

HISTORIC AND DESIGN REVIEW COMMISSION

November 01, 2023

HDRC CASE NO: 2023-423
ADDRESS: 309 W ASHBY PLACE
LEGAL DESCRIPTION: NCB 1887 BLK 7 LOT S 131.16 OF E 44 FT OF 8 & S 131.16 OF W 40 FT OF 9
ZONING: R-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Hilary Wooldridge/Window World of Texas
OWNER: Mark Engelhardt/ENGELHARDT EUGENE MARK & ELISA C
TYPE OF WORK: Wood window replacement with vinyl
APPLICATION RECEIVED: October 13, 2023
60-DAY REVIEW: December 12, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace fourteen (14) existing wood 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 309 W Ashby is a 2-story, single-family residence constructed circa 1910 in the Classical Revival style and makes its first appearance on the 1911 Sanborn map under the address, 309 W San Pedro Place. The street name change is noted on the 1951 Sanborn Map. The structure features a side entry door, asbestos siding, two-over-two wood windows, an open porch on the second-floor, and a shingle roof. The property is contributing to the Monte Vista Historic District. At this time, the applicant is requesting to replace 14 wood windows with vinyl windows.

b. WINDOW REPLACEMENT: EXISTING CONDITION – Staff conducted a site visit on Monday, October 23, 2023, and found that the existing wood windows featured broken or missing cords, signs of wood rot, and most of the windows were sealed shut. While the windows showed signs of deterioration, the existing windows were found to be in good or repairable condition. Window number 3 is largely missing and warrants in-kind replacement.

c. 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. 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. 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.

d. 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.

e. WINDOW REPLACEMENT – The applicant has proposed to replace fourteen (14) wood windows 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. As noted in finding b, staff finds that the windows are in repairable condition. Staff also does not find replacement consistent with the Guidelines.

RECOMMENDATION:

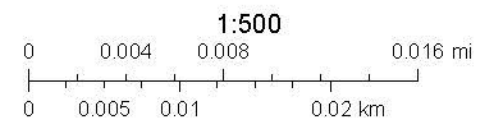
Staff does not recommend approval of the replacement of wood windows based on findings b through e. Staff recommends the applicant repair the wood windows with in-kind materials. Staff recommends that window 3 be replaced with a fully-wood, 2-over-2 window to match existing with the following stipulation:

i. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening

City of San Antonio One Stop



October 18, 2023



front





Right
front



Right
Back



Back



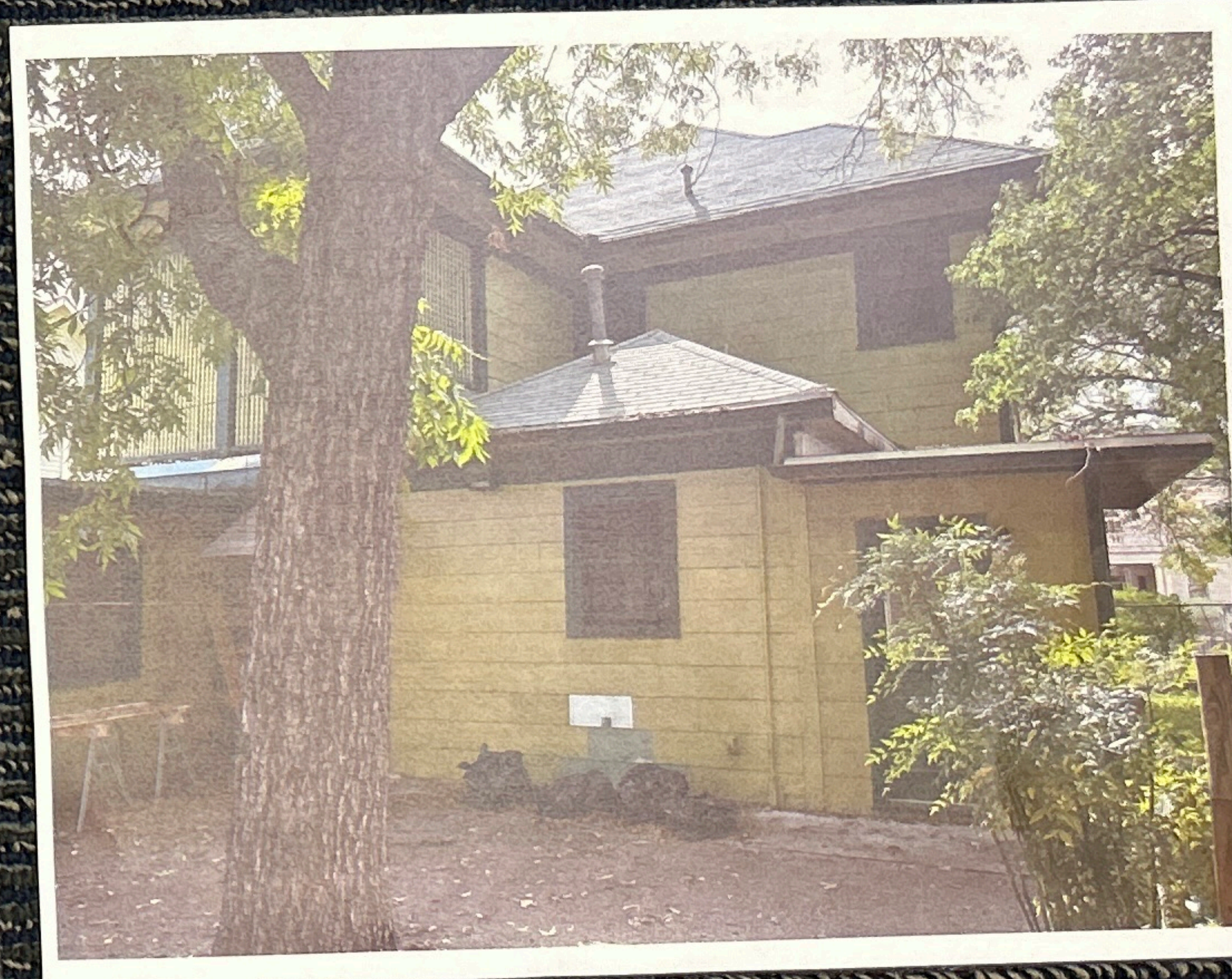
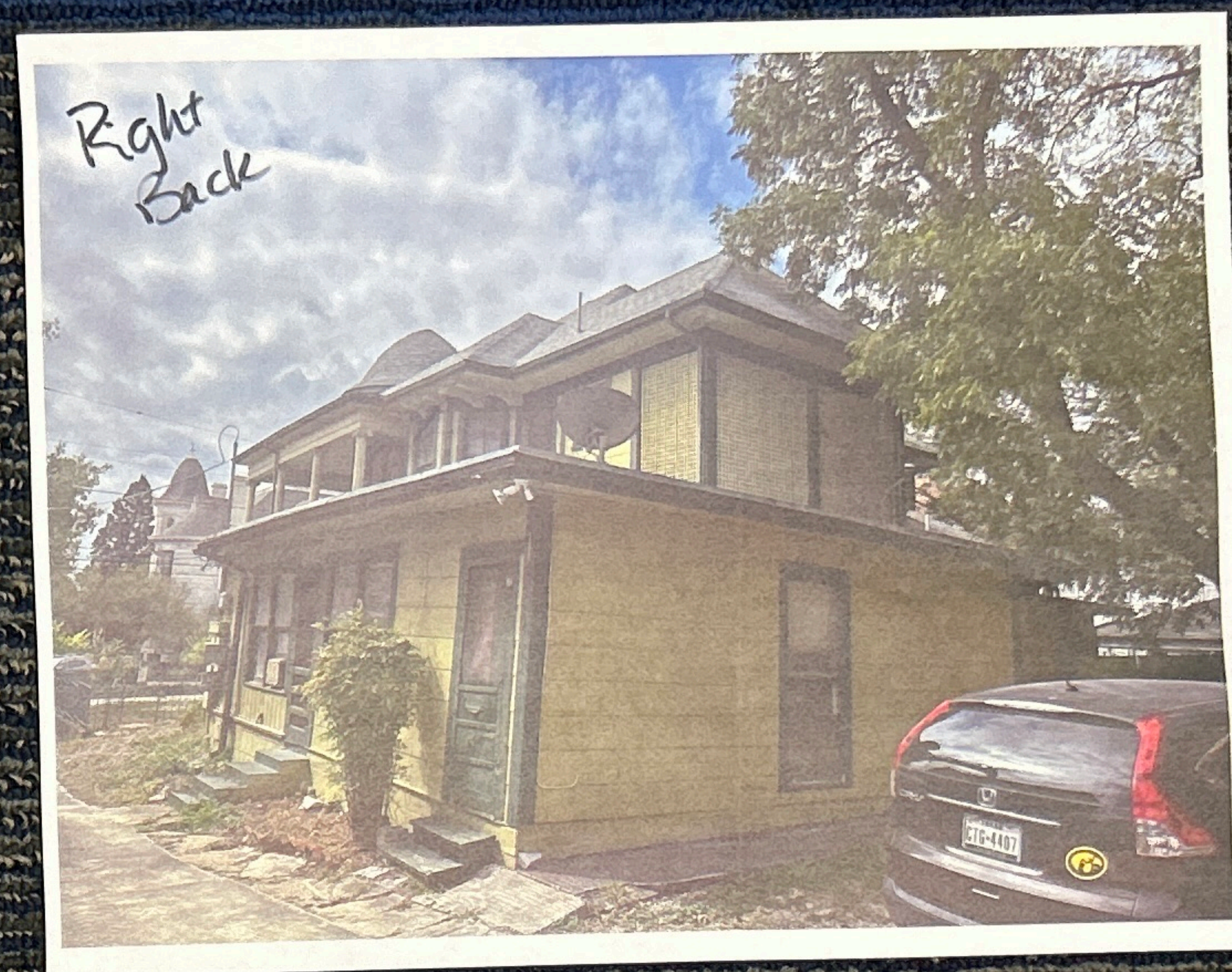
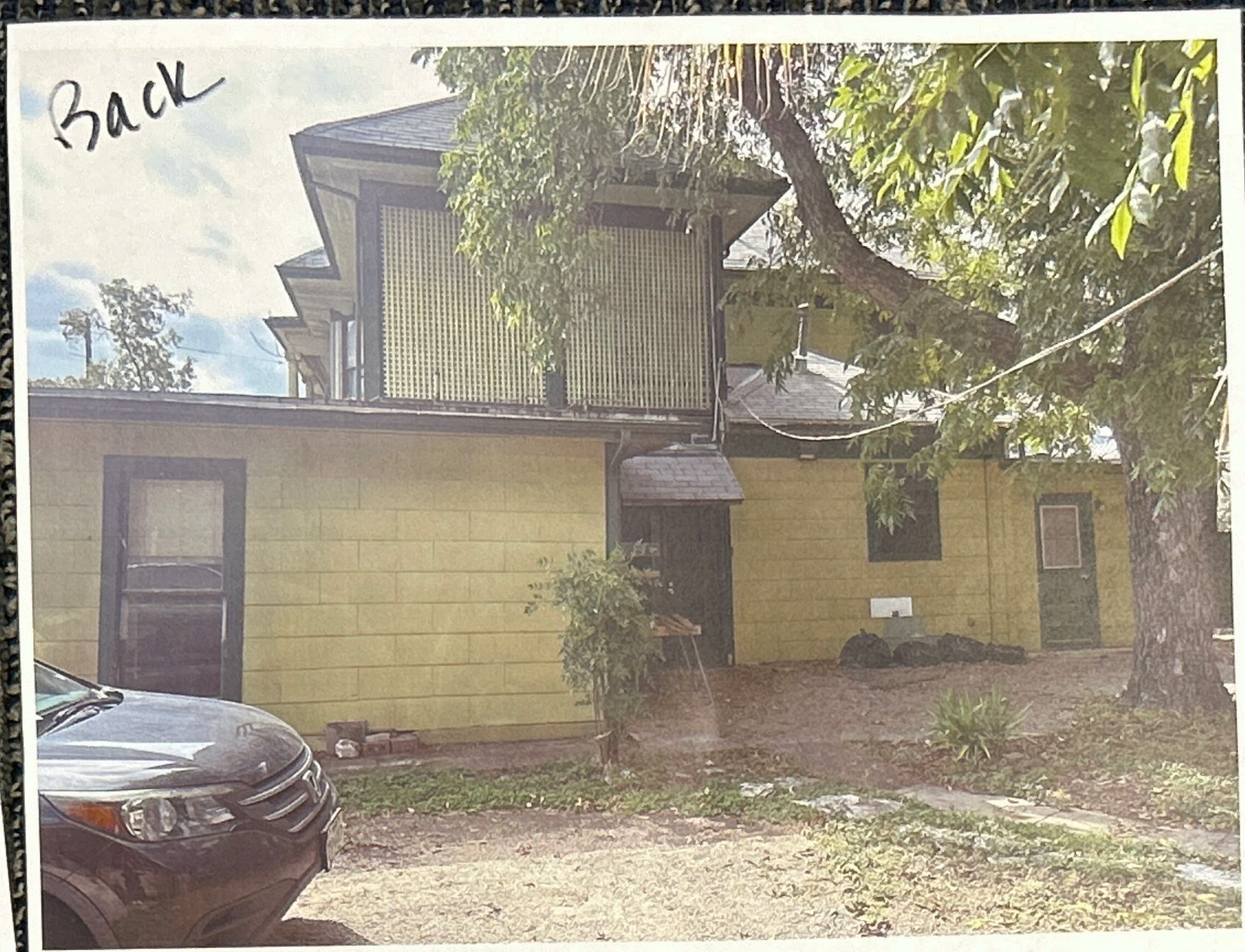


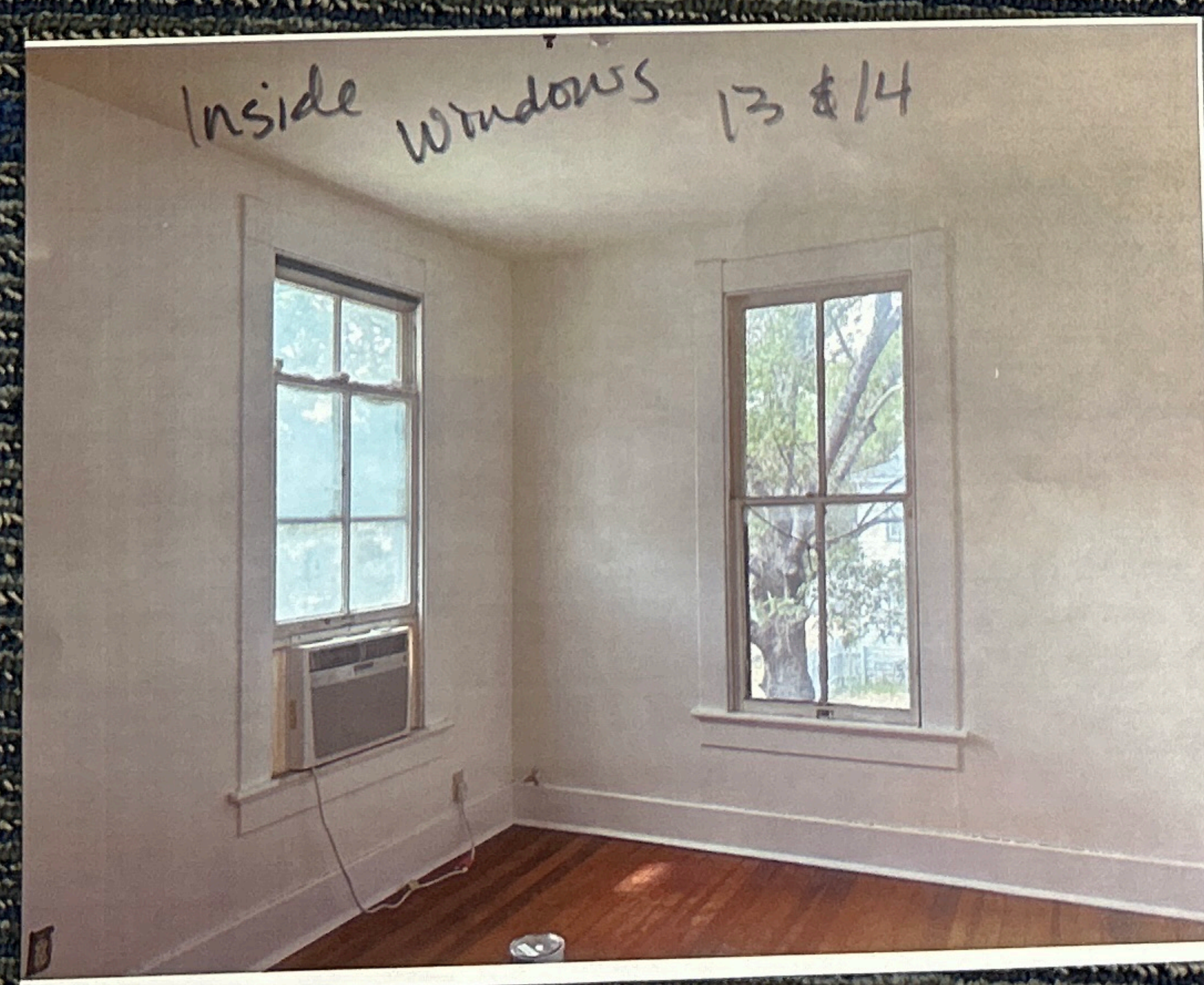
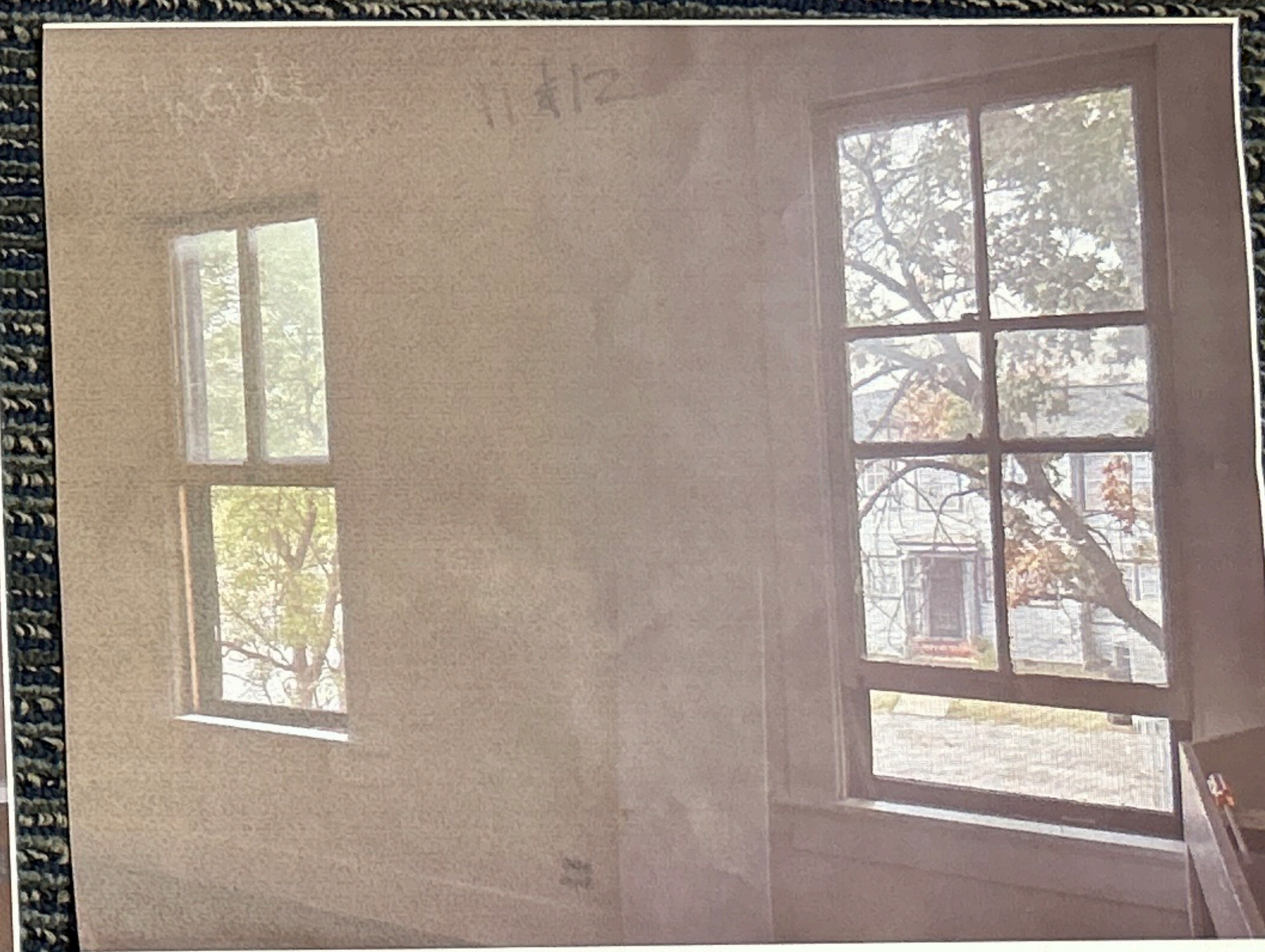
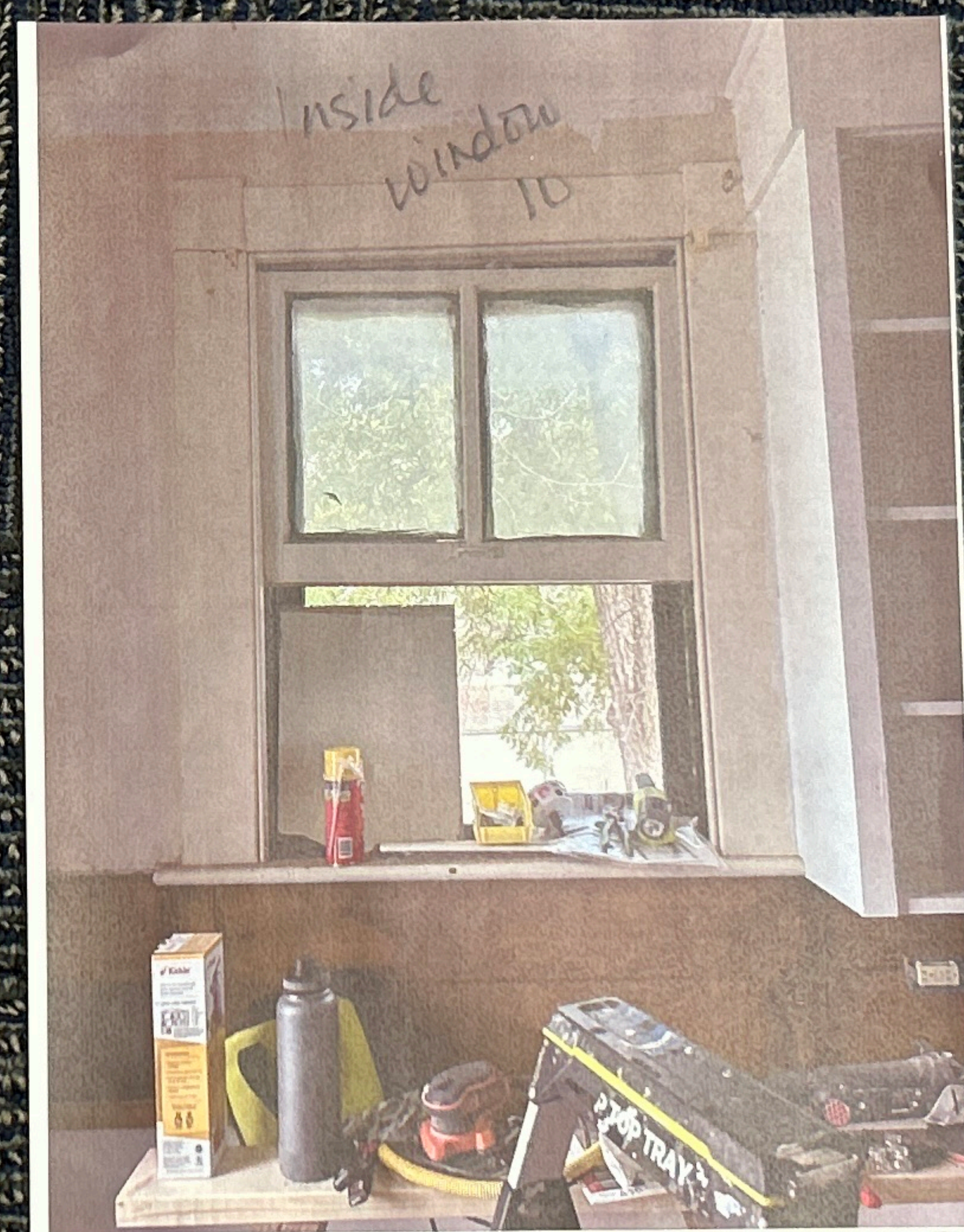
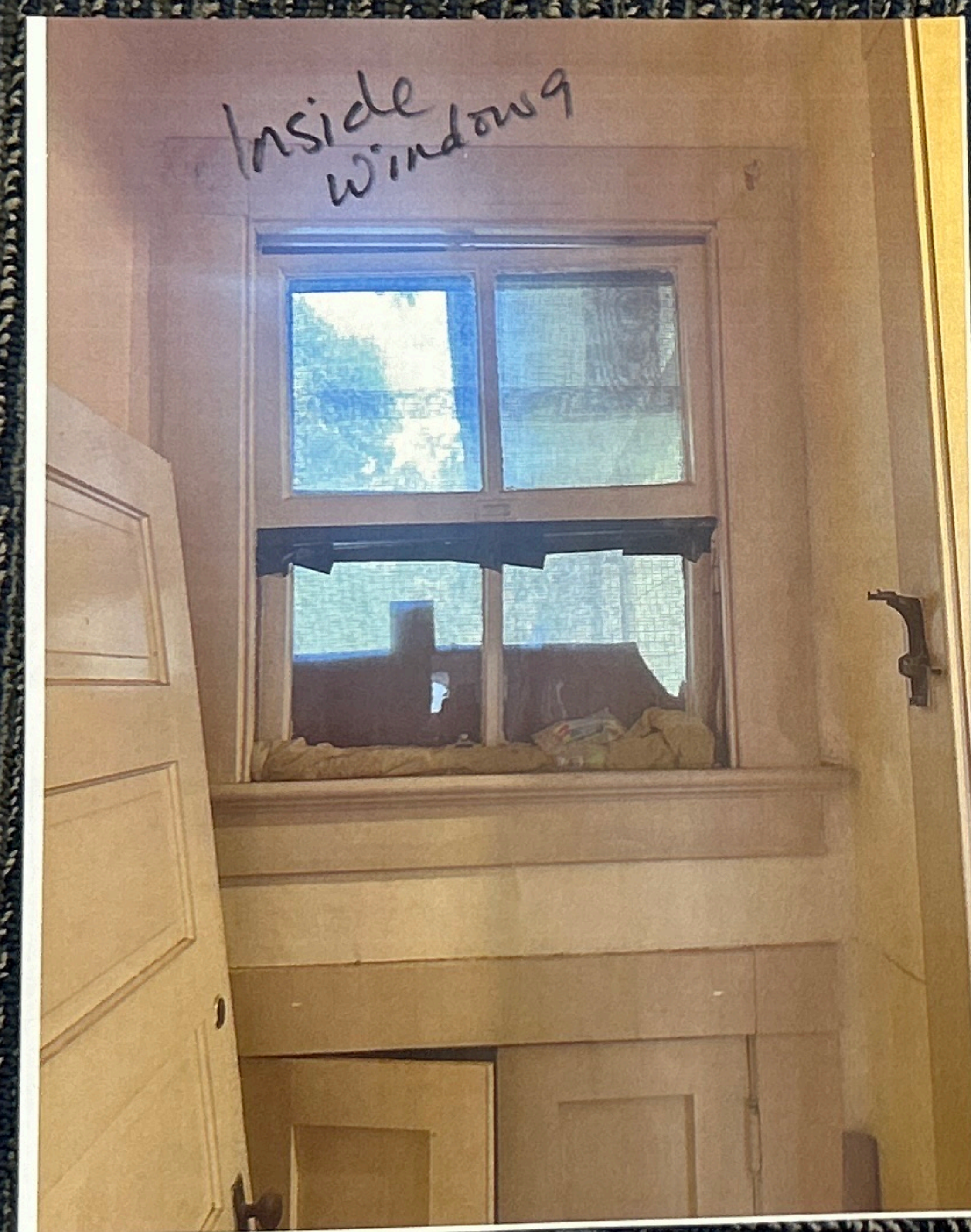
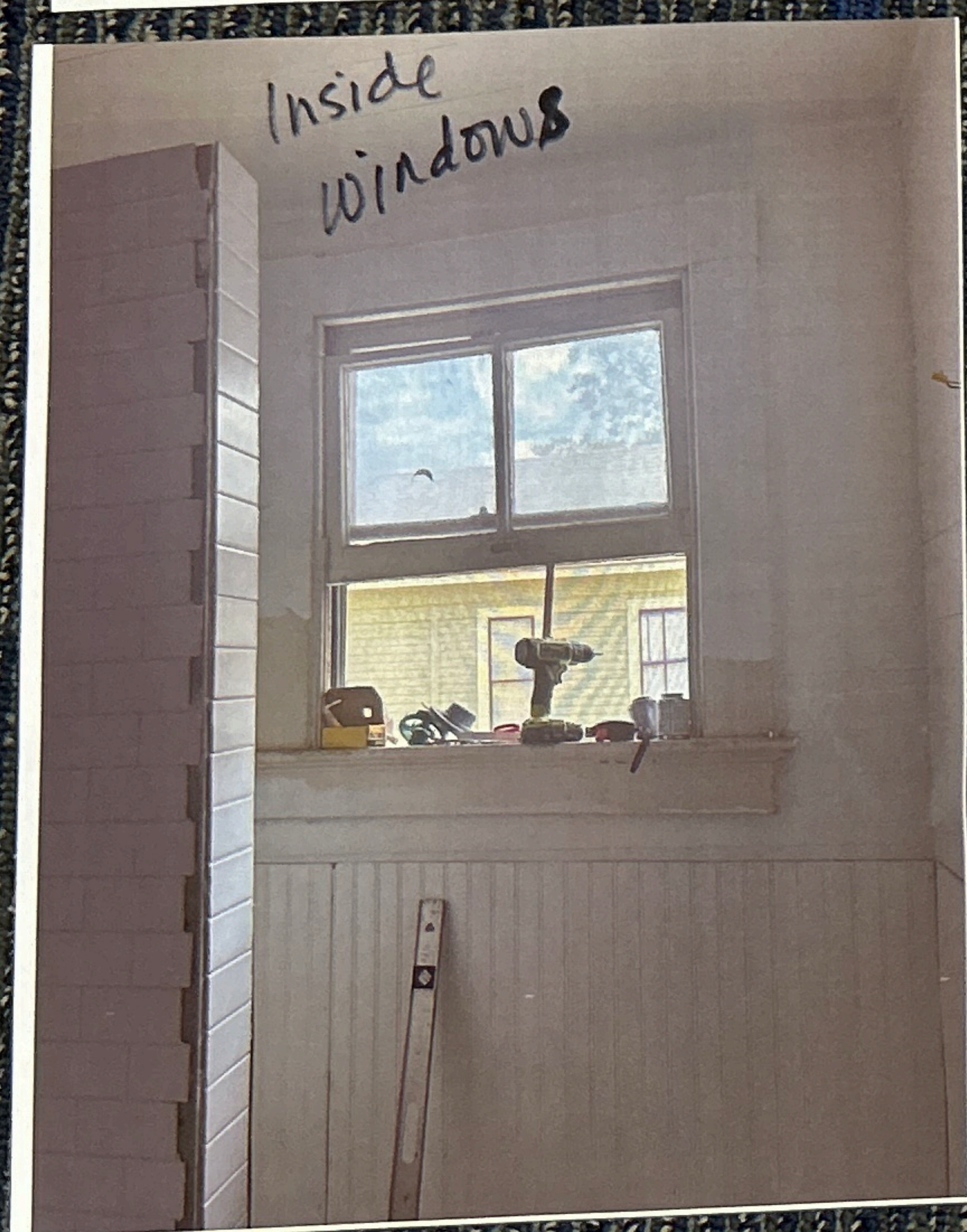
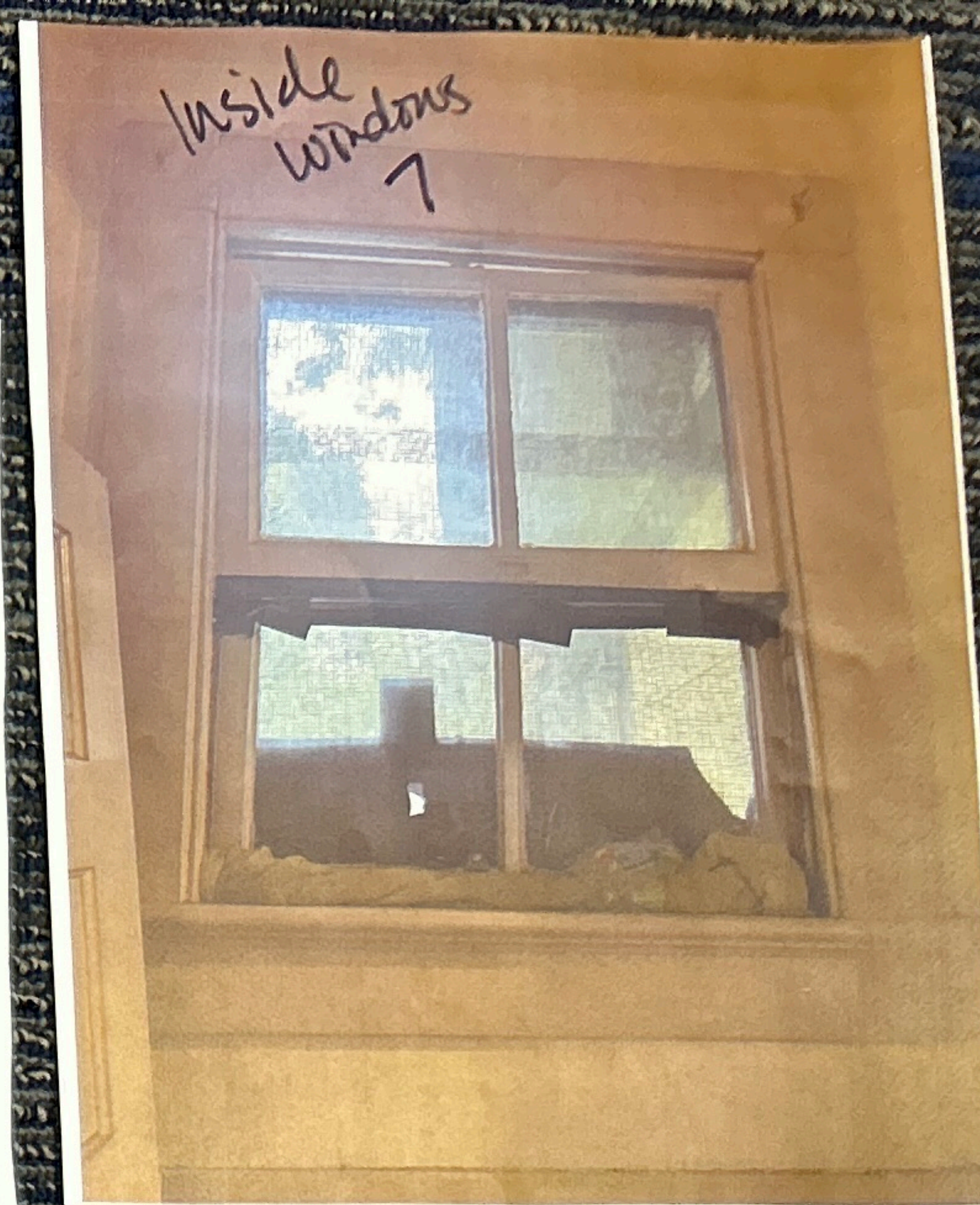
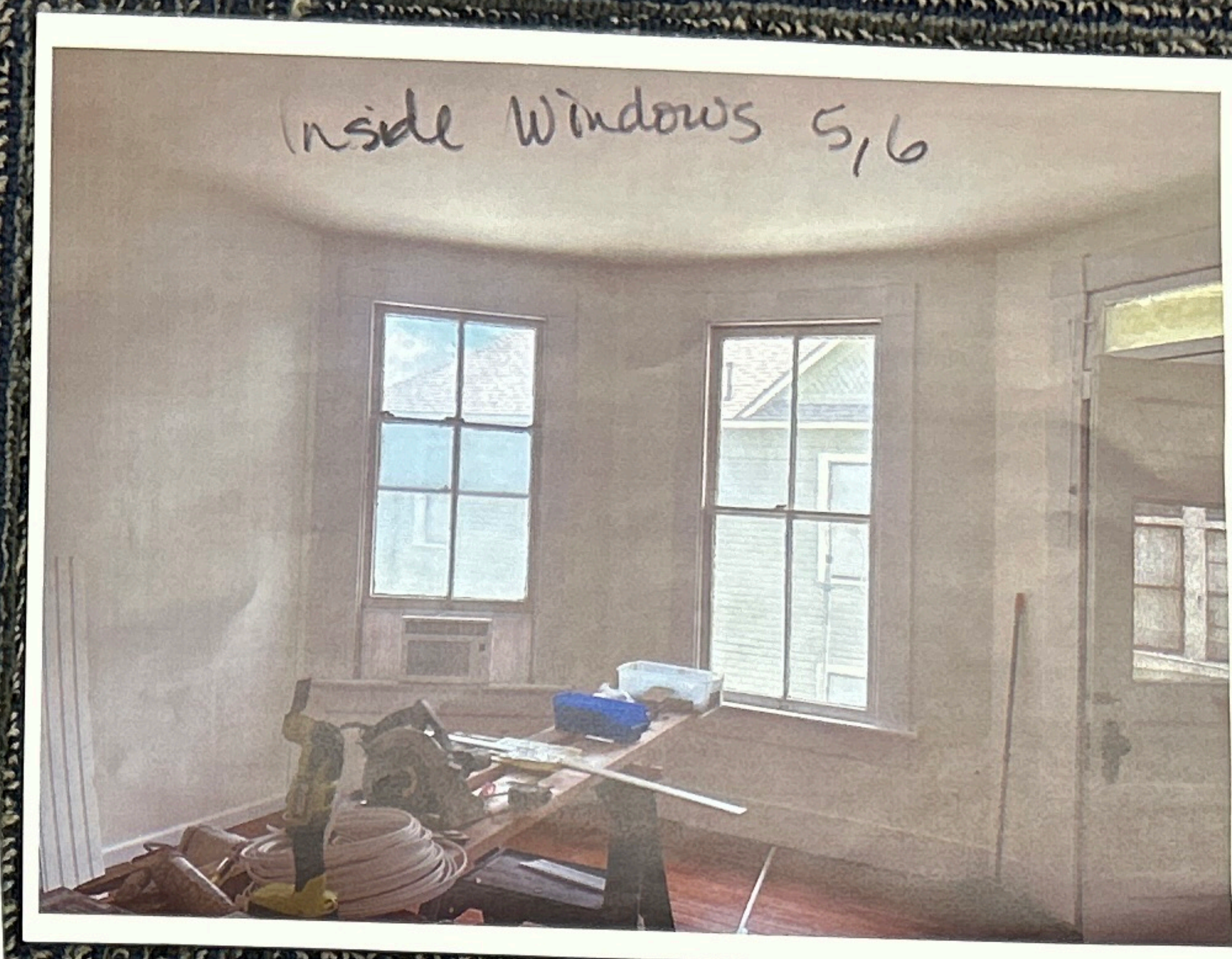
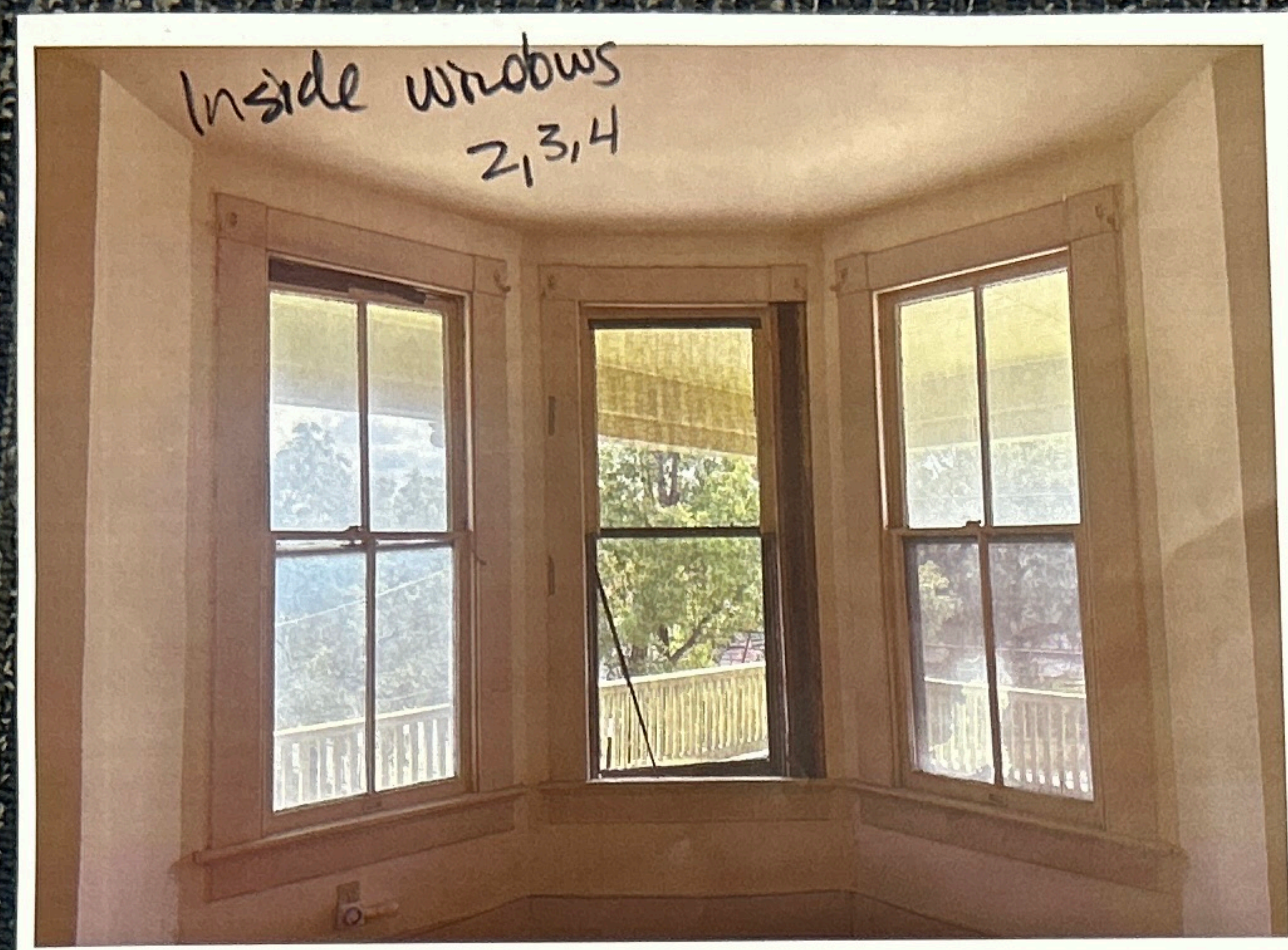




Right
front







Best-in-Class Features:

- 1 Welded, heavy-duty vinyl construction provides superior strength and durability while multiple hollow chambers in the mainframe create sealed air spaces for an effective insulating barrier.
- 2 High-density foam is available throughout the mainframe of the double-hung to enhance structural and thermal performance.
- 3 The beveled exterior edge adds style and curb appeal to an already sleek design.
- 4 Dual- and triple-pane insulating glass creates a sealed air space between the panes that is enhanced by our Duralite® warm-edge spacer system.
- 5 Metal reinforcements at the meeting rail add further stability.
- 6 Recessed, opposing cam locks secure your window without interrupting sight lines.
- 7 Heavy-duty weatherstripping and interlocking sashes help to keep weather and wind outside.
- 8 Recessed tilt latches can be released to tilt both top and bottom sashes into the home for easy cleaning.
- 9 Balance channel covers help achieve a finished look.
- 10 Push-button vent latches allow for optimal ventilation while giving you added peace of mind.
- 11 Welded combination sill featuring a deflection leg enhances rigidity and a five-degree slope directs water away from the home and eliminates unsightly weep holes.
- 12 Full-length, integrated ergonomic lift rails provide convenient, easy operation. Bevel on bottom rail makes gripping easy.
- 13 Detent clip keeps the top sash from drifting while an inverted-coil balance system ensures both sashes will stay where you put them, no matter the position.
- 14 An easily removable latching half screen gives you the freedom to let air in while keeping pests out. Featuring BetterVue® mesh, the screen allows you to focus on what's important: the view.
- 15 Series consists of double-hung, double sliding, casement, awning, basement, bay and bow, picture, and architectural shape windows.

Double Sliding Window Features:

- Heavy-duty tandem rollers ensure easy, consistent operation.
- Two- or three-panel configurations are available.

Energy-Saving Glass Packages:

Our SolarZone® insulated glass packages help you save on heating and cooling costs while also keeping your home more comfortable. In warm weather, SolarZone reduces solar heat gain, minimizes interior glare, and lowers inside glass temperature to save energy and keep you cool. In cold weather, SolarZone helps to control the heat inside your home by providing thermal protection that keeps the inside glass panel warmer.

THERMAL PERFORMANCE COMPARISON¹

	DOUBLE-HUNG		SLIDING	
	U-FACTOR	SHGC	U-FACTOR	SHGC
Clear Glass	0.44	0.57	0.44	0.57
SolarZone	0.27	0.28	0.27	0.27
SolarZone w/ Foam	0.27	0.28	N/A	N/A
SolarZone Elite	0.27	0.21	0.27	0.20
SolarZone Elite w/ Foam	0.26	0.21	N/A	N/A
SolarZone TG	0.22	0.25	0.21	0.23
SolarZone Sunshield	0.28	0.13	0.28	0.13
SolarZone w/ Blinds	0.36	0.23	N/A	N/A
SolarZone w/ Foam & Blinds	0.35	0.23	N/A	N/A

1: Window values are based on standard 4000 Series offering. Values vary depending on grids and optional glass thicknesses upgrades (1/4" laminated, 1/8" tempered, 3/16" decorative glass etc) STC and HP performance values are also available. SolarZone for products with blinds-between-the-glass does not contain argon gas

Clear Glass: Dual-pane, double-strength glass with warm-edge spacer system

SolarZone: Dual-pane, double-strength glass with Low-E coating, argon enhancement, and Duralite® warm-edge spacer system

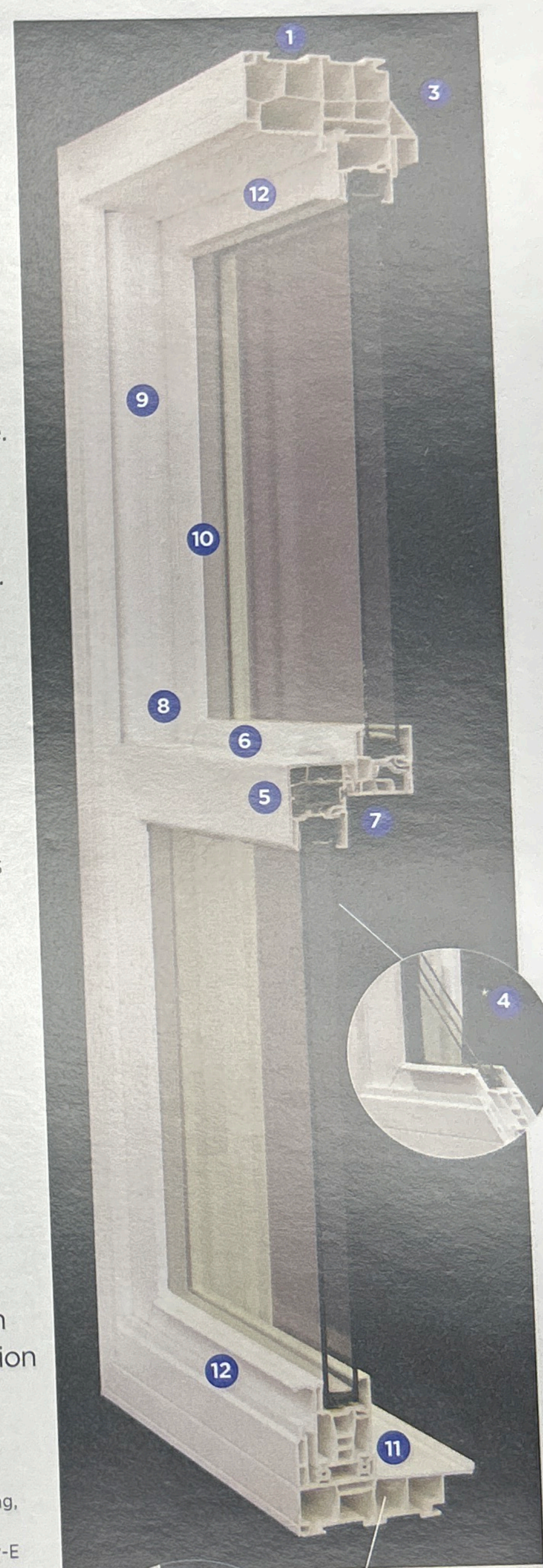
SolarZone Elite: Dual-pane, double-strength glass with HP Low-E coating, argon enhancement, and Duralite® warm-edge spacer system

SolarZone TG: Triple-pane, single-strength glass with warm-edge spacer system, two coatings of Low-E, and argon enhancement

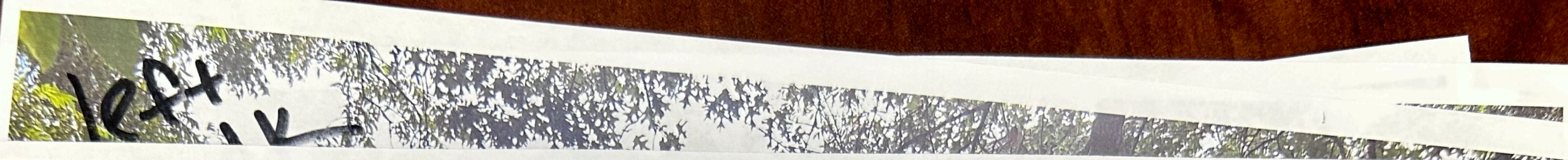
SolarZone Sunshield: Dual-pane, double-strength glass with LoE3-340 coating, argon enhancement, and warm-edge spacer system

SolarZone w/ Blinds: Dual-pane, double-strength glass with Low-E coating, warm-edge spacer system, and blinds-between-the-glass

Foam Enhancement: Foam enhancement is injected into the mainframe of the window, providing increased thermal performance



*Foam-enhanced mainframe and triple-pane glass are optional upgrades on the 4000 Series double-hung and picture window. If foam and triple-pane are both desired, you will receive the 6000 Series.





Right
Back



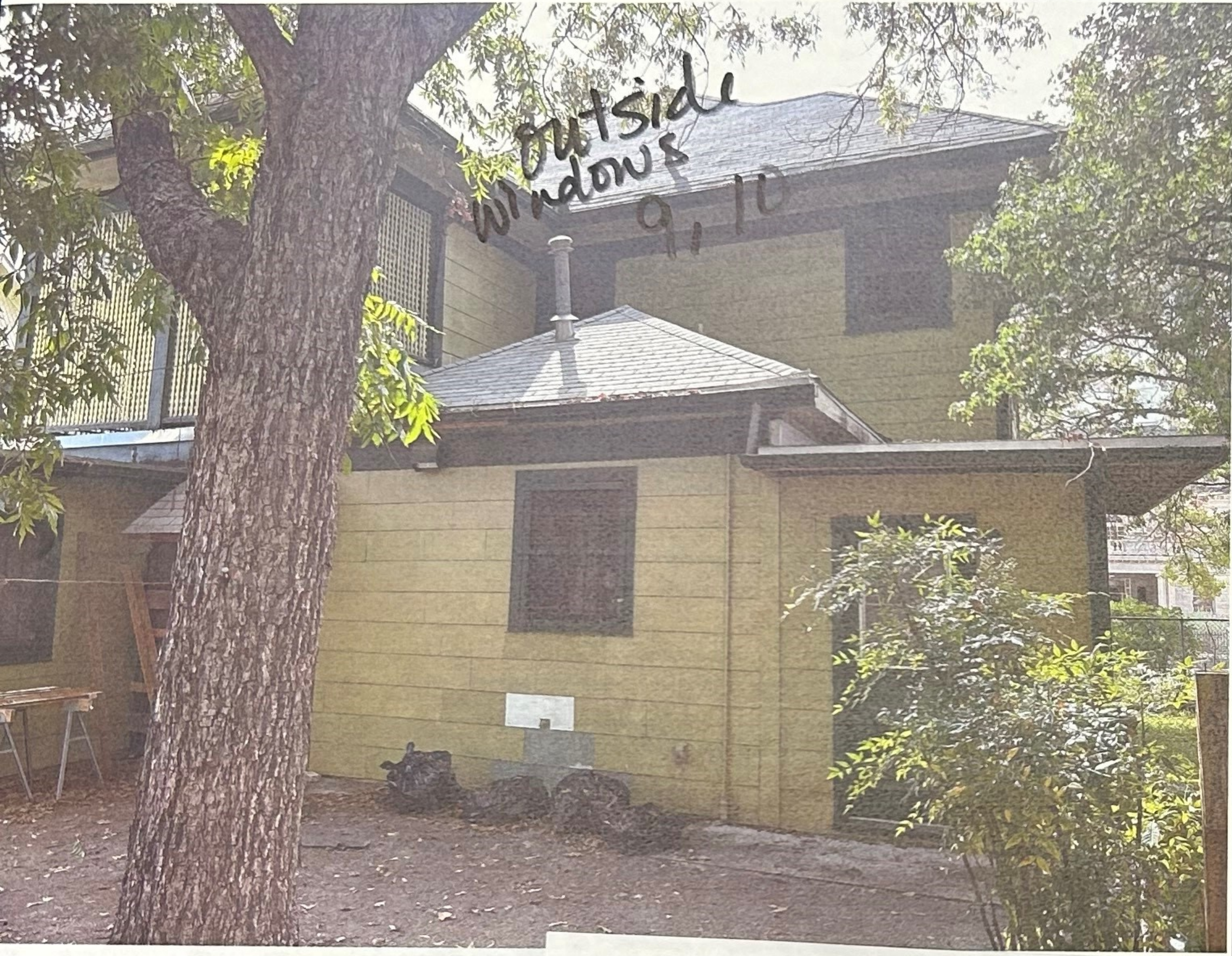
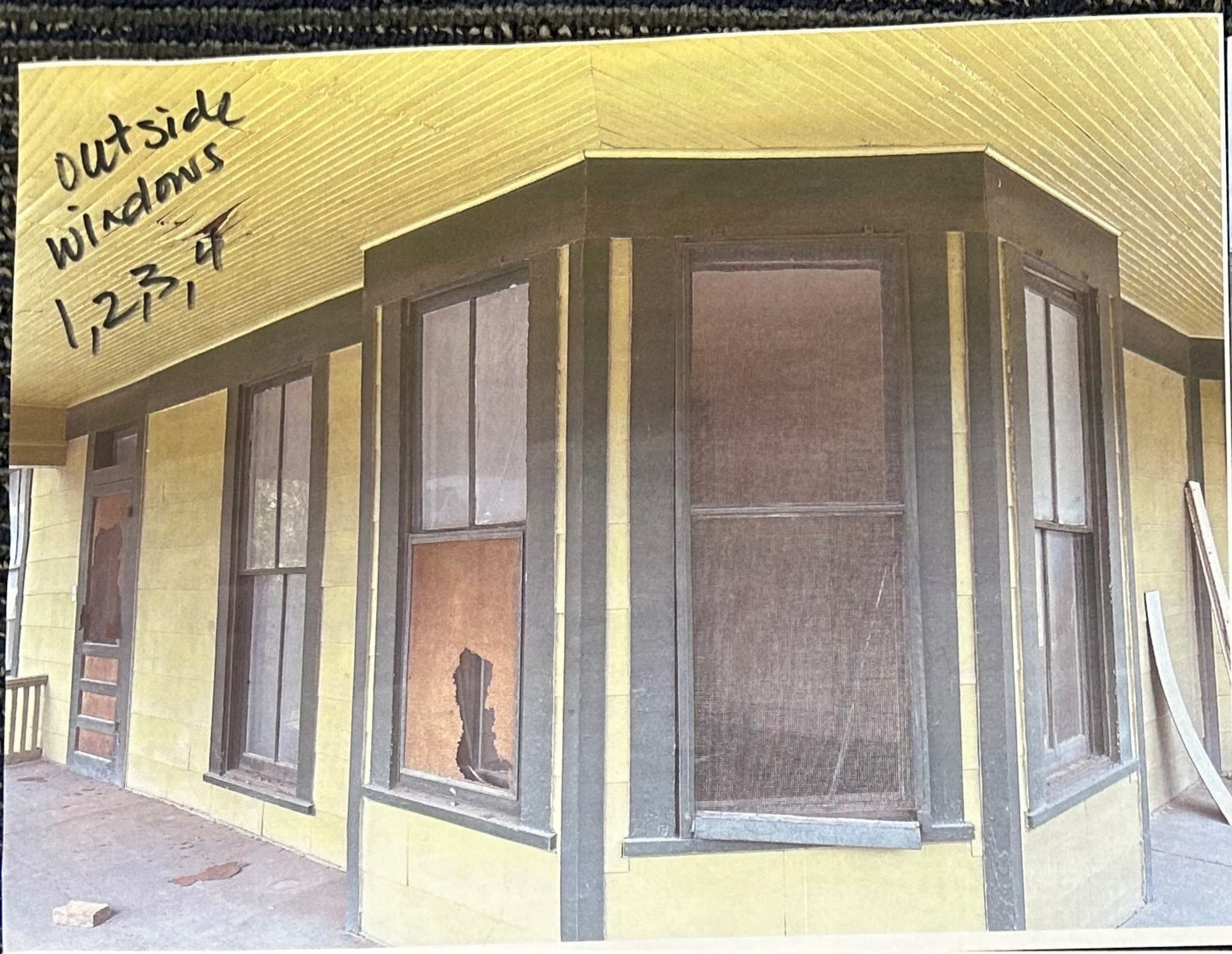
Back

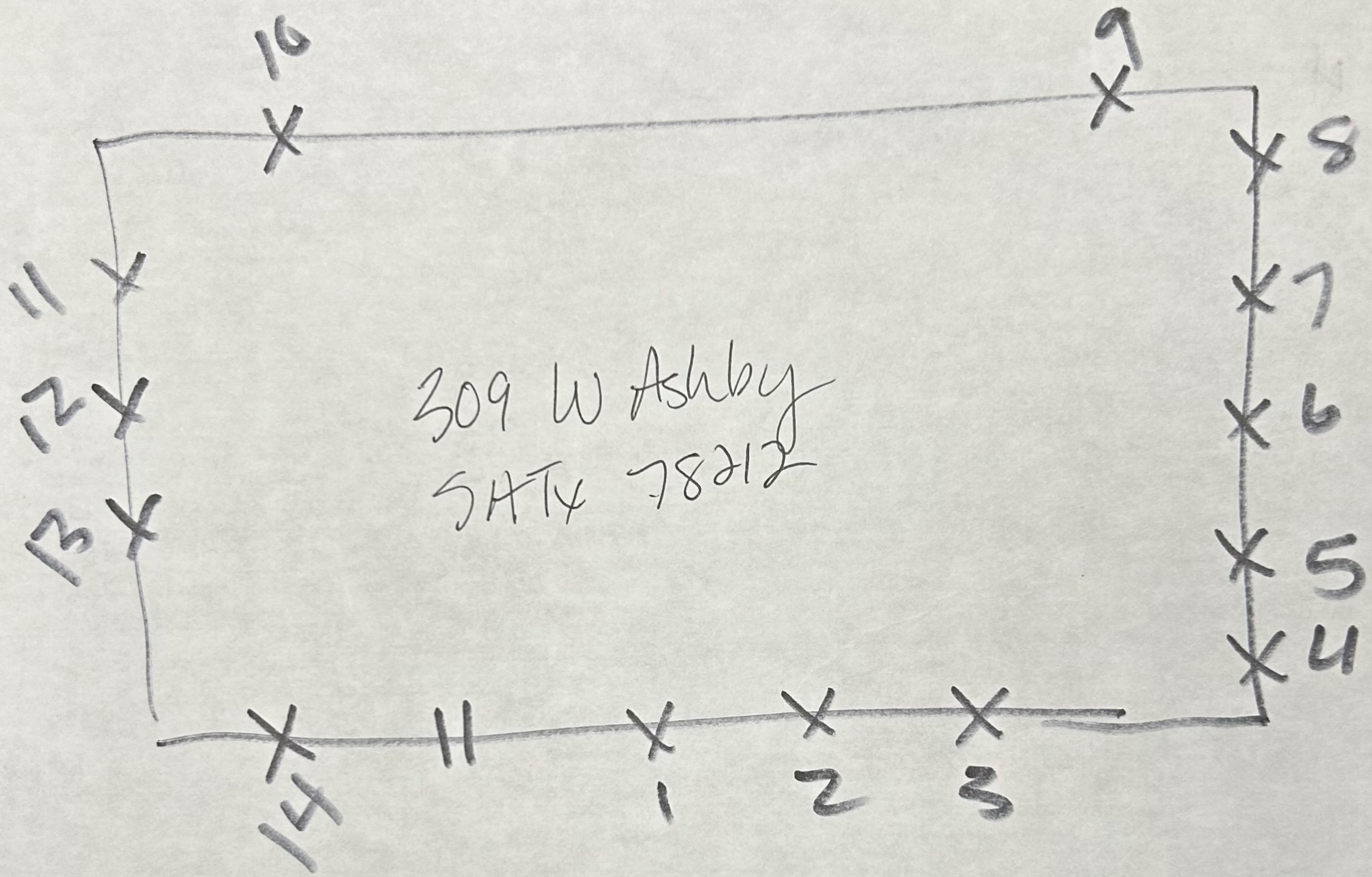
front



Back







309 W Ashby
SATY 78212

Oct 23, 2023 at 9:09:17 AM
313 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:09:35 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:11:01 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:11:09 AM

309 W Ashby Pl

San Antonio TX 78212

United States



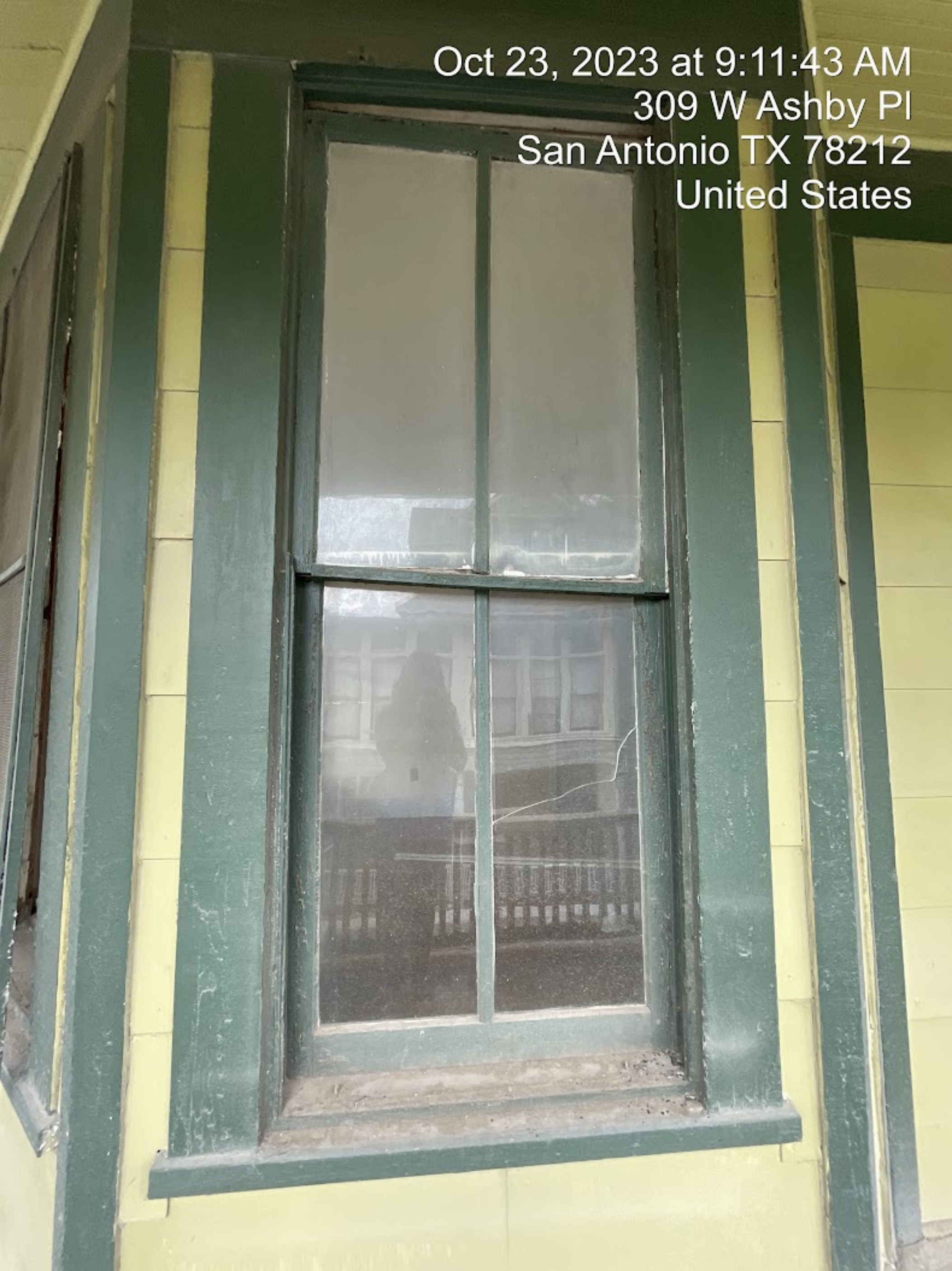
Oct 23, 2023 at 9:11:16 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:11:37 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:11:43 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:19:33 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:19:40 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:19:43 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:19:55 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:21:15 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:21:26 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:21:28 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:21:30 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:21:38 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:21:40 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:21:49 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:22:57 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:23:02 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:23:27 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:23:30 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:23:36 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:24:19 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:24:24 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:25:00 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:25:05 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:25:35 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:25:43 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:26:49 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:26:57 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:27:05 AM
309 W Ashby Pl
San Antonio TX 78212
United States



Oct 23, 2023 at 9:29:37 AM
309 W Ashby Pl
San Antonio TX 78212
United States

