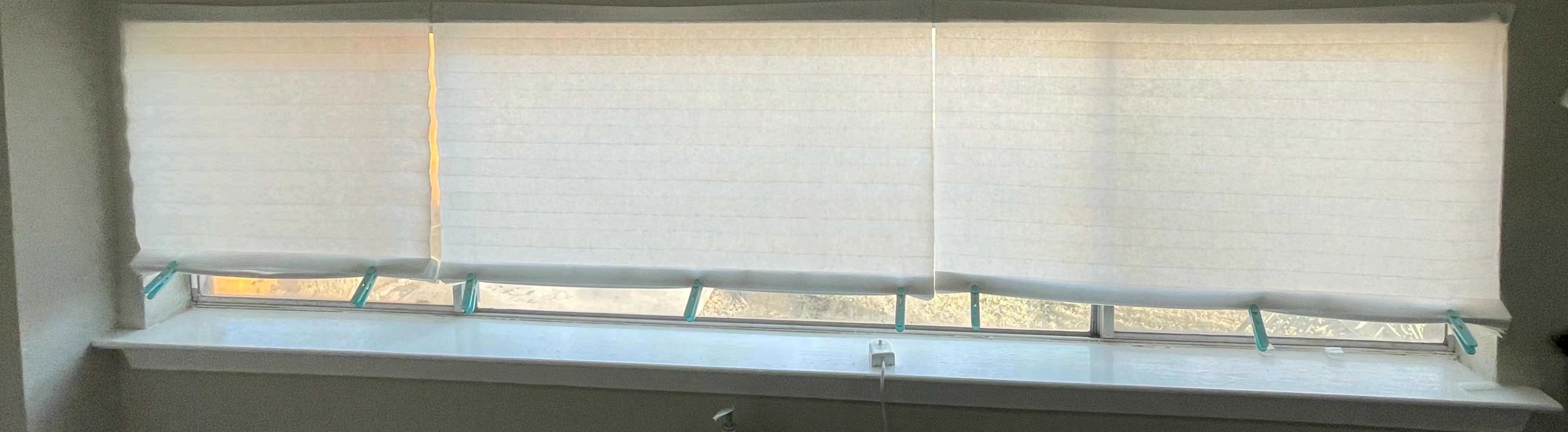






















Terms and Conditions

- Ry 1. This contract constitutes the entire understanding of the parties and no other understanding, collateral, verbal or otherwise; shall be binding. In simple terms, if a sales representative tells you anything contrary to the terms of this contract, you should ignore it and not rely on it. In addition, if you feel a sales representative has told you something contrary to these Terms and Conditions, you should not sign this contract and Window World would appreciate you letting us know about the issue so we can address it.
- Ry 2. By signing this contract, you understand that you are ordering custom made-to-order goods. Because Window World will be expending money, time, and materials to have these goods manufactured and that this contract cannot be cancelled except as set forth on the first page of the contract; specifically, with written notice prior to midnight on the third business day after your deposit is paid. Window World will not be held responsible for delays caused by weather, acts of God, or any other causes outside of Window World's control. You understand that equity in this property is security for this contract. Dependent upon the items ordered and the manufacturers' delays currently, lead times are **6 Months PLUS**. This is particularly true in recent days due to the COVID-19 pandemic; you understand that delays may very likely occur due to these events and are outside the control of Window World. **Absolutely no discounts will be extended due to extended lead times.**
- Ry 3. **Permits** - The City of San Antonio (and many other municipalities) require permits for window replacement. This helps protect you, the homeowner. Although Window World will secure the necessary required permits, it is the responsibility of you, the homeowner, to allow the city inspector to perform a final inspection to close your permit. If the permit fails due to the homeowner not allowing the inspection you, the homeowner, will be assessed a non-compliance fee of \$200 to re-schedule the inspection. Failure to close the permit may impact future projects and the sale of your property.
4. **From time to time, product comes in that does not fit properly or has a factory defect.** Window World will re-order at no cost to the customer but the customer is not entitled to any refund or discount, nor will Window World be responsible for any missed work days the homeowner may incur.
5. **Balance due is to be paid to the installer upon completion.** It is the homeowner's responsibility to inspect the job and pay the balance upon completion. If you fail to be on the job site when the work is completed and to sign off on the job, all work will be deemed complete and finished.
6. **Homeowner alone is responsible for ordering colors, grids, or any other options.** Window World will not be held responsible for owner selections. Oriel style double hung windows exceeding a critical height may have a fixed top sash due to safety concerns.
7. **Some drywall damage may occur which is beyond our control.** If this occurs we will repair the damaged area back to ready for paint condition. Painting is not included. Should we discover any hidden damage or deterioration to the frame or wall area requiring extra work, we will advise you before we proceed. Should you decide to have us repair these areas, the price of this repair will be added to your balance.
8. **Customer is responsible for all Historical District and HOA approvals.**
9. **Customer is responsible for removing window treatments, brackets, blinds, furniture, window AC units, and security bars.** If we need to remove any of these, there will be a service charge of \$20.00 per window/furniture piece added to the balance of the order. We are not responsible for any damage that may occur and are not responsible for re-hanging of blinds or window treatments. Dependent upon window installation requirements, old blinds may not fit as before. AC unit removal cost is \$75 (**NO Re-Installation**). Security bar removal cost is \$80 per window (**NO Re-Installation**). **Window World is not responsible for any damages caused by removal. Note: If you have plantation Shutters, windows may not tilt in.**
10. **No more than 10% of the balance may be held back at time of installation due to quality control or service issues.** These issues will be resolved as quickly as possible at which time the final balance is due. Payment is required on all installed items.
11. **Collections.** Homeowner agrees to pay all of Window World's expenses incurred to enforce or collect any and all indebtedness and other obligations under this contract, including, without limitation, attorneys' fee, and 1.5% per month interest until collected in full.
12. **Access to windows and doors.** Inside your home, we will need approximately 3 feet in front of each window, so we can place our drop cloths and tools necessary to perform our work. When the old windows are removed, gusts of wind may flow through your home. It is advisable to gather important papers and other small items that can be disturbed by the wind and relocate them. Computers and other electronic equipment should be covered or relocated temporarily. Please move aside any furnishings that are in the way of our work.
13. **Plants and Bushes.** Occasionally, we need to work in planters and other landscaped areas of your home that are adjacent to the windows and doors. Please survey your yard prior to us arriving and look for potential problems. Some trees and vigorous bushes need to be pruned back to give us access to your windows. Delicate plants and shrubs in areas right below a window should be temporarily relocated if they cannot survive being stepped on and you want to preserve them.

- 14. Arrival and Departure Times.** We will advise you of the expected arrival time for our crew when we set up the installation date with you. Unless it will be a 2 or 3-day job, in which case we will normally work as long as there is daylight. **It is our policy that our installers get a sign-off form and collect the outstanding balance at the completion of the job. We ask that you be available to approve the job and make final payment at the time of completion. If this is not convenient for you, we need to know before we start the job. Inclement weather and other unforeseen hindrances are beyond our control and as such we ask that you understand if the weather, traffic, etc. cause a delay or cancellation of an installation appointment. All arrival times are approximate and cannot be guaranteed.**
- 15. Alarm Systems.** For those of you who have alarm systems, the alarm company should be notified and advised of our job. They will be responsible for the disconnection and reconnection of your alarm system. Window World IS NOT responsible for pulling old wires as they may be too short or brittle. It is recommended that wireless, surface mounted contacts are installed on the new windows as drilling into the frame will void your frame warranty.
- 16. Final Measurements.** After final measurements have been taken for production, customer will be solely responsible for windows that do not fit as a result of opening modifications made by homeowner or other contractor prior to Window World's installation.
- 17. If the job takes more than one day, will there be any openings in my house?** We only remove that which can be reinstalled in the same day. Although there may not be a complete window, it will be weather-tight and secure for overnight. (Please no critiquing at this time)
- 18. Pets.** We love furry, four-legged creatures; however, we need you to supervise them. We are not always able to close a door or a gate behind us when carrying a window so please keep them in a safe place. Our job description does not include scampering down the street after Fido. Many people say, "Don't worry, he doesn't bite," but many installers have been bitten. Please secure any and all animals.
- 19. Expect some dust, noise and general disruption of your living space.** Construction work can sometimes be messy depending upon the scope of your job. It is an unfortunate reality of remodeling, but we do our best to keep things under control. We appreciate your patience and understanding during the job and until everything is finished.
- 20. What's Next? Our office will call to set a time to measure your windows (if necessary) for manufacturing within a week or so of contract signing. Our office will contact you via phone or email when your windows have arrived and we are ready to schedule.** After we've arrived and surveyed the job feel free to relax. If a question should arise, by all means ask the crew leader for clarification. We enjoy people who are interested in what we do and most customers are intrigued with the process. Like any professional, we're always happy to answer questions, but we appreciate being able to concentrate on our work without interruptions and distractions. This ensures a safe and quality installation. **An adult over the age of 18 must be present during the duration of the installation.**

I have read, understand, and agree to these terms & conditions.

THIS QUOTE IS VALID FOR 7 DAYS
FROM THE DATE BELOW

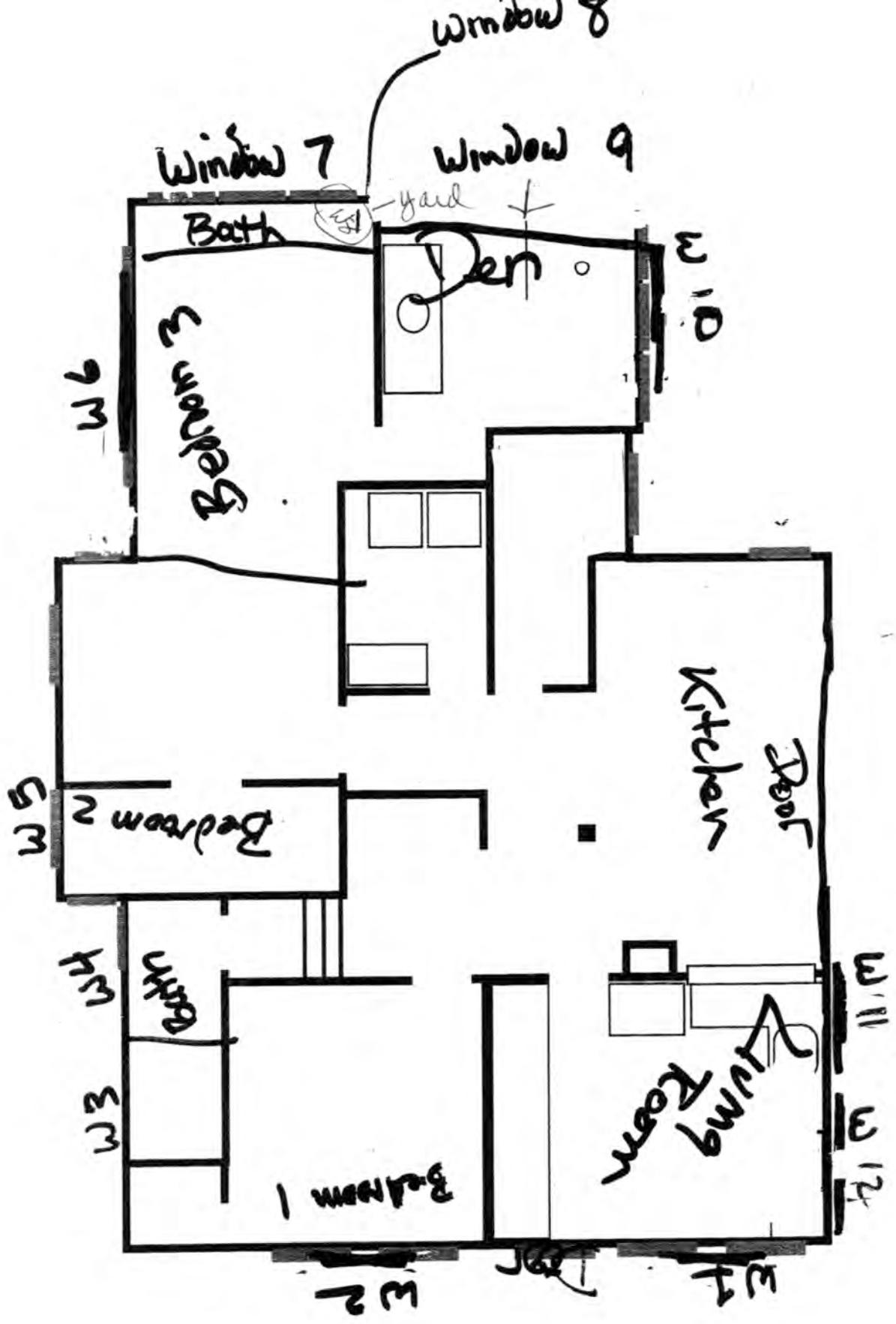

Consultant Signature

2/24/22
Date


Owner Signature

2/24/22
Date

Thank you for your business!



Note: Windows #1, 2, 3, 5, 11, and 12 are approximately 34 x 46 1/2
 Windows #6, 7, 9, 10 are approximately 9 1/2 x 23
 Window #4 (Side Bath) approximately 30 x 30
 Window #8 (near bath) approximately 23 x 21

#1



Window #1

#1



Window #1

#2



window #2

#2



Window #2

#3



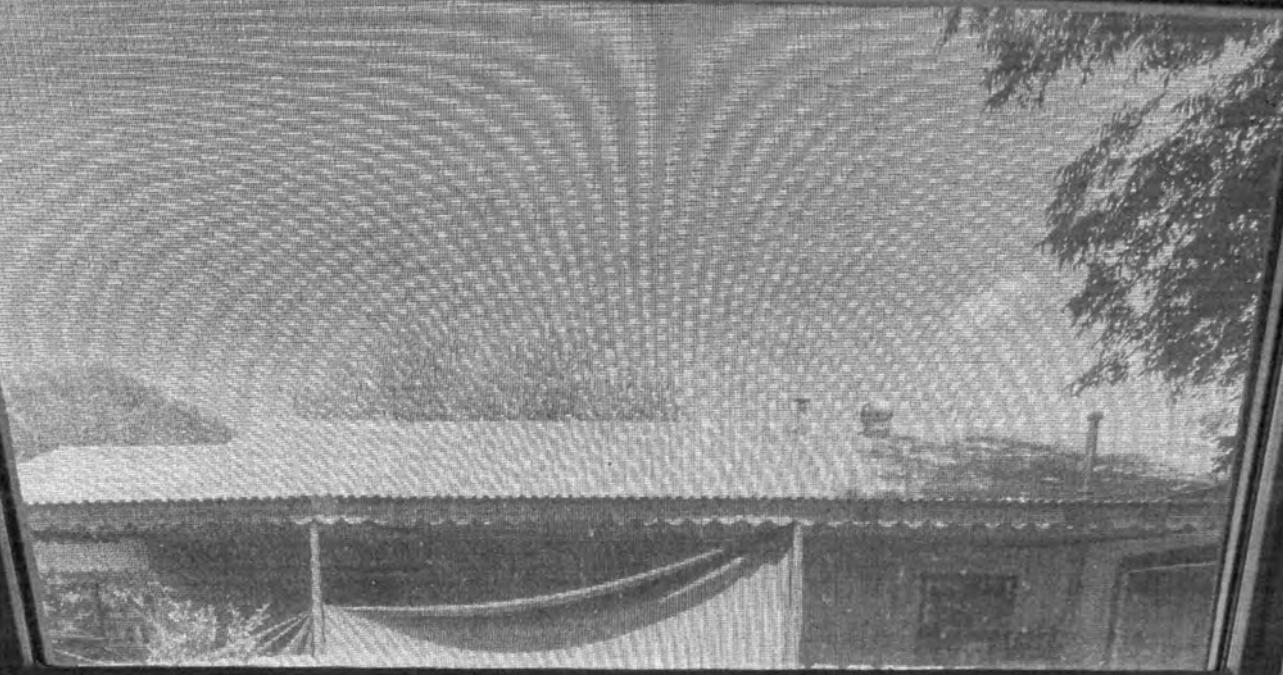
window #3

#3



Window #3

4



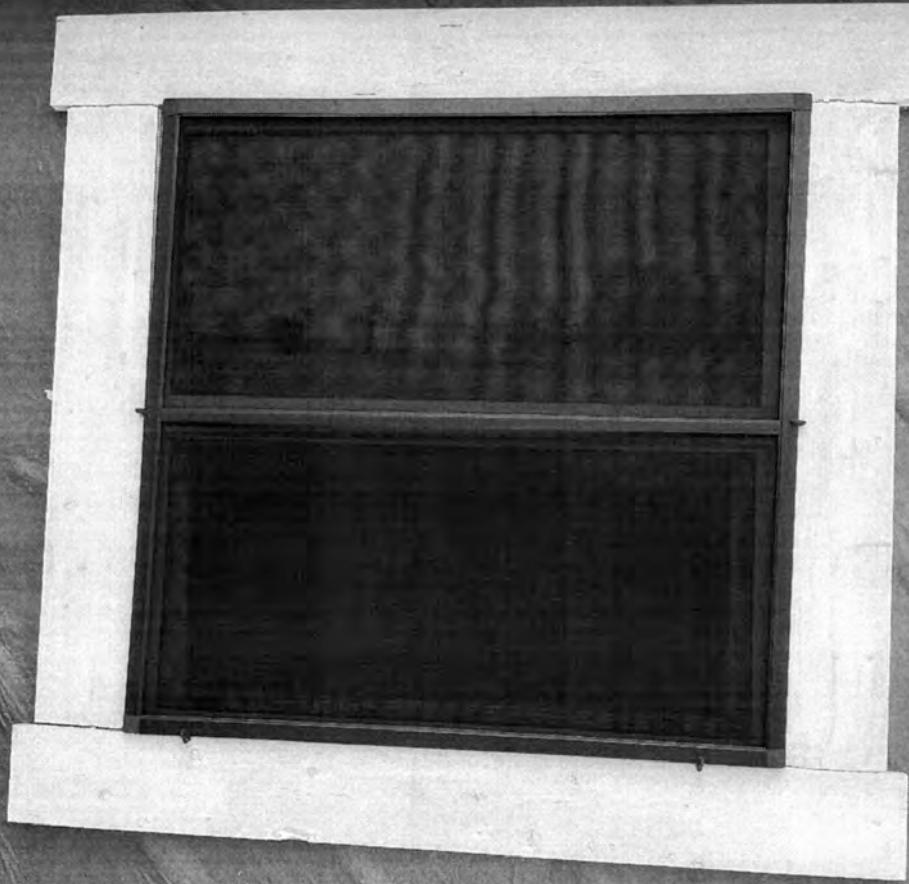
window # 4

#4



Window #4 (Duplicate)

#4



Window #4

5



Window # 5

#5



Window #5

#6



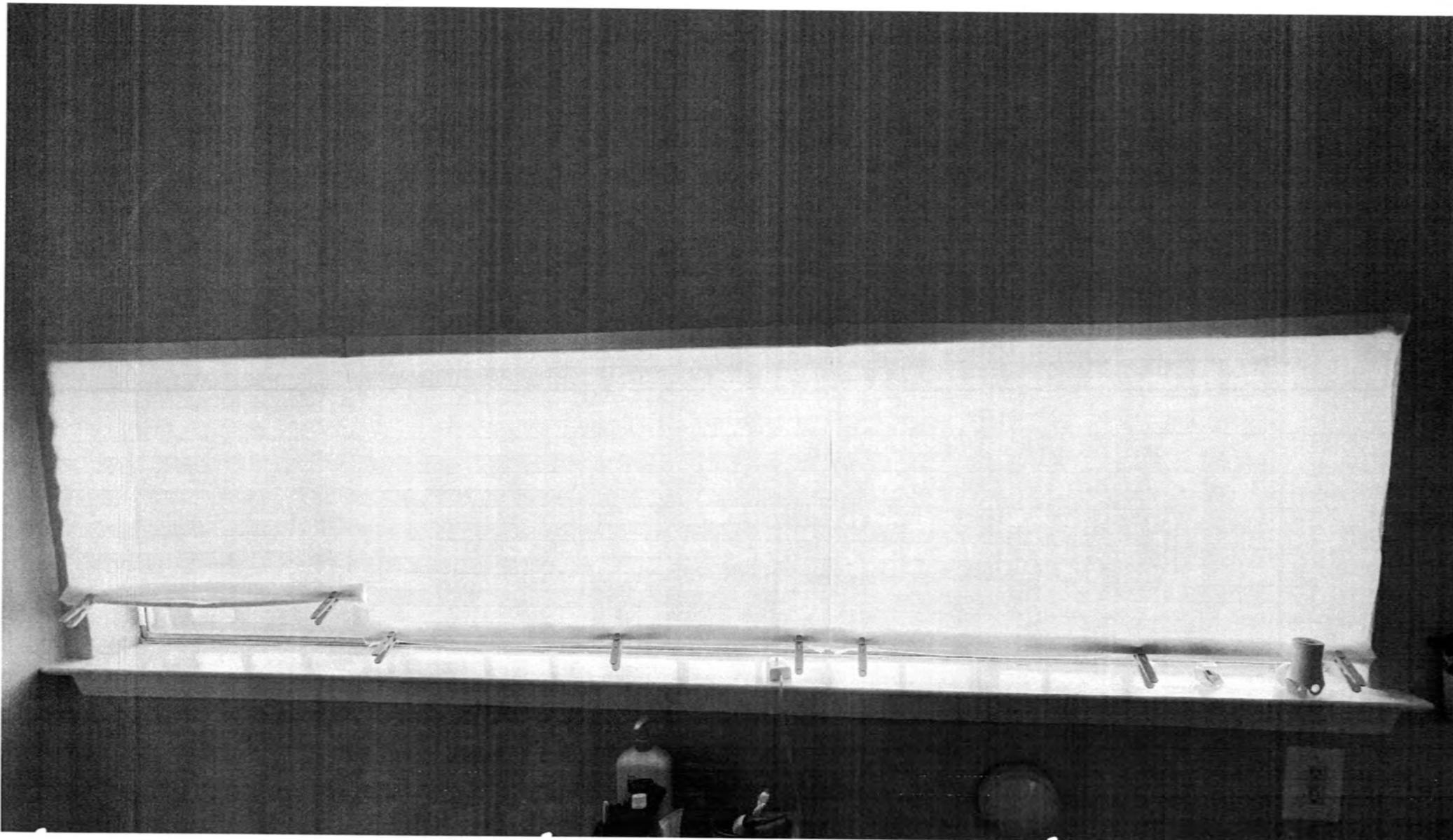
window # 6

#6



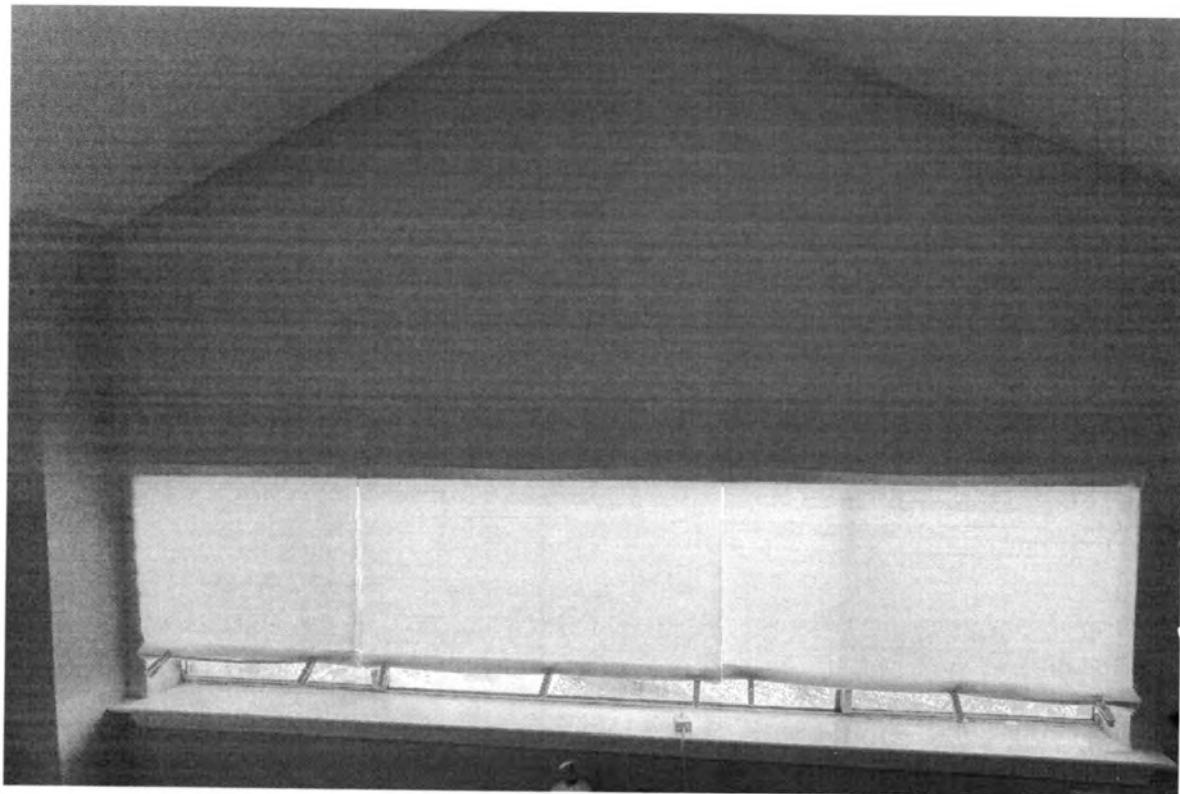
Window #6

#7



Window #7

#7



Window #7
Duplicate

#7



window #7

8



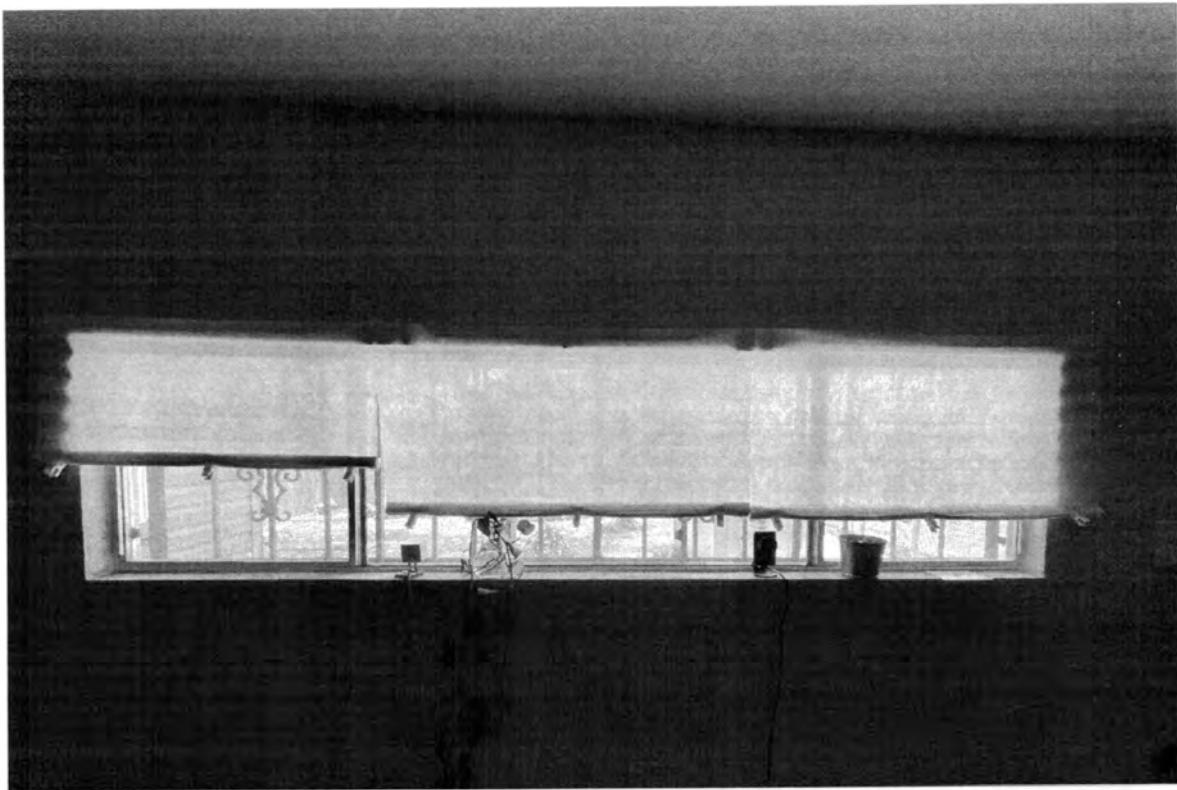
Window #8

#8



Window #8

#9



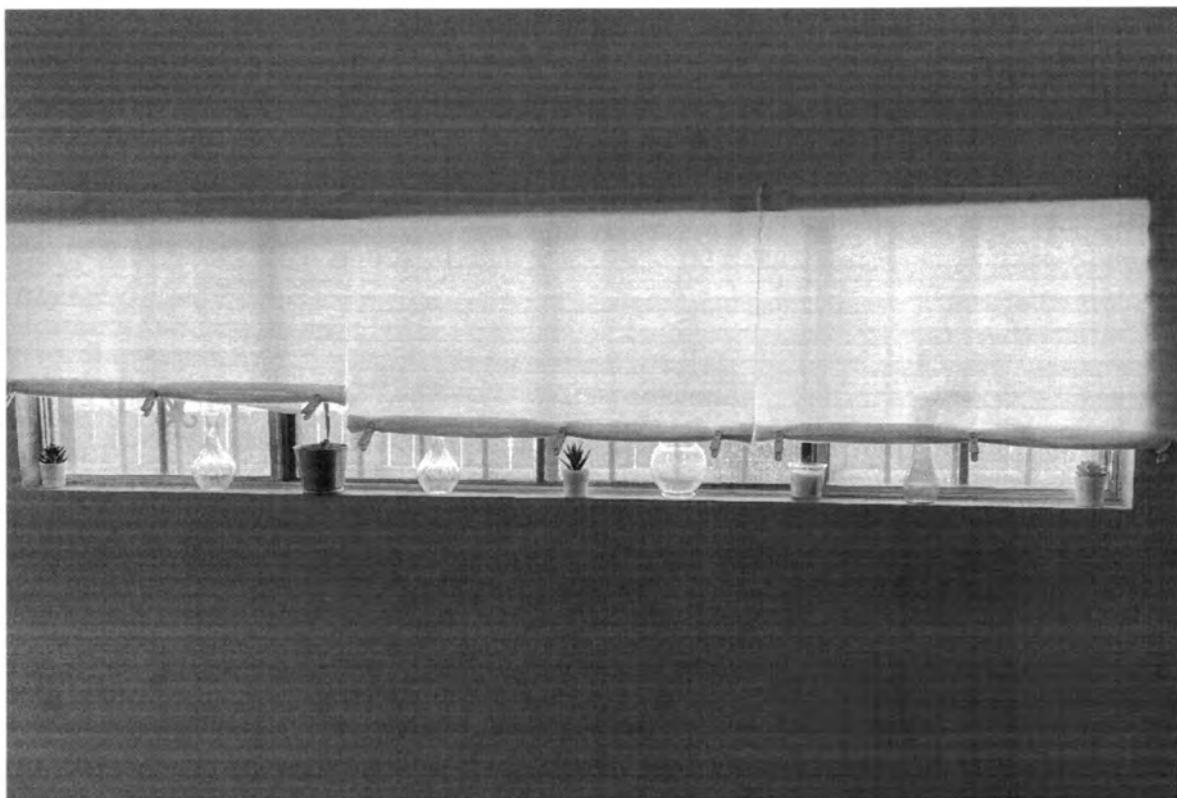
window #9

#9



window #9

#10



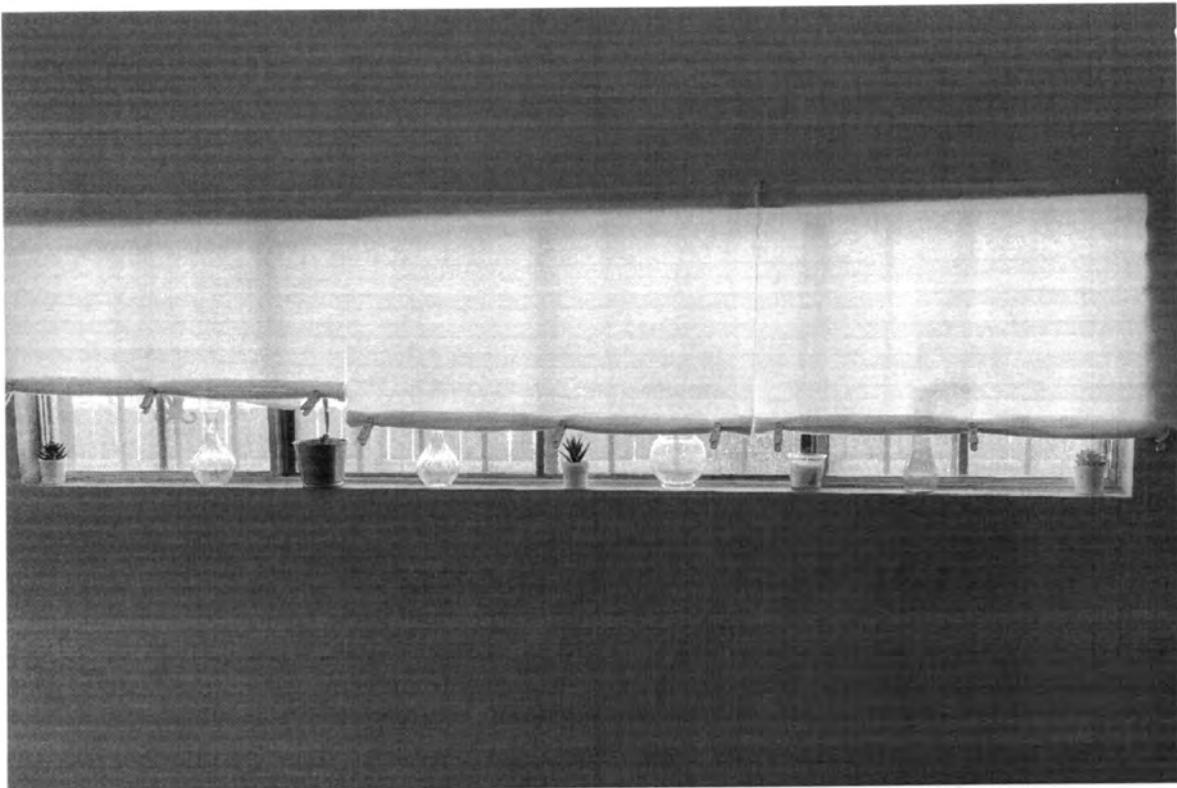
window #10

#12



Window # 12

#10



window #10

#10



Window #10

#11



Window #11

#11



Window # 11

#12



11/2000

#12



Window # 12