

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-324
ADDRESS: 2030 W MULBERRY AVE
LEGAL DESCRIPTION: NCB 1952 BLK 20 LOT 21
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Nate Manfred/French and Michigan
OWNER: Robert Chalk
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: August 04, 2023
60-DAY REVIEW: October 3, 2023
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace 16 one-over-one wood windows with aluminum-clad wood windows.

APPLICABLE CITATIONS:

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:

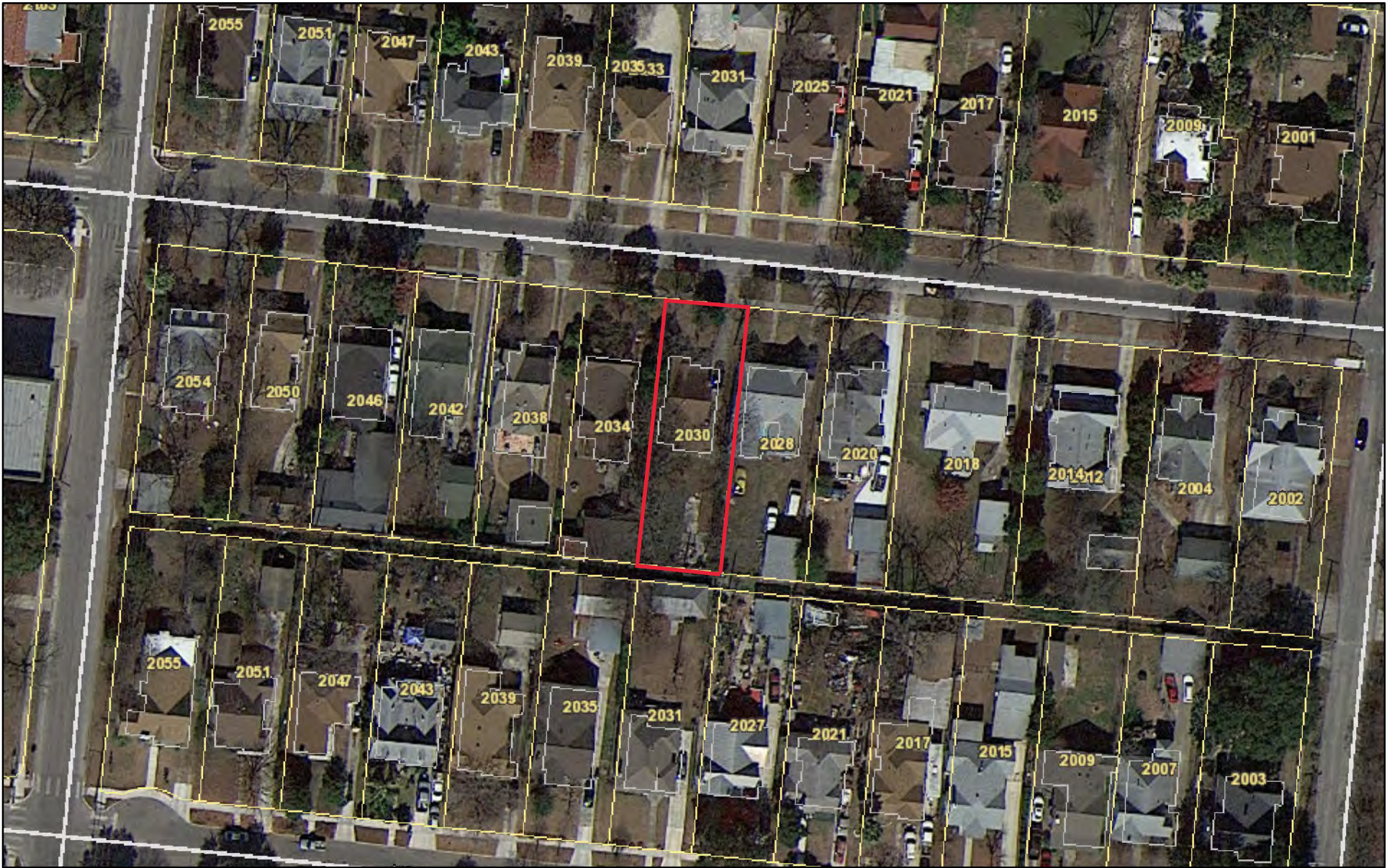
- a. The structure located at 2030 W Mulberry Ave is a one-story, single-family Tudor home constructed c. 1926. The structure features a cross gable composition shingle roof with a steep front facing gable, a pair of ganged wood windows to the right and three ganged wood windows to the left, and is clad in brick. The property contributes to the Monticello Park Historic District.
- b. **WINDOW REPLACEMENT: EXISTING CONDITION:** Staff conducted a site visit on August 23, 2023, to assess the condition of the existing windows and found that all 16 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 and missing weights.
- 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 16 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 e. Staff recommends that all existing wood windows are retained and repaired.

City of San Antonio One Stop



July 26, 2023



2030 West Mulberry Ave. - Window Replacement Request

2030 West Mulberry Ave.
San Antonio, Texas 78201



Front of House on West Mulberry (facing North)

2030 West Mulberry Ave. - Window Replacement Request



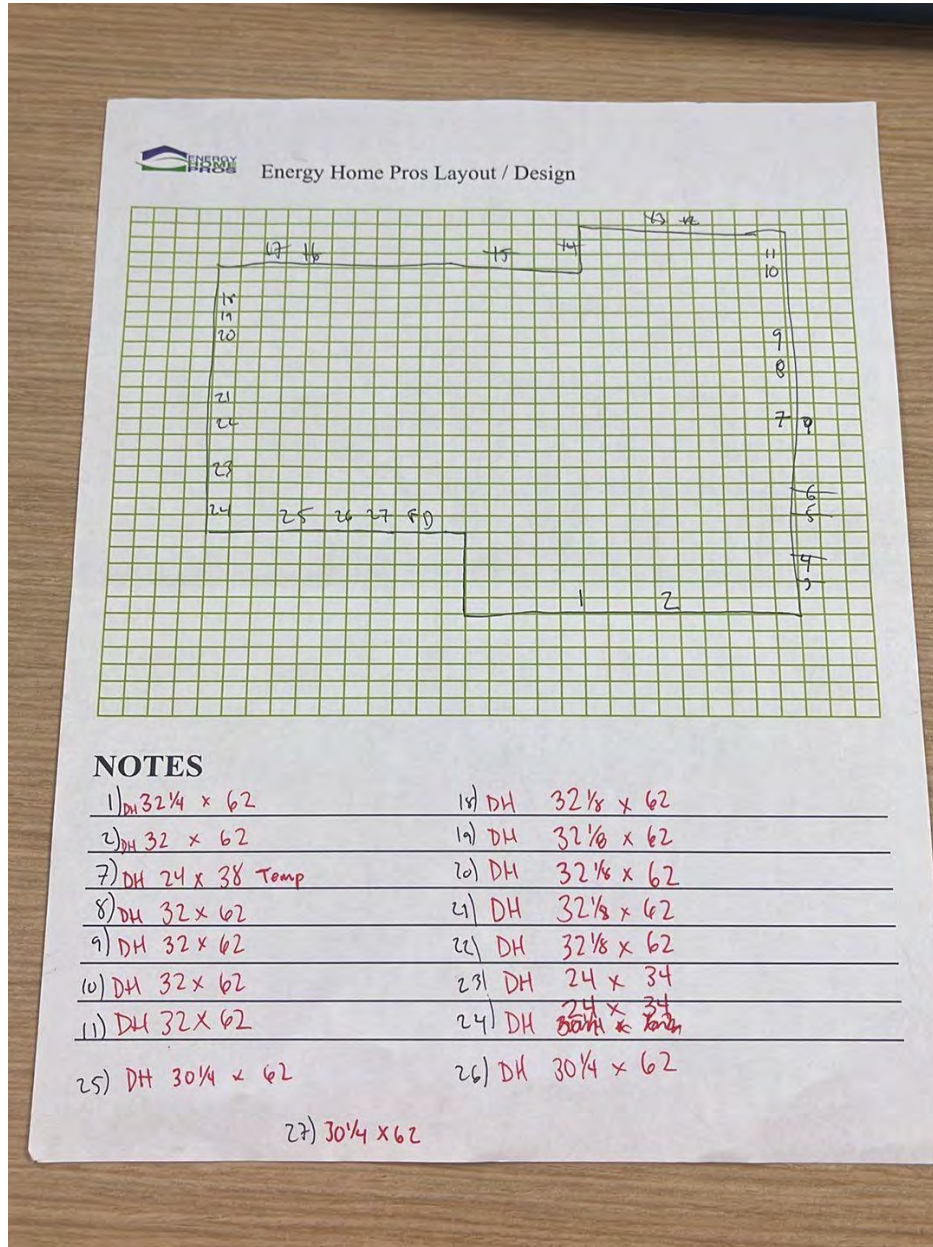
Side of House (facing East)

2030 West Mulberry Ave. - Window Replacement Request



Side Of House (facing West)

2030 West Mulberry Ave. - Window Replacement Request



Window Replacement Request Plan

Windows requested to be replaced:

- North Facade (Front) = All windows, 1, 2, 25, 26, 27
- East Facade (Side) = Windows 7, 8, 9, 10, 11
- South Facade (Rear) = None, all will remain
- West Facade (Side) = All Windows, 18 - 24

2030 West Mulberry Ave. - Window Replacement Request



Windows 1 & 2

2030 West Mulberry Ave. - Window Replacement Request



Window 7

2030 West Mulberry Ave. - Window Replacement Request



Windows 18, 19, & 20

2030 West Mulberry Ave. - Window Replacement Request



Window 21

2030 West Mulberry Ave. - Window Replacement Request



Window 22

2030 West Mulberry Ave. - Window Replacement Request



Window 23

2030 West Mulberry Ave. - Window Replacement Request



Window 24

2030 West Mulberry Ave. - Window Replacement Request



Window 25

2030 West Mulberry Ave. - Window Replacement Request



Window 26

2030 West Mulberry Ave. - Window Replacement Request



Window 27

Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane casement



- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹

- **ENERGY STAR® certified²**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2022.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.³

- **Popular features and options**

Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of several paints and stains, or choose primed or unfinished. Several grille types and patterns and high-transparency screens are also available.

- **Intentional design for improved durability**

Intentional jamb/sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joint**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Low-maintenance exteriors**

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

- **Best limited lifetime warranty⁴**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁴

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:⁵



Special shape windows also available.

^{1,2,3,4,5} See back cover for disclosures.


Product Specifications


Window & Patio Door Styles					Performance Values			
	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	U-Factor	SHGC	STC
Awning Dual-pane vent	21"	17"	59"	59"	LC30	0.25-0.35	0.19-0.51	25-28
Awning Triple-pane vent	21"	17"	59"	59"	LC25-CW50	0.12-0.19	0.24-0.56	31-37
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.35	0.19-0.51	25-31
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.50	0.19-0.66	29-32
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.24	0.17-0.46	33-37
Double-Hung Dual-pane vent	21"	35"	41.5"	77"	LC30-LC50	0.19-0.66	0.20-0.56	27-31
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.25-0.29	0.18-0.48	31
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24-0.33	0.18-0.51	29-32
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.21-0.27	0.17-0.45	33-36

Window sizes available in 1/4" increments
Special sizes available in triple-pane patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit installpella.com.


Window Hardware


Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock


Finishes:


Champagne

White

Brown


Matte Black


Satin Nickel

Satin Brass


Patio Door Hardware


Elevate your style and transform a home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle


Finishes:


Champagne

White

Brown

Matte Black


Satin Nickel


Satin Brass


Colors


Unfinished Pine Interior Colors


We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.


White


Bright White

Linen White

Golden Oak Stain


Early American Stain


Provincial Stain


Black Stain


Aluminum-Clad Exterior Colors


Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.


Black


White


Brown


Fossil


Iron Ore


Portobello


Putty

Almond

Classic White


Brick Red


Hartford Green


Wolf Gray


Integrated Blinds®


Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.


White


Poplar White

Bisque

Storm

Golden


Mocha


Black


Integrated Shades®

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.


Light-Filtering:


White


Silver

Maize

Room-Darkening:

Cotton

Bamboo

Ash

Added Peace of Mind

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.* For more information, go to connectpella.com.

* See back cover for disclosures.

Performance Packages

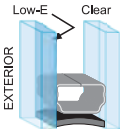
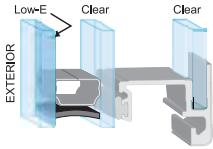
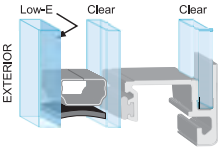
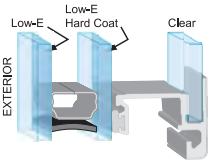
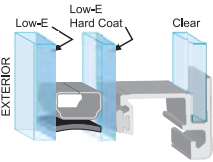
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



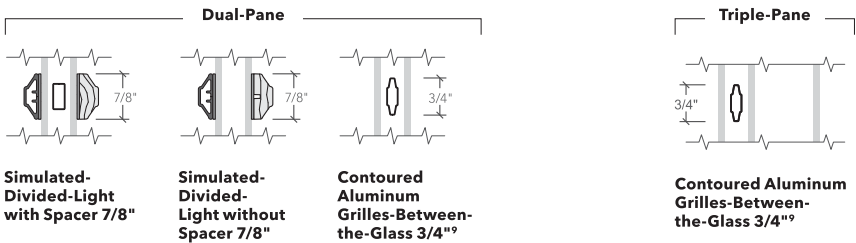
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2022.²

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
				
Advanced Low-E	Advanced Low-E SunDefense Low-E or NaturalSun Low-E	Advanced Low-E Sound-reduction glazing	AdvancedComfort	AdvancedComfort Sound-reduction glazing
Two panes of insulating, energy-efficient glass and our most popular features and options.	A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.	A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light, removable room-side grilles or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.⁴

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁴ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁵ Double-hung windows available in dual-pane only.

⁶ Available with triple-pane products only.

⁷ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

⁸ Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

⁹ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.