

## HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

**HDRC CASE NO:** 2023-106  
**ADDRESS:** 501 E LOCUST  
**LEGAL DESCRIPTION:** NCB 1736 BLK 10 LOT 1  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**HIST. DIST. NAME:** Tobin Hill Historic District  
**APPLICANT:** Matthew Carson/Pella South Texas  
**OWNER:** WOHLRABE SHANE & IRENE  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** March 01, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Jessica Anderson

### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace 18 one-over-one wood windows with aluminum-clad wood 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 Replacement Windows*

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** 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.
- **SASHES:** 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 finish. 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.

#### **FINDINGS:**

- a. The property at 501 E Locust includes a single-story Craftsman-style residence and detached rear garage built c. 1924. Located on the northeast corner of E Locust and Gillespie, both structures are clad in wood waterfall siding. The home's front door is centered on the primary elevation below a rounded gable with three ganged windows to the left and an enclosed porch to the right. The cross-gabled composition shingle roof has knee braces below the eaves. There is a chimney on the west elevation that protrudes through the roof. Windows are one-over-one and wood, with one-over-one wood screens on all elevations. The structure contributes to the Tobin Hill Historic District.
- b. **DESIGN REVIEW COMMITTEE:** On Wednesday, April 5, 2023, the HDRC referred the request to replace 18 windows to the Design Review Committee (DRC). On Wednesday, April 12, 2023, DRC members, OHP staff, and the owners met on site to review window conditions. Notes are included in this case file.
- c. **WINDOW REPLACEMENT: EXISTING CONDITION:** Staff conducted a site visit on March 24, 2023, to assess the condition of the existing windows and found that all 18 wood windows proposed for replacement are in repairable condition. Most require minimal repair and intervention such as scraping and repainting or replacing damaged sash cords.
- d. **WINDOW REPLACEMENT: ENERGY EFFICIENCY:** The applicant has expressed concern to staff regarding the need to improve the energy efficiency of the house. However, in most cases, windows only account for a fraction of heat gain/loss in a house. 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 weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. 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

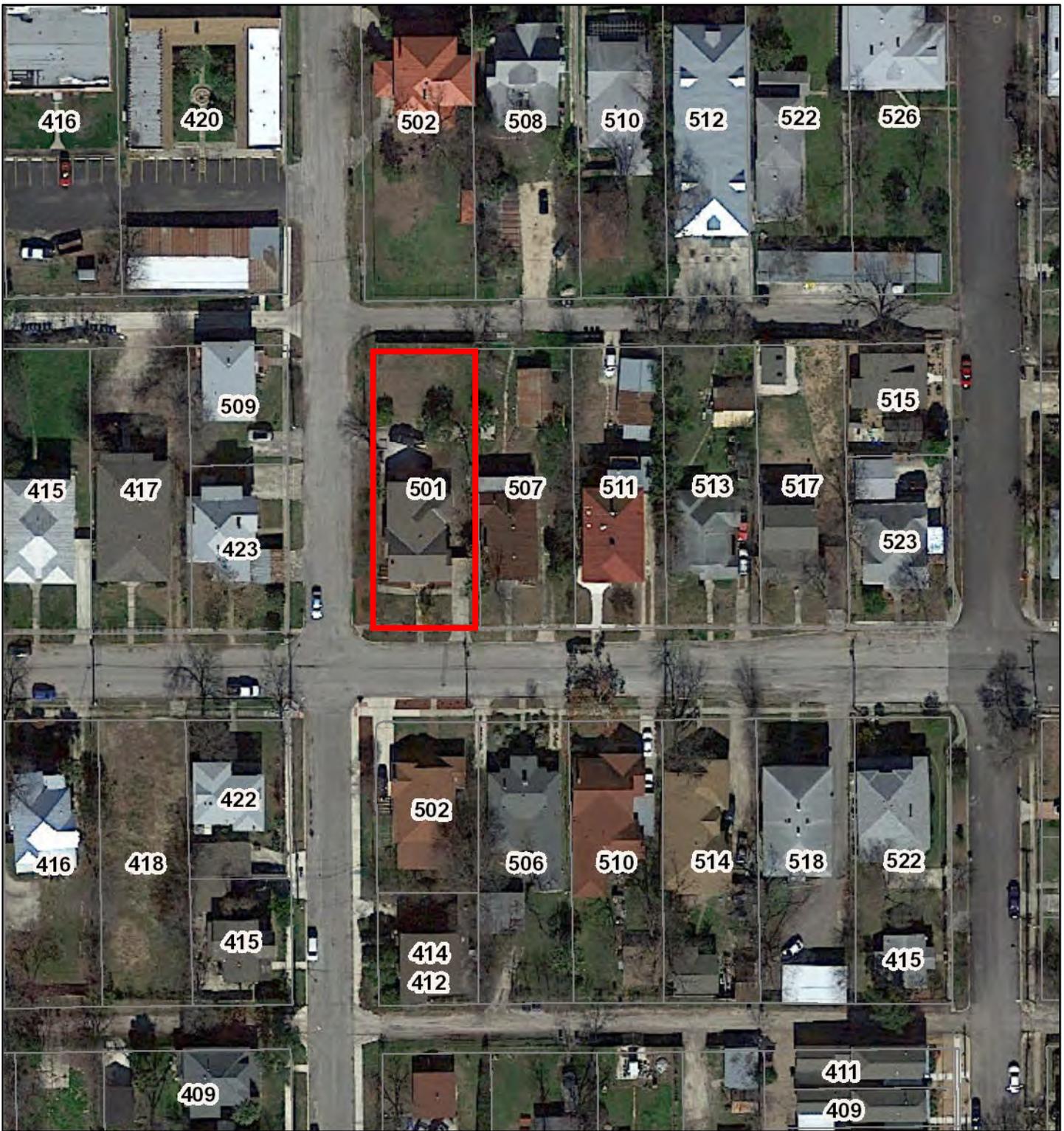
substantially more durable than modern wood products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original 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, manufacture, transportation, and installation. Finally, window repair and restoration utilizes the local labor of craftspeople. Staff generally encourages the repair and restoration of windows whenever possible.

- e. **WINDOW REPLACEMENT: WASTE AND LIFESPAN:** More than 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 18 windows on the structure with Pella aluminum-clad wood windows. 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. While the proposed replacement windows conform to Standard Specifications for Windows in Additions and New Construction, staff does not find the proposal to replace the original wood windows consistent with the Guidelines. 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. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding v, staff finds that all original wood windows are in repairable condition. Staff does not find replacement of original wood windows consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval based on findings c through f. Staff recommends that all existing wood windows are retained and repaired.

# City of San Antonio One Stop

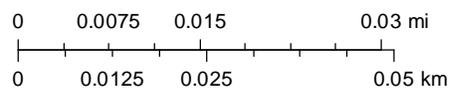


March 28, 2023

1:1,000

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels

 COSA City Limit Boundary





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

April 5, 2023

**HDRC CASE NO:** 2023-106  
**ADDRESS:** 501 E LOCUST  
**LEGAL DESCRIPTION:** NCB 1736 BLK 10 LOT 1  
**HISTORIC DISTRICT:** Tobin Hill  
**APPLICANT:** Matthew Carson/Pella South Texas - 6510 Blanco Rd  
**OWNER:** WOHLRABE SHANE & IRENE - 406 VERMONT AVE  
**TYPE OF WORK:** Window replacement/fenestration changes

#### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace 18 one-over-one wood windows with aluminum-clad wood windows.

#### FINDINGS:

a. The property at 501 E Locust includes a single-story Craftsman-style residence and detached rear garage built c. 1924. Located on the northeast corner of E Locust and Gillespie, both structures are clad in wood waterfall siding. The home's front door is centered on the primary elevation below a rounded gable with three ganged windows to the left and an enclosed porch to the right. The cross-gabled composition shingle roof has knee braces below the eaves. There is a chimney on the west elevation that protrudes through the roof. Windows are one-over-one and wood, with one-over-one wood screens on all elevations. The structure contributes to the Tobin Hill Historic District.

b. WINDOW REPLACEMENT: EXISTING CONDITION: Staff conducted a site visit on March 24, 2023, to assess the condition of the existing windows and found that all 18 wood windows proposed for replacement are in repairable condition. Most require minimal repair and intervention such as scraping and repainting or replacing damaged sash cords.

c. WINDOW REPLACEMENT: ENERGY EFFICIENCY: The applicant has expressed concern to staff regarding the need to improve the energy efficiency of the house. However, in most cases, windows only account for a fraction of heat gain/loss in a house. 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 weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. 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 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, manufacture, transportation, and installation. Finally, window repair and restoration utilizes the local labor of craftspeople. Staff generally encourages the repair and restoration of windows whenever possible.

d. WINDOW REPLACEMENT: WASTE AND LIFESPAN: More than 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.

e. WINDOW REPLACEMENT: The applicant has proposed to replace 18 windows on the structure with Pella aluminum-clad wood windows. 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. While the proposed replacement windows conform to Standard Specifications for Windows in Additions and New Construction, staff does not find the proposal to replace the original wood windows consistent with the Guidelines. 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. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding v, staff finds that all original wood windows are in repairable condition. Staff does not find replacement of original wood windows consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval based on findings c through f. Staff recommends that all existing wood windows are retained and repaired.

**COMMISSION ACTION:**

Referred to a committee.



**Shanon Shea Miller**  
**Historic Preservation Officer**



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 12 April 2023, 3 PM

HDRC Case #: 2023-106

Address: 501 E Locust

Meeting Location: on site

APPLICANT: Shane and Irene Wohlrabe (owners)

DRC Members present: Monica Savino, Roland Mazuca

Staff Present: Jessica Anderson

Others present: Curt Cryer (neighbor), Lisa Garza (Conservation Society)

**REQUEST:** Replacement of 18 wood windows

**COMMENTS/CONCERNS:**

*Commissioners requested to see the most concerning windows.*

SW: One window repair contractor quoted us \$1700 a window, another quoted us \$700 a window. \$1700 was for full repair with insulation, felt, etc.

IW: We're concerned about drafts in our bedroom and UV protection.

SW: Also want to mitigate sound from the St Mary's strip.

LG: Staff's description of the windows included in the case file seems accurate. Not worth replacing these windows.

MS: Some repairs are needed; the ropes and pulleys are in great condition.

IW: I want to be able to clean the windows.

MS: Windows are meant to be an assembly that anyone can work on. Beyond the replacement warranty for new windows, the entire system needs to be replaced.

*MS and SW discussed the difference between sash replacement vs full window system replacement.*

LG: The wood seems good, no signs of rotting.

MS: Have you looked into double thick glass? It's thicker, acoustically higher performing. Should also reach out to other window repair contractors like Robin Foster and Putty & Points.

RM: It seems some window sashes have already been repaired. Ropes are in really good shape.

IW: We want windows that perform better.

*Site visit ended with a discussion of what recourse the owners have if full window replacement isn't approved by HDRC. Staff discussed BOA as well as options such as interior storm windows that could address some of the owners' concerns.*

**OVERALL COMMENTS:**

Consensus is that windows appear in reparable condition and that the owners should reach out to other contractors for more quotes for repair. Commissioners and staff suggested looking at the list of wood window repair contractors on [sarehabberclub.com](http://sarehabberclub.com).

Additional scope of work: replacing like for like sized windows around the house. Order is wood windows with aluminum clad. Lead containment will be utilized as needed.

Specs of Materials to be used at install for 501 E Locust, San Antonio.

- General install will include nails, closed cell foam for insulation between door/windows and framing, primed cedar trim on historical windows, and silicone caulking to seal windows and prevent water intrusion.





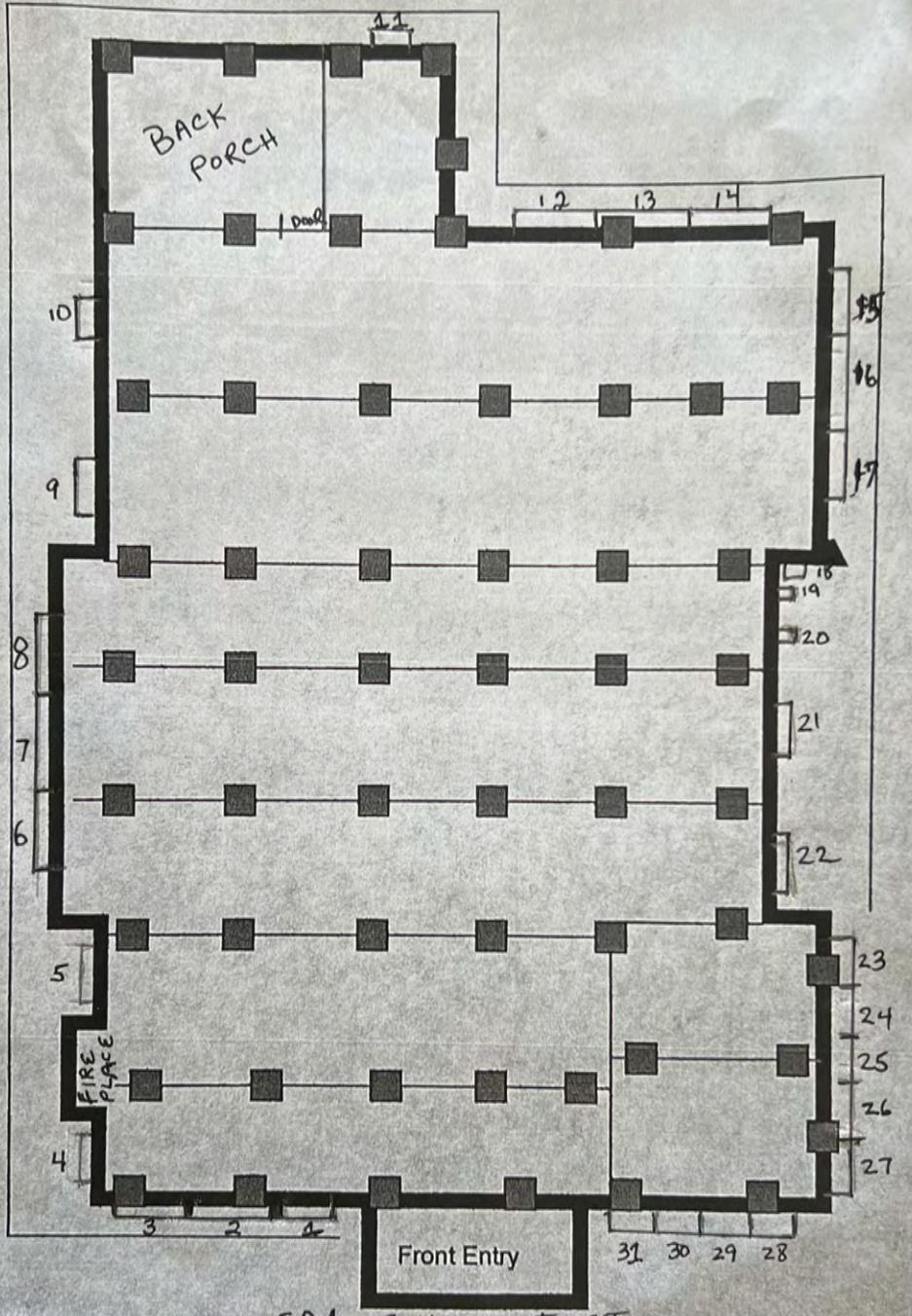




Staff site visit  
23 March 2023 9 AM

 Wood windows requested for replacement; all appear in repairable condition.





301 E Locust

#3 #2 #1

(Exterior)



1-3 will be replaced

Replacing 1-3

#1 #2 #3

(Interior)



Replacing 1-3

(1)

501 E Locust

# 5

# 4

(Exterior)



4-5 will be replaced

Replacing 4-5

# 4

# 5

(Interior)



Replacing 4-5

2

501 E Locust

# 8    # 7    # 6    (Exterior)



6-8 will  
be replaced

# 6    # 7    # 8    (Interior)



3

#10

#9

(Exterior)



#9 ~~is~~ will be  
replace

#10 will ~~not~~  
be replaced

#10

#9



501 E Locust

# 11



# 11



Window # 11 will not be replaced

(5)

501 E locust

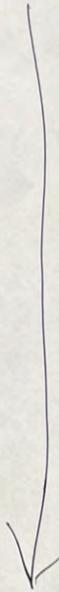
#14

#13

#12



12-14 will  
be replaced



#12

#13

#14



(6)

501 E Locust

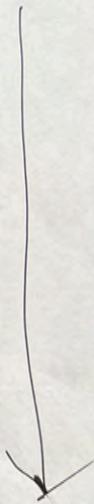
#17

#16

#15



#15-17  
will be  
replaced



#15

#16

#17



(7)



See Exhaust (E)

#18 will be replaced

#19-20 will not be replaced

#18



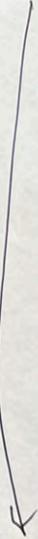
501 E Locust

#22

#21



21-22 will  
be replaced



#21

#22

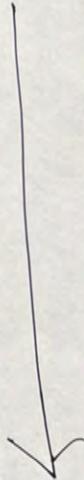


501 E Locust

27 26 25 24 23



23-27  
Will NOT  
be Replaced



23 24 25 26 27



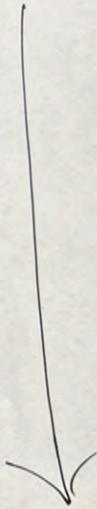
148

501 E locust

31 30 29 28



28-31 will  
NOT be  
replaced



28 29 30 31



11

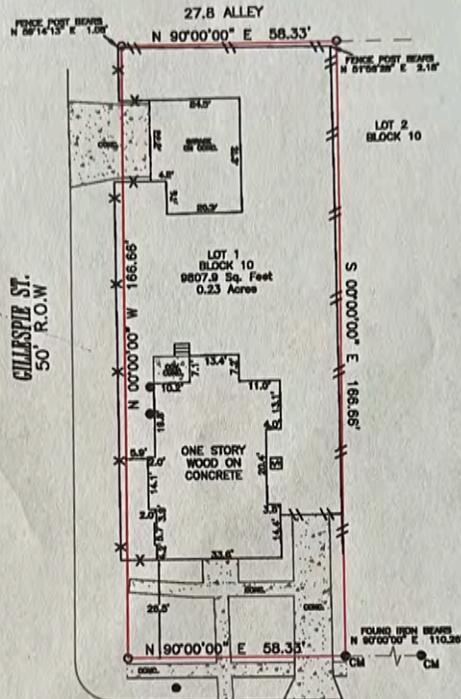


13200 Old Blanco Rd #301  
San Antonio, TX 78218  
(210)989-8809

Surveyor/Owner: Shane Whitlatch and Irene Whitlatch  
Address: 501 E. LOCUST ST OF No. 2100842-5631  
SAN ANTONIO, TX 78212



**LEGAL DESCRIPTION**  
LOT 1, BLOCK 10, NEW CITY BLOCK, 1736, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE  
1=30

CILESPIE ST.  
50' R.O.W.

E. LOCUST ST  
50' R.O.W.

**LEGEND**

- BNDRY.
- ERL
- ESMTS
- MISC-CONC
- ADJOINER
- WOOD FENCE
- WIRE FENCE
- CM CONTROL MONUMENT
- CALCULATED POINT
- GM ( GAS METER )
- WM ( WATER METER )
- EM ( ELECTRIC METER )

**NOTES**

1.) BEARINGS AND DISTANCES BASED ON RECORD NCB-1736 , PLAT RECORDS BEXAR COUNTY, TEXAS.

10a) Item No. 1, Schedule B, is hereby deleted.

NO RESTRICTIONS LISTED

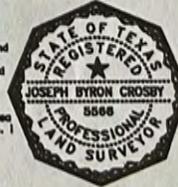
ACCORDING TO FEMA MAP NO.48028C04099 WITH AN EFFECTIVE DATE OF FEBRUARY 18, 1998 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

SURVEY I.F.	DATE	11/1/16
DRAWN	EPT	
CHECKED	AR	
APPD	JBC	
SCALE	1:30	PAGE 1 OF 1
JOB NO.	161000797	
TEXAS PLAT #10194244		

I Joseph Byron Crosby, a Registered Professional Land Surveyor do hereby certify that the above plot represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

*Joseph B Crosby*

JOSEPH BYRON CROSBY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5566





**To:** Historic and Design Review Commission  
**From:** Shane & Irene Wohlrabe  
501 E Locust St  
**Date:** April 5, 2023  
**Re:** Appeal of OHP Staff Denial for Window Replacement

**Certificate of Appropriateness Request:**

Our Certificate of Appropriateness request is to replace the remaining 18 original one-over-one wood windows with OHP conforming Pella aluminum-clad wood windows with low-e dual pane insulated sound control glass.

As background Irene and I are retired and live in Tobin Hill in a two bedroom 105-year-old Craftsman style home that is one block from the North St Mary's entertainment strip.

You'll note some of the statistics I site are different than OHP. This is as a result of researching and finding other references such as www.gov.energy.

Our request is based on the following considerations:

1. Condition of the existing windows – Inspections by local window repair and restoration artisans Steve Quillian at Wood Window Makeover and Adam Ochoa at Ochoa & Sons Remodeling. All agreed to repair and restore these windows involved more than “minimal repair and intervention such as scraping and repainting or replacing damaged sash cords” as expressed by the OHP.
2. Cost to repair and restore existing windows – the low bid to repair and restore cost of at least \$1,750 per window versus the Pella OHP approved window replacement at \$1,622 per window. Generally speaking, if the cost to repair is more than 50% of the cost to replace the item should be replaced.
3. Historic exterior appearance is unaffected. Historic screens and OHP conforming windows ensure there is no difference in the exterior appearance of our home.
4. Energy efficiency – Climate change is real and our windows support the San Antonio Sustainability Program. Our personal sustainability approach involved:
  - Phase One. In 2020 we utilized Adapt Architecture and Construction LLC of San Antonio to supervise the installation of foam attic, wall and floor insulation to create an energy efficient, conditioned space.
  - Phase Two. Installation of low-e, dual pane sound control windows which are 30%-50% more efficient than single pane windows (see www.energy.gov).
5. Sound control - a critical feature due to our proximity to the North St Mary's entertainment strip.
6. Functionality replacement windows are easier to open/close/clean.
7. Maintenance aluminum clad wood windows require less exterior maintenance and have lifespans similar to wood.
8. Longevity... replacement windows can be repaired and with proper maintenance (same stipulation for historic windows) last decades.
9. Warranty – Pella Limited Lifetime Warranty... Lifetime on frame, 20 years on glass, and 10 years on hardware and moving parts. Artisan repaired and restored windows come with no warranty.
10. Environmental landfill impact - our replaced windows will not go to a landfill. Pickers Paradise has agreed to accept and resell/reuse the 18 windows.
11. Value – replacement windows are energy efficiency, offer superior sound control and are less expensive than restoration.

Therefore, we ask the Historic and Design Review Commission approve our Certificate of Appropriateness application.

## **HOMEOWNER RESPONSE TO OHP Staff Findings:**

- a. **AGREE with OHP FINDING. GENERAL DESCRIPTION of house location, description and existing windows are one-over-one wood with one-over-one screens on all elevations.**
- b. **DISPUTE OHP FINDING. WINDOW REPLACEMENT: EXISTING CONDITION:**

OHP finding: "Most (windows) require minimal repair and intervention such as scraping and repainting or replacing damaged sash cords."

Response: We contacted four historic window repair and restoration artisans to inspect and provided a quote to repair and restore our windows. Two artisans physically came out to inspect - Wood Window Makeover and Ochoa & Sons Remodeling. All four provided quotes. **NOTE:** Pella's replacement cost per window is \$1,622 for a total of \$29,196.

1. Wood Window Makeover of San Antonio (Steve Quillian @ 210.951.8321). Inspected windows at our residence and quoted \$1,750 per window ( $\$1,750 \times 18 = \$31,500$ ) for repair and restoration with no post restoration warranty.
2. Ochoa & Sons Remodeling (Adam Ochoa @ 210.632.2154). Inspected windows at our residence. Quoted \$700 per window to simply ensure the windows open/close and touch up painting but could not give us a total repair and restoration cost until each window sash is removed, pulley weights exposed, and wood inspected. He did not disagree with Wood Window Makeovers \$1,750 average cost to restore. No post restoration warranty.
3. Hallmark Cabinetry & Millwork of San Antonio (John Hall @ 210.488.5520). John flat out said his repair and restoration cost per window would be more than Pella without our disclosing the Pella cost. He then referred us to Adam Ochoa who he thought could do it less expensively.
4. Red River Restoration of Austin but does work in San Antonio (Katie at 512.705.9086 or 512.998.3432). Discussed our project scope to repair and restore 18 one-over-one circa 1918 windows in fair to average shape. Their quote was \$3,500 per window or \$63,000.

- c. **DISPUTE OHP FINDING. WINDOW REPLACEMENT: ENERGY EFFICIENCY:**

1. OHP finding: "... windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation."

Response:

In 2020 we utilized Adapt Architecture and Construction LLC of San Antonio to supervise the installation of foam attic, wall and floor insulation to create an energy efficient, conditioned space.

Phase Two is installation of energy efficient and OHP conforming windows by Pella. Energy.gov reports that insulated glass with low-e coatings reduce energy costs by 30% to 50%. In our case that's between \$990 and \$1,650 per year in CPS energy savings. Additionally, it contributes to meeting San Antonio's Green Building and Energy Efficiency goals.

2. OHP finding: Paraphrasing for brevity... "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... original windows that are restored and maintained over time can last decades... replacement window products have much shorter lifespan... cannot be repaired... will need to be replaced at least 4 times... window repair and restoration utilizes the local labor craftspeople.'

Response: Our replaced windows will not go to a landfill. Pickers Paradise has agree to accept and resell/reuse the our 18 windows. Replacement windows can be repaired and with proper maintenance (same stipulation for historic windows) will last decades and are 30% to 50% more energy efficient than historic restored windows... the cost to restore a historic window is between 8%

and 116% more expensive than a Pella replacement window and 30% to 50% less efficient and come with no warranty.

d. DISPUTE OHP FINDING. WINDOW REPLACEMENT: WASTE AND LIFESPAN:

OHP finding: OHP finding is similar to the second part of OHP finding from (c)... 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... original windows that are restored and maintained over time can last decades... replacement window products have much shorter lifespan... cannot be repaired... will need to be replaced at least 4 times... window repair and restoration utilizes the local labor craftspeople.'

Response: Our replaced windows will not go to a landfill. Pickers Paradise has agreed to accept and resell/reuse our 18 windows. Replacement windows can be repaired and with proper maintenance (same stipulation for historic windows) will last decades and are 30% to 50% more energy efficient than historic restored windows... the cost to restore a historic window is between 8% and 116% more expensive than a Pella replacement window, is 30% to 50% less efficient, comes with no warranty and has sound deadening qualities.

e. WINDOW REPLACEMENT:

OHP finding. "While the proposed replacement windows conform to the OHP Standard Specification for Windows in Additions and New Construction, staff does not find the proposal consistent with the Guidelines. Wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows have deteriorated beyond repair."

Response: In our prior responses we have addressed and rebutted OHP findings against our COA to replace our original one-over-one windows with HOP conforming replacement windows. The cost to repair and restore the original windows makes them "beyond repair" from an economic standpoint, they do not change the

f. RECOMMENDATION:

OHP finding: "Staff does not recommend approval based on findings c through f. Staff recommends that all existing wood windows are restored and repaired."

Response:

We feel we have responded and rebutted OHP Staff findings (c) through (f) and request our Certificate of Appropriateness be approved for the following reasons:

1. Existing windows are "beyond repair."
2. Replacement windows conforms to OHP Replacement Window Guidelines.
3. Historic exterior appearance is unaffected.
4. Energy efficient, mitigate climate change and support the San Antonio Sustainability Program Goals (economic, environmental and social).
5. No impact to landfills.
6. Less expensive versus restoration to homeowner.
7. Limited Lifetime warranty versus no warranty with restoration.

SW/IW



**Board of Directors:**

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**Statement of the Tobin Hill Community Association**

**HDRC Hearing April 5, 2023**

**Item No. 15**

**HDRC CASE NO: 2023-106**

**Window replacement – 501 E. Locust**

The Historic Preservation Committee has not been approached by the owner concerning this proposed project.

After studying the submitted documents, we do not agree that the windows need replacement. None of the submitted photos show deterioration. We are aware that the property was renovated in 2021 or shortly before that. If work was needed on the windows, we believe it would have been done at that time. Before then, the property was home to the owner of many other properties in the neighborhood and was very well maintained.

We agree with the staff findings and recommendations. We ask that the Commission deny the request.

As always, we thank OHP staff for their work on this request, and we thank the HDRC for their consideration of this statement.

Frederica Kushner  
Tobin Hill Community Association  
Historic Preservation Committee  
210-223-2814  
405 E. Myrtle St., 78212

*The Tobin Hill Community Association (THCA) is recognized by the City of San Antonio as the neighborhood organization representing Tobin Hill. Its mission is to facilitate implementation of the Tobin Hill Neighborhood Plan; protect the Tobin Hill Historic District and other historic buildings; and improve quality of life through the collaboration of those who live, work, and contribute to the social fabric in Tobin Hill. Its membership is open to all home owners, renters, and businesses.*