

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

HDRC CASE NO: 2023-404
ADDRESS: 716 SHERMAN ST
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 5
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Yiding Ju/DBO INVESTMENTS LLC
OWNER: Wenhao Deng/DBO INVESTMENTS LLC
TYPE OF WORK: Wholesale window replacement
APPLICATION RECEIVED: September 20, 2023
60-DAY REVIEW: November 19, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove and replace all the existing wood and aluminum windows with vinyl windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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 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.
- 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 structure located at 716 Sherman is a 1-story, single-family residence constructed circa 1930 in the craftsman style and makes its first appearance on the 1931 Sanborn Map. The structure features a two front-facing gables with a composition shingle roof, vinyl lap siding, one-over-one wood windows, and an aluminum replacement window on the rear. The property is contributing to the Dignowity Hill Historic District. At this time, the applicant is requesting to remove the existing wood windows and replace them with vinyl windows.

b. CASE HISTORY – Staff received a 311 Report of windows being replaced at 716 Sherman on September 18, 2023. Staff contacted the property owner and issued a Stop Work Order. Since then, the applicant has stopped work and is working with staff throughout the Certificate of Appropriateness process. The windows have been boarded up for a number of years, making it difficult for staff to document original conditions. Based on photos, it also appears that original window trim has been replaced by 2x4 dimensional lumber.

c. WINDOW REPLACEMENT: EXISTING CONDITION – Staff conducted a site visit on October 10, 2023, to assess any remaining windows on site. On the site visit, staff was able to find one window had not been replaced, which is the existing aluminum window that is located on the rear of the structure. No wood windows were on site to assess whether or not the windows were in repairable condition.

e. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. 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. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

f. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

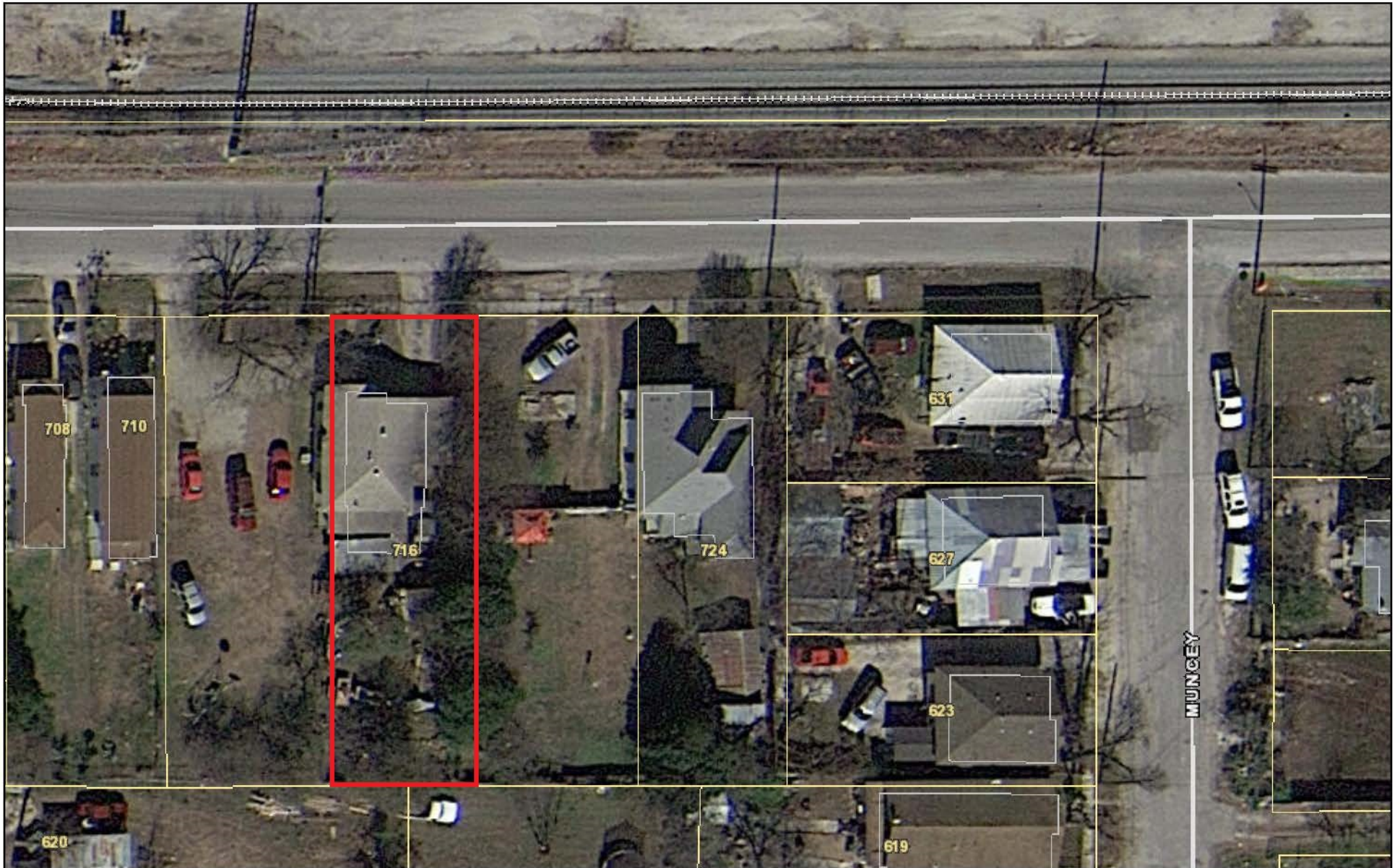
g. WINDOW REPLACEMENT – The applicant has proposed to replace presumably 17 wood windows and one aluminum with vinyl windows per the submitted documents. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence 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. While staff is unable to verify the condition of the original windows, photos submitted indicated that at majority of the intact wood windows were is

good condition and likely eligible for repair. Staff does not find the proposed replacement with vinyl windows to be consistent with the Guidelines.

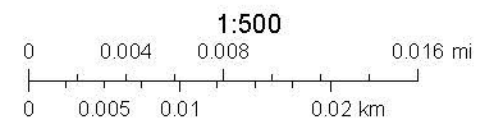
RECOMMENDATION:

Staff does not recommend approval of the replacement of wood windows based on findings b through g. Staff recommends the applicant repair the wood windows with in-kind materials (this would involve the reconstruction of windows using salvaged parts or fully wood units. The HDRC may also approve a fully-wood replacement product which meets staff's standards including inset and window trim.

City of San Antonio One Stop



October 13, 2023











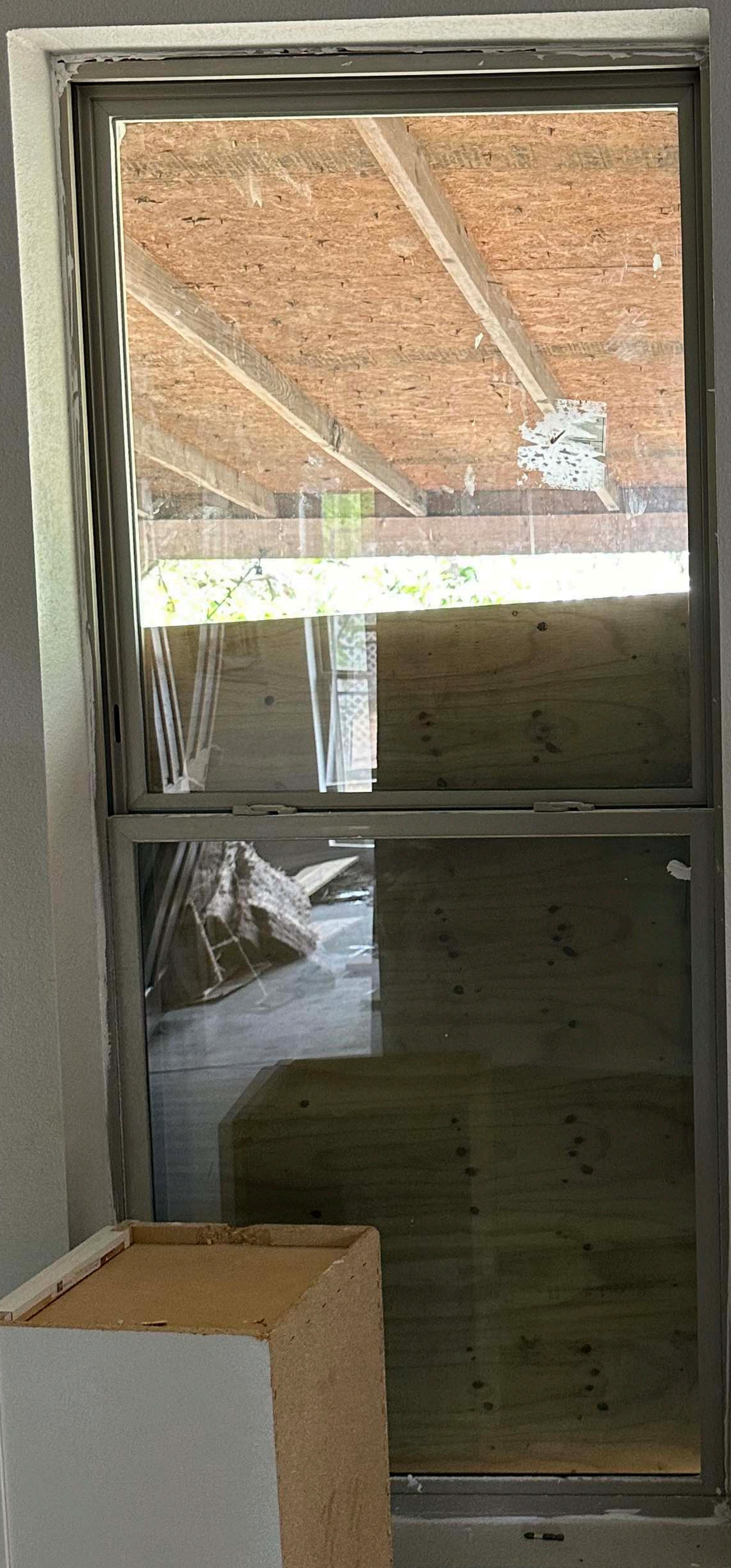






















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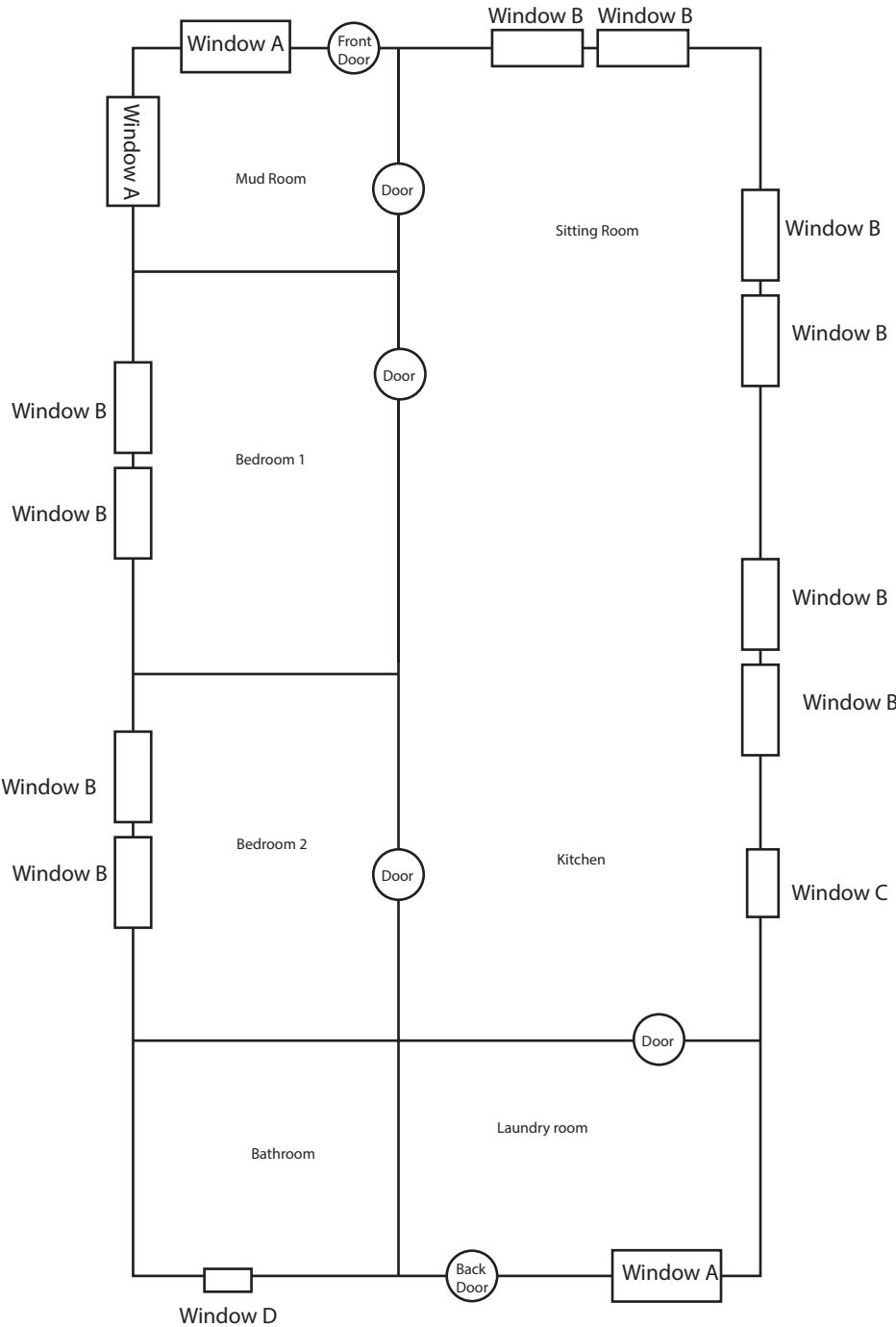


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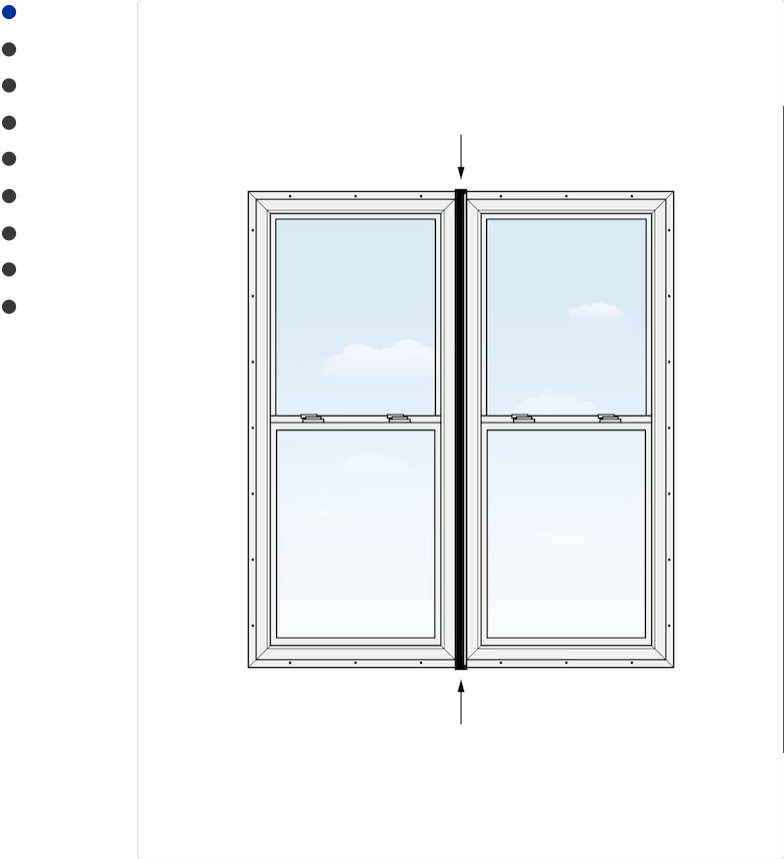
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- For field assembly to connect 2 horizontally joined windows as 1 unit
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Specifications

General

Color/Finish Family	White		
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Dimensions			
Height (Inches)	71.5	Rough Opening Height (Inches)	72
Jamb Depth (Inches)	2.625	Rough Opening Width (Inches)	1
Length (Inches)	71.5	Width (Inches)	1

Features			
Hardware Material	Vinyl	Package Contents	Mull Clips Mull Covers Mull Reinforcement
Material	Aluminum and Vinyl	Window Type	Single-hung

Warranty			
Warranty	Limited lifetime		

Certifications			
CA Residents: Prop 65 Warning(s)	No		

Miscellaneous			
Common Size (W x H)	1-in x 71-1/2-in		

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Warranty Guide

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Product Certifications

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Specifications

General			
Color/Finish Family	White	Interior Color/Finish	White
Exterior Color/Finish	White	Series Name	105 Series
Hardware Color/Finish	White		

Dimensions			
Actual Height (Inches)	59.5	Jamb Depth (Inches)	2.625
Actual Width (Inches)	35.5	Rough Opening Height (Inches)	60
Clear Opening Height (Inches)	25	Rough Opening Width (Inches)	36
Clear Opening Width	32.875	TTT Flange Size	N/A
Common Size (W x H)	36-in x 60-in	Weight	36
Grid Width	N/A		

https://www.lowes.com/pd/ReliaBilt-105-Vinyl-Egress-New-Construction-White-Exterior-Single-Hung-Window-Rough-Opening-36-in-x-60-in-Actual-35-5-in-x-59-5-in/3772491

2/4

<div><div></div>Features</div>			
Argon Gas Insulated	No	Lock Type	Sweep
Balance System	Block and tackle	Lowe's Exclusive	Yes
Clear Opening Sq Ft	5.70	Mulling	N/A
Design Pressure (DP) Rating	25	Nail Fin	Integrated
For Use with Mobile Homes	Yes	Number of Locks	2
Frame Material	Vinyl	Obscure Glass	No
Frame Profile	Flat	Paintable	No
Glass Insulation	Dual-pane	Project Type	New construction
Glass Strength	Single strength	Screen Frame Type	Roll-form
Glazing Type	Double pane	Screen Included	Half
Grid Included	No	Screen Type	Fiberglass mesh
Grid Pattern	N/A	Solar Heat Gain Coefficient (SHGC)	0.31
Grid Profile	N/A	Sound Transmission Control (STC) Rated	No
Grid Type	N/A	Tilt Mechanism	N/A
High Altitude Rated	No	Tilting	No
Impact Resistant	No	Ventilation Latches	N/A
Insect Screen Included	Yes	Wood Jamb Extension	None
J Channel	N/A		

<div><div></div>Warranty</div>			
Warranty	Limited lifetime		

<div><div></div>Certifications</div>			
CA Residents: Prop 65 Warning(s)	No	Meets CA Forced Entry Requirements	No
ENERGY STAR Certified North/Central Zone	No	Meets Title 24	No
ENERGY STAR Certified Northern Zone	No	Meets Wildland Urban Interface	No
ENERGY STAR Certified South/Central Zone	No	Miami Dade Approved	No
ENERGY STAR Certified Southern Zone	No	Texas Department of Insurance Approved	No
Florida Product Approved	Yes	U Value	0.34
Hurricane Approved	No		


<div><div></div>Miscellaneous</div>			
UNSPSC	30171600		

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36-in x 72-in

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Project Source 20000S Series 23.5-in x 29.5-in x 2.625-in Jamb Vinyl New Construction White Dual-pane Single Hung Window Half Screen Included

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Overview


The RELIABILT Series 105 single hung windows offer an exceptional value with outstanding strength, energy efficiency and lasting beauty.


- The economically priced RELIABILT 105 Series single hung window is a great choice whenever top performance requires a strict budget
- The bottom sash is side-loaded for easy removal and operates with dual lift rails
- Designed for new construction and remodeling applications, the window installs easily with a pre-punched, integrated nail fin and built in accessory channels to accommodate multiple installation options (Series 3050 available without nailing fin)
- DP-50 rated (Design Pressure rating) on windows up to 36-in W x 74-in H
- Modular sized so rough opening widths for multiple units are easy to calculate
- Features energy-efficient Low-E glass to help reflect the sun's heat back away from your home in the warm summer months and to help hold the warmth inside your home during the colder winter months
- Window comes standard in white and includes a versatile half screen; additional sizes, factory mulling, glass, grid and colors are available; see your local sales associate for available custom options
- All RELIABILT windows are manufactured exclusively for Lowe's and made proudly in the USA

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Specifications

General			
Color/Finish Family	White	Interior Color/Finish	White
Exterior Color/Finish	White	Series Name	105 Series
Hardware Color/Finish	White		

Dimensions			
Actual Height (Inches)	71.5	Jamb Depth (Inches)	2.625
Actual Width (Inches)	35.5	Rough Opening Height (Inches)	72
Clear Opening Height (Inches)	31	Rough Opening Width (Inches)	36
Clear Opening Width	32.875	TTT Flange Size	N/A
Common Size (W x H)	36-in x 72-in	Weight	42
Grid Width	N/A		

https://www.lowes.com/pd/ReliaBilt-105-Vinyl-Egress-New-Construction-White-Exterior-Single-Hung-Window-Rough-Opening-36-in-x-72-in-Actual-35-5-in-x-71-5-in/50278227

2/4

Features			
Argon Gas Insulated	No	Lock Type	Sweep
Balance System	Block and tackle	Lowe's Exclusive	Yes
Clear Opening Sq Ft	7.07	Mulling	N/A
Design Pressure (DP) Rating	50	Nail Fin	Integrated
For Use with Mobile Homes	Yes	Number of Locks	2
Frame Material	Vinyl	Obscure Glass	No
Frame Profile	Flat	Paintable	No
Glass Insulation	Dual-pane	Project Type	New construction
Glass Strength	Single strength	Screen Frame Type	Roll-form
Glazing Type	Double pane	Screen Included	Half
Grid Included	No	Screen Type	Fiberglass mesh
Grid Pattern	N/A	Solar Heat Gain Coefficient (SHGC)	0.31
Grid Profile	N/A	Sound Transmission Control (STC) Rated	No
Grid Type	N/A	Tilt Mechanism	N/A
High Altitude Rated	No	Tilting	No
Impact Resistant	No	Ventilation Latches	N/A
Insect Screen Included	Yes	Wood Jamb Extension	None
J Channel	N/A		

Warranty			
Warranty	Limited lifetime		

Certifications			
CA Residents: Prop 65 Warning(s)	No	Meets CA Forced Entry Requirements	No
ENERGY STAR Certified North/Central Zone	No	Meets Title 24	No
ENERGY STAR Certified Northern Zone	No	Meets Wildland Urban Interface	No
ENERGY STAR Certified South/Central Zone	No	Miami Dade Approved	No
ENERGY STAR Certified Southern Zone	No	Texas Department of Insurance Approved	Yes
Florida Product Approved	Yes	U Value	0.34
Hurricane Approved	No		

Miscellaneous			
UNSPSC	30171600		

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RELIABILT Patio Door 72-in x 80-in Tempered White Vinyl

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★★★★★ 420

TITE-SEAL Self-adhesive waterproof flashing tape 4-in x 20-ft

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Nelson Wood Shims 0.3125-in x 1.375-in x 7.875-in 12-Pack Pine

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Overview

Discover C-3500™ True Composite windows and patio doors.

The RELIABILT Series 105 single hung windows offer an exceptional value with outstanding strength, energy efficiency and lasting beauty.

- The economically priced RELIABILT 105 Series single hung window is a great choice whenever top performance requires a strict budget
- The bottom sash is side-loaded for easy removal and operates with dual lift rails
- Designed for new construction and remodeling applications, the window installs easily with a pre-punched, integrated nail fin and built in accessory channels to accommodate multiple installation options (Series 3050 available without nailing fin)
- DP-50 rated (Design Pressure rating) on windows up to 36-in W x 74-in H
- Modular sized so rough opening widths for multiple units are easy to calculate
- Features energy-efficient Low-E glass to help reflect the sun's heat back away from your home in the warm summer months and to help hold the warmth inside your home during the colder winter months
- Window comes standard in white and includes a versatile half screen; additional sizes, factory mulling, glass, grid and colors are available; see your local sales associate for available custom options
- This RELIABILT window is manufactured exclusively for Lowe's and made proudly in the USA

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Specifications

General			
Color/Finish Family	White	Interior Color/Finish	White
Exterior Color/Finish	White	Series Name	105 Series
Hardware Color/Finish	White		

Dimensions			
Actual Height (Inches)	35.5	Jamb Depth (Inches)	2.625
Actual Width (Inches)	23.5	Rough Opening Height (Inches)	36
Clear Opening Height (Inches)	13	Rough Opening Width (Inches)	24
Clear Opening Width	20.875	TTT Flange Size	N/A
Common Size (W x H)	24-in x 36-in	Weight	18
Grid Width	N/A		



Chat

Features			
Argon Gas Insulated	No	Lock Type	Sweep
Balance System	Block and tackle	Lowe's Exclusive	Yes
Clear Opening Sq Ft	1.88	Mulling	N/A
Design Pressure (DP) Rating	25	Nail Fin	Integrated
For Use with Mobile Homes	Yes	Number of Locks	1
Frame Material	Vinyl	Obscure Glass	No
Frame Profile	Flat	Paintable	No
Glass Insulation	Dual-pane	Project Type	New construction
Glass Strength	Single strength	Screen Frame Type	Roll-form
Glazing Type	Double pane	Screen Included	Half
Grid Included	No	Screen Type	Fiberglass mesh
Grid Pattern	N/A	Solar Heat Gain Coefficient (SHGC)	0.31
Grid Profile	N/A	Sound Transmission Control (STC) Rated	No
Grid Type	N/A	Tilt Mechanism	N/A
High Altitude Rated	No	Tilting	No
Impact Resistant	No	Ventilation Latches	N/A
Insect Screen Included	Yes	Wood Jamb Extension	None
J Channel	N/A		

Warranty			
Warranty	Limited lifetime		

Certifications			
CA Residents: Prop 65 Warning(s)	No	Meets CA Forced Entry Requirements	No
ENERGY STAR Certified North/Central Zone	No	Meets Title 24	No
ENERGY STAR Certified Northern Zone	No	Meets Wildland Urban Interface	No
ENERGY STAR Certified South/Central Zone	No	Miami Dade Approved	No
ENERGY STAR Certified Southern Zone	No	Texas Department of Insurance Approved	No
Florida Product Approved	Yes	U Value	0.34
Hurricane Approved	No		

Miscellaneous			
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RELIABILT 60-in x 80-in Tempered White Vinyl Universal Sliding Window

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2-in x 4-in x 96-in Spruce Pine Fir Kiln-dried Stud

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★★★★☆ 613

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RELIABILT 105 Series 35.5-in x 59.5-in x 2.625-in Jamb Vinyl

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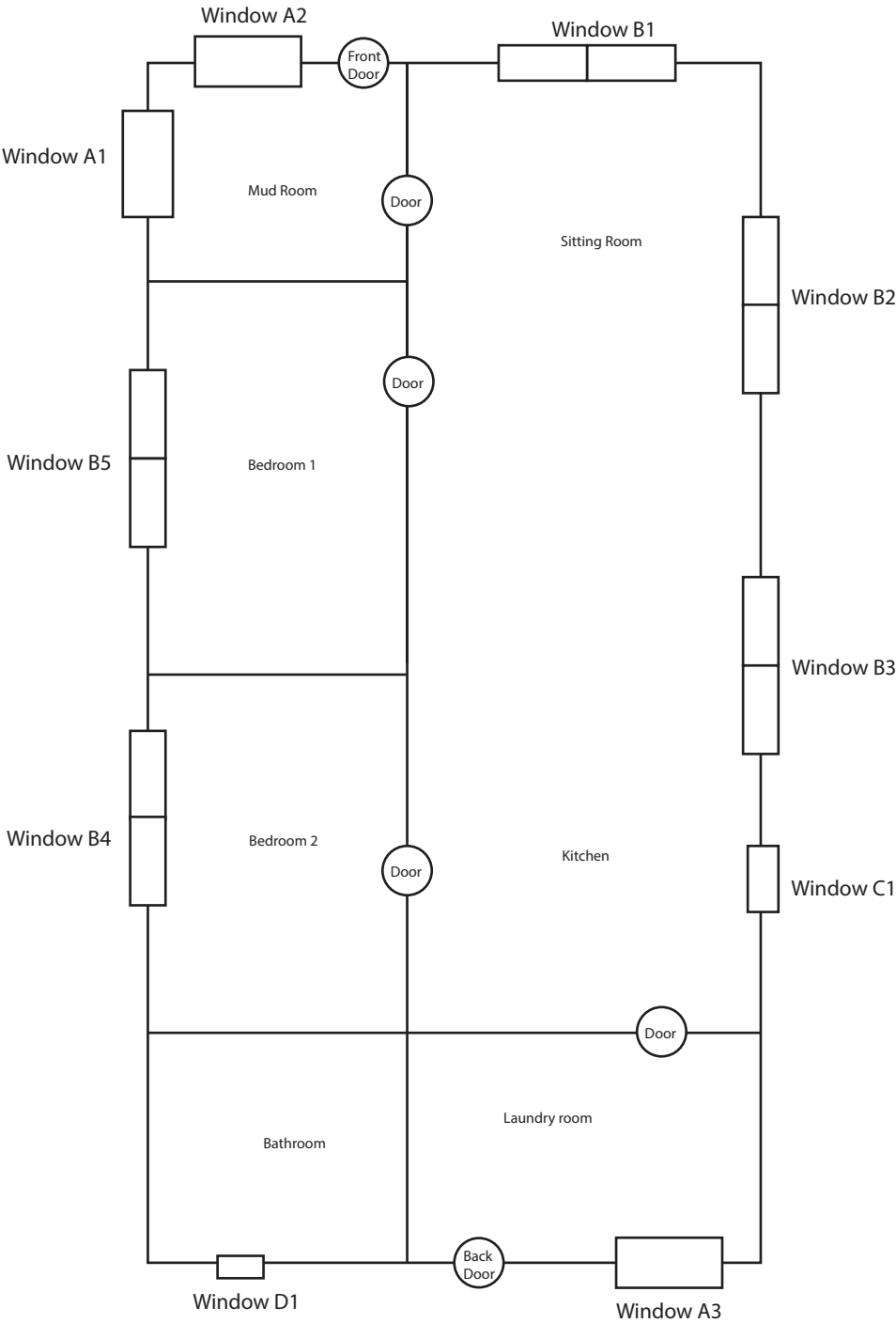


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Item #114451 Model #105SH36500002

Window B
RELIABILT 105 Series 35.5-in x 71.5-in x 2.625-in Jamb Vinyl New Construction White Dual-pane Single Hung Window Half Screen Included
Item #632792 Model #719801225276105SH

Window C
RELIABILT 53.5-in White Aluminum and Vinyl-Window Joining Kit with Mull Clips Mull Covers Mull Reinforcement
Item #739593 Model #719801229342

Window D
RELIABILT 105 Series 23.5-in x 35.5-in x 2.625-in Jamb Vinyl New Construction White Dual-pane Single Hung Window Half Screen Included
Item #110139 Model #105SH24360002





Window A1

Window B5

Window B4



Window D1

Window A1



Window C1

Window B3

Window B2



Window B1

Window A2



Window B1

Window B2

Window B3

Window B1

Window B2

Window B3

Window C1



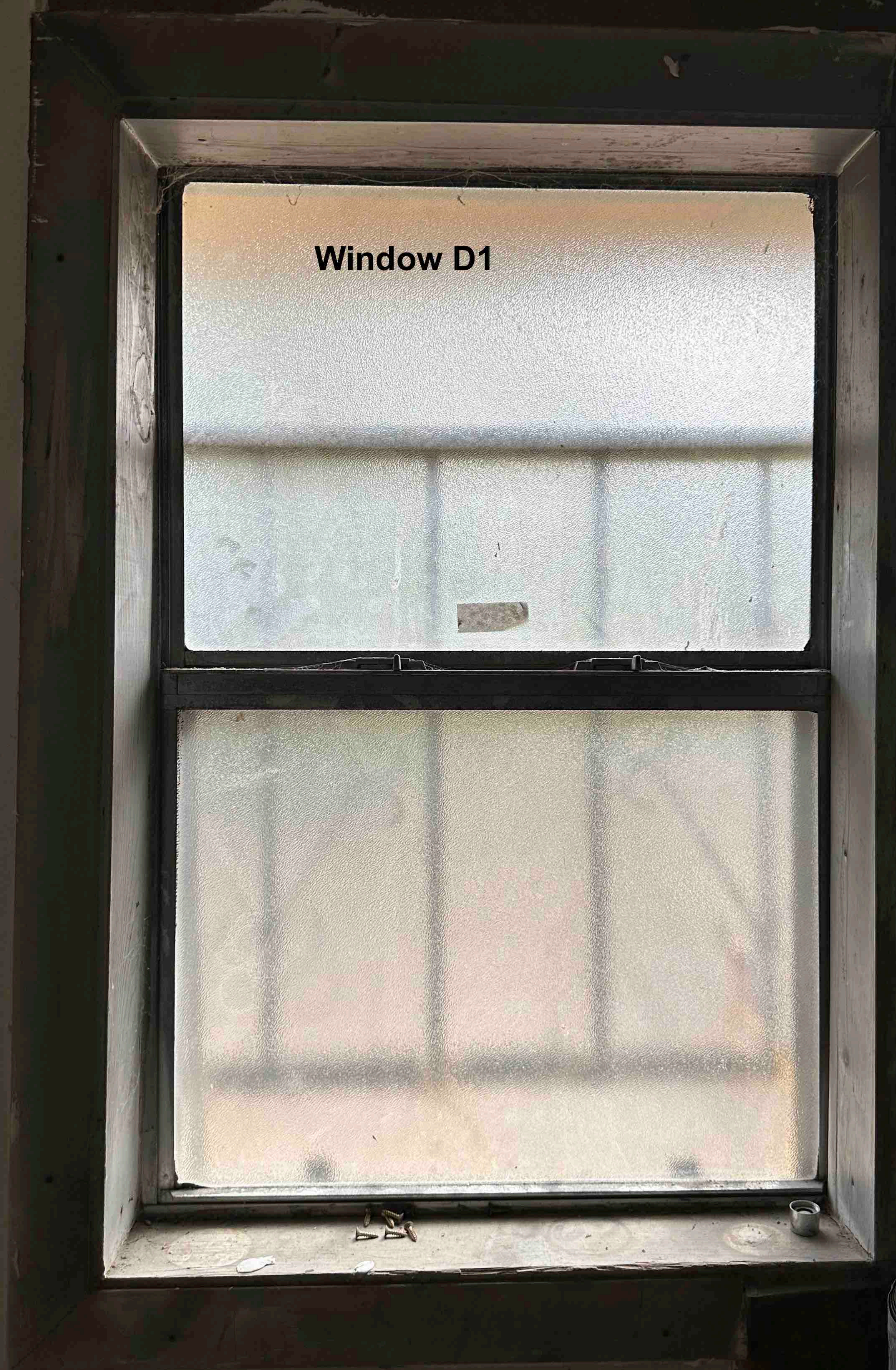
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Window B5



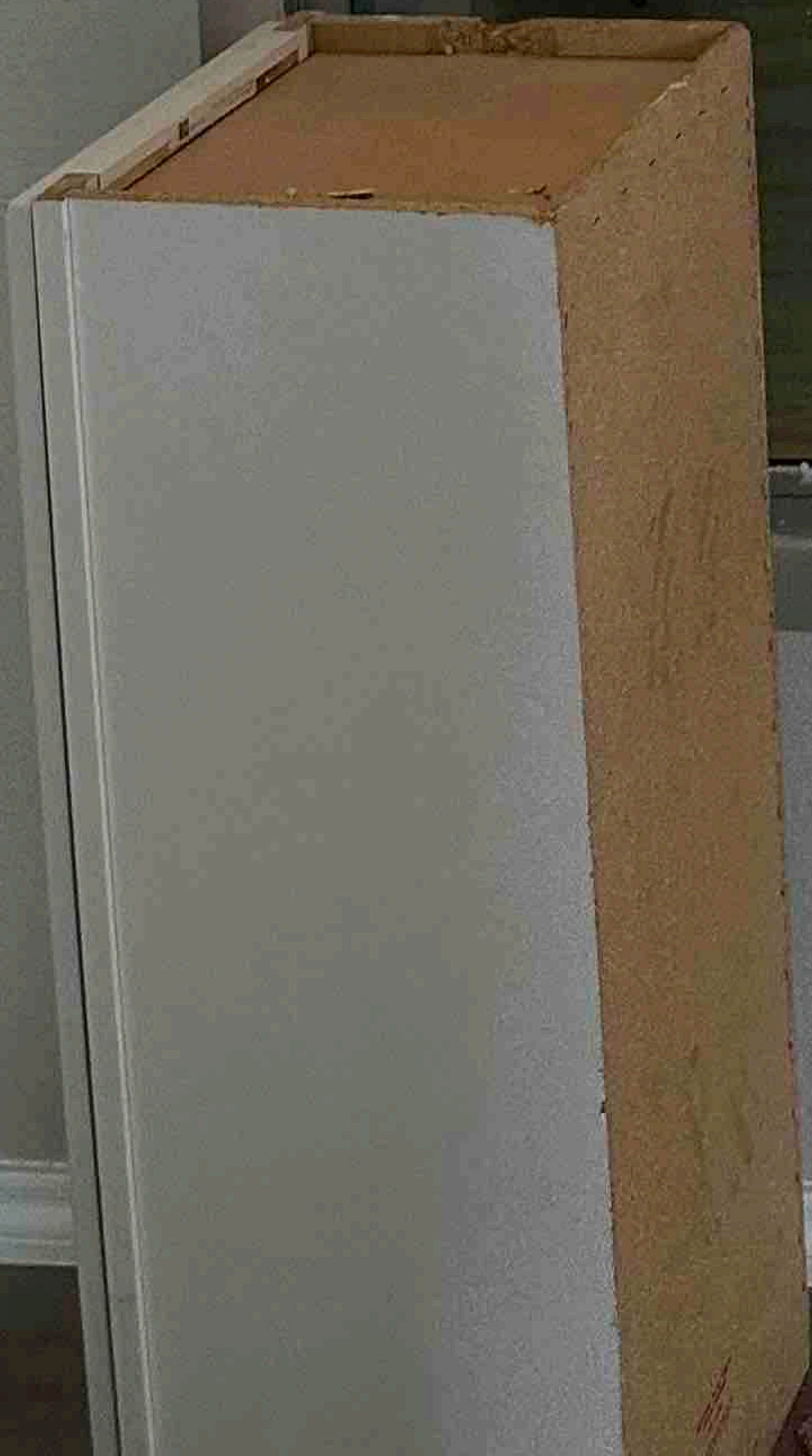
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Window C1



Window B3



Window B2



Window B1



Window A1



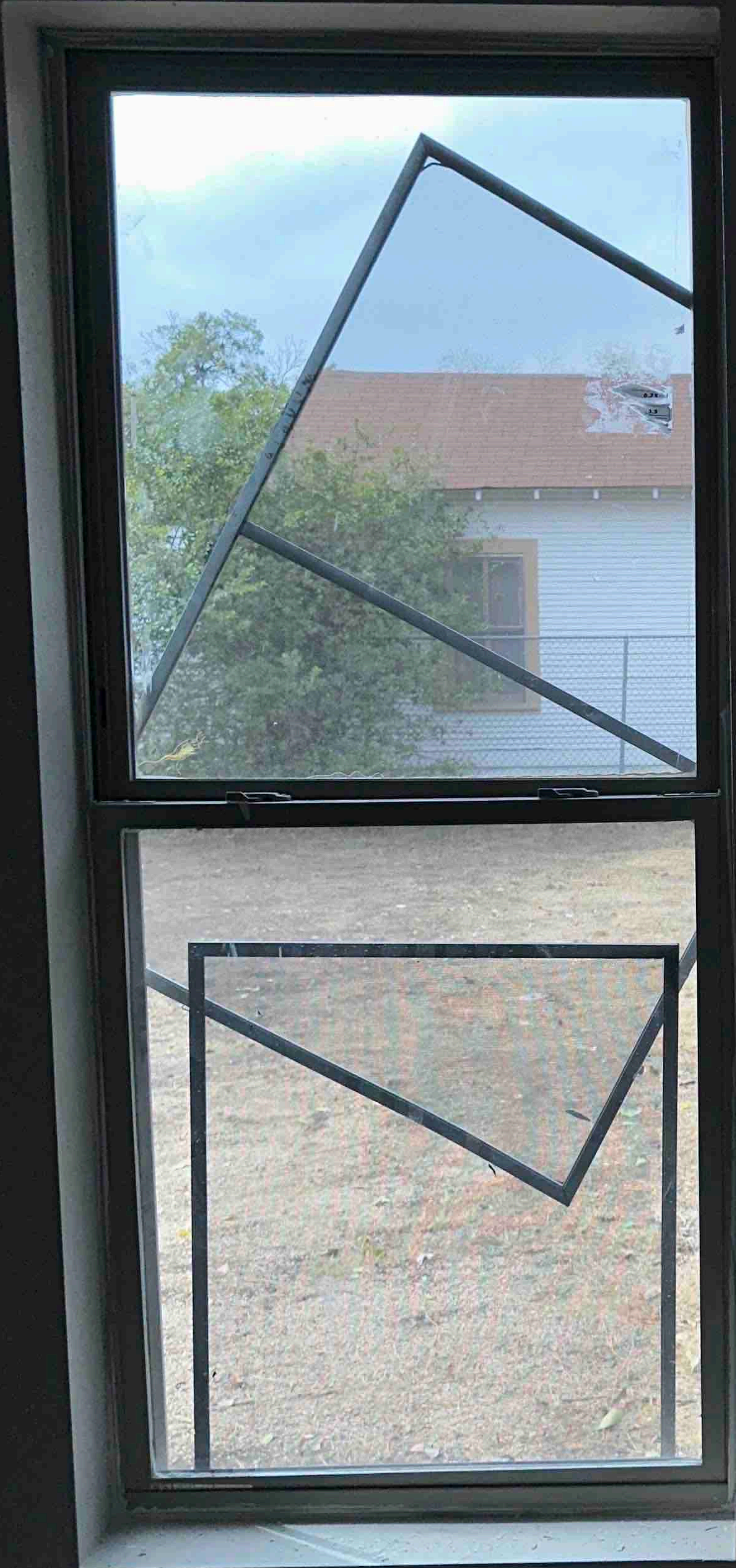
Window A2



Window B5



Window B4



Window A3



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