

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

February 23, 2024

HDRC CASE NO: 2024-036
ADDRESS: 1120 IOWA ST
LEGAL DESCRIPTION: NCB 3885 BLK 1 LOT 6
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Michael San AntonioTexas/ELIZONDO MICHAEL & SANDRA
OWNER: Michael San AntonioTexas/ELIZONDO MICHAEL & SANDRA
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: January 18, 2024
60-DAY REVIEW: March 18, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 7 existing wood windows with fully 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 Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 1120 Iowa is a 1-story, single-family structure constructed circa 1930 in the Craftsman style. The home features a standing seam metal front gable roof, with two front gables, with front façade brackets and exposed rafter tails, an asymmetrical front porch with metal posts, asbestos shingle cladding, and one-over-one wood windows. The property is contributing to the Knob Hill Historic District.
- b. WINDOW REPLACEMENT: EXISTING CONDITION – The applicant has requested to replace seven (7) existing wood windows with Pella fully wood windows. Staff conducted a site visit on February 15, 2024, and observed the following conditions on the remaining original wood windows: damaged and peeling or chipping paint, broke cords, and loose or missing glass, glass that has been inappropriately repaired, and sashes that are not secured in the framing. Some of the existing windows may require reglazing or the reworking of the sashes. The windows do not show signs of significant wood rot, wood damage, or severe deterioration. Staff finds that all remaining wood windows are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames.

- 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. The historic house already features an inherent barrier in window screens. 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 seven (7) existing wood windows with Pella wood replacement windows. 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. 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. As noted in finding b, staff finds that the windows are in repairable condition, with a majority of them being covered and protected over the past few decades by exterior screens. If the windows were deteriorated beyond repair, replacement windows should be fully wood and conform to the Historic Design Guidelines. Window repair work includes the removal of sashes from frames to make repairs. Elements such as rails and stiles that are rotten or missing may be replaced with new solid wood elements to match the existing (in kind repairs only). Glass should feature a clarity comparable to the existing (tinted glass should not be used). The replacement of trim and framing that is deteriorated beyond repair is eligible for administrative approval.

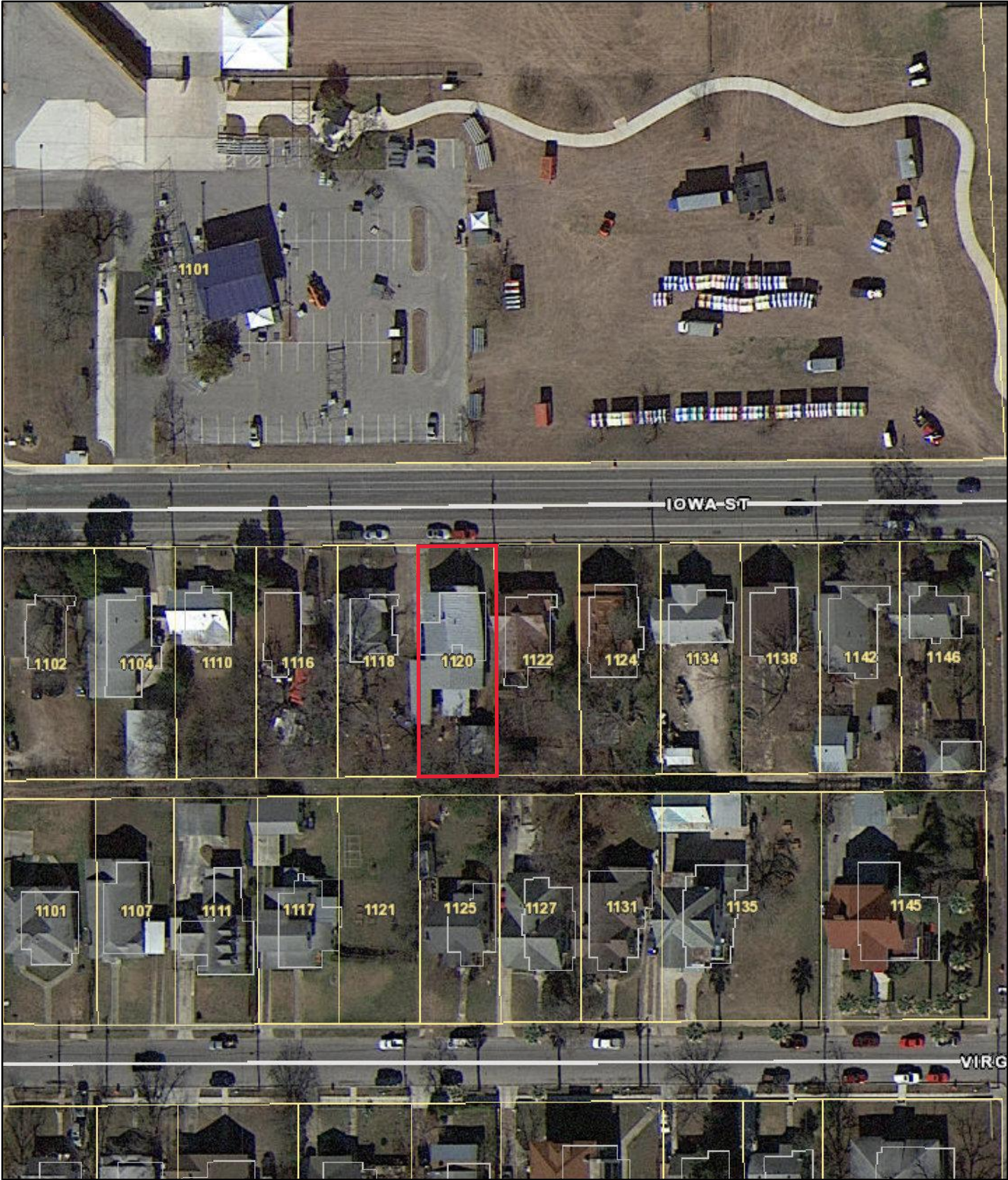
RECOMMENDATION:

Staff does not recommend approval based on findings a through e.

If the HDRC is compelled to approve window replacement, staff recommends the following stipulation:

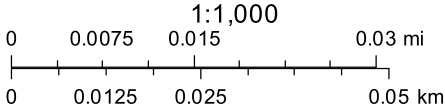
- i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the 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. Faux divided lites are not permitted.

City of San Antonio One Stop



February 16, 2024

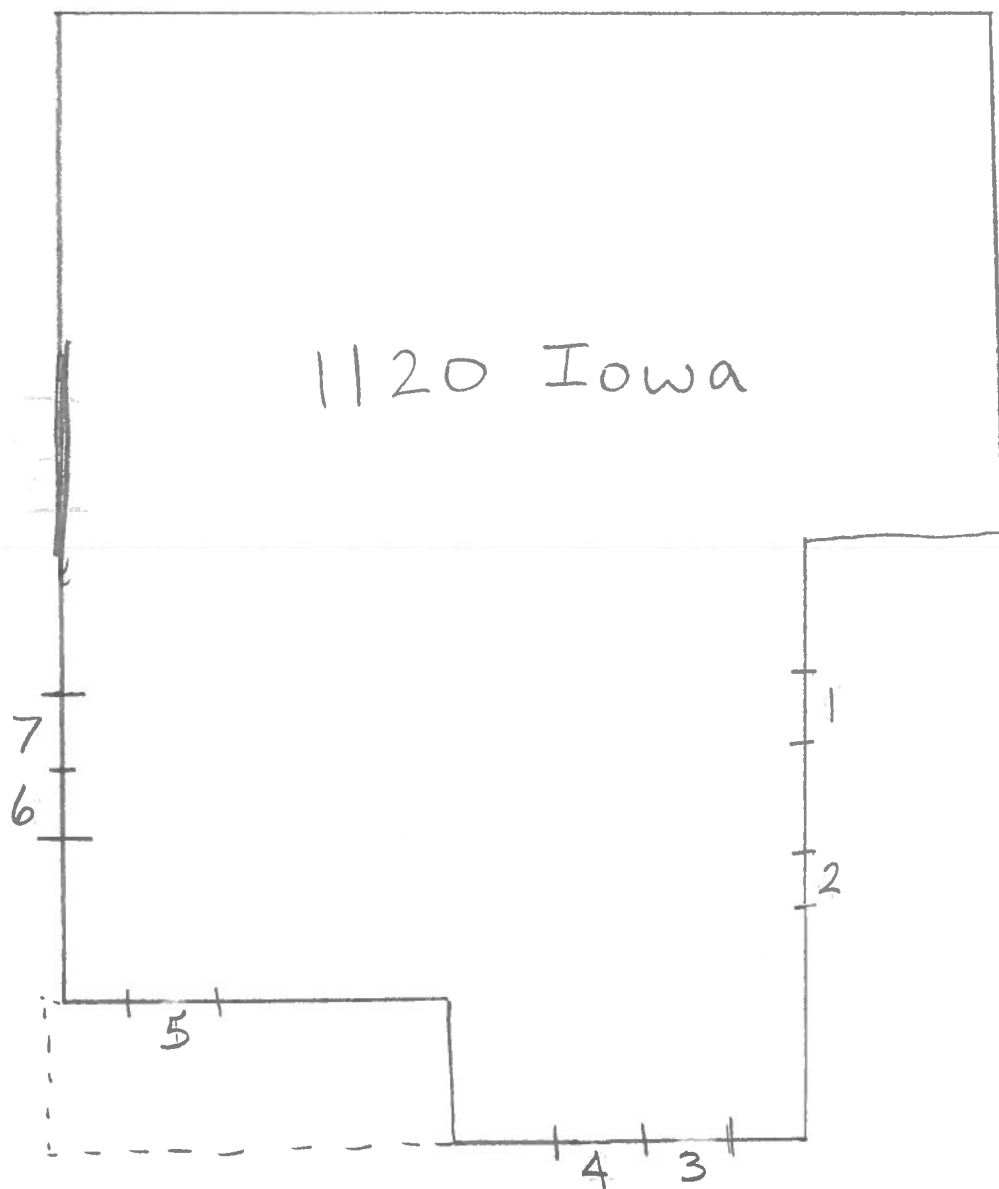
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Feb 15, 2024 at 1:03:36 PM
1122 Iowa St
San Antonio TX 78203
United States

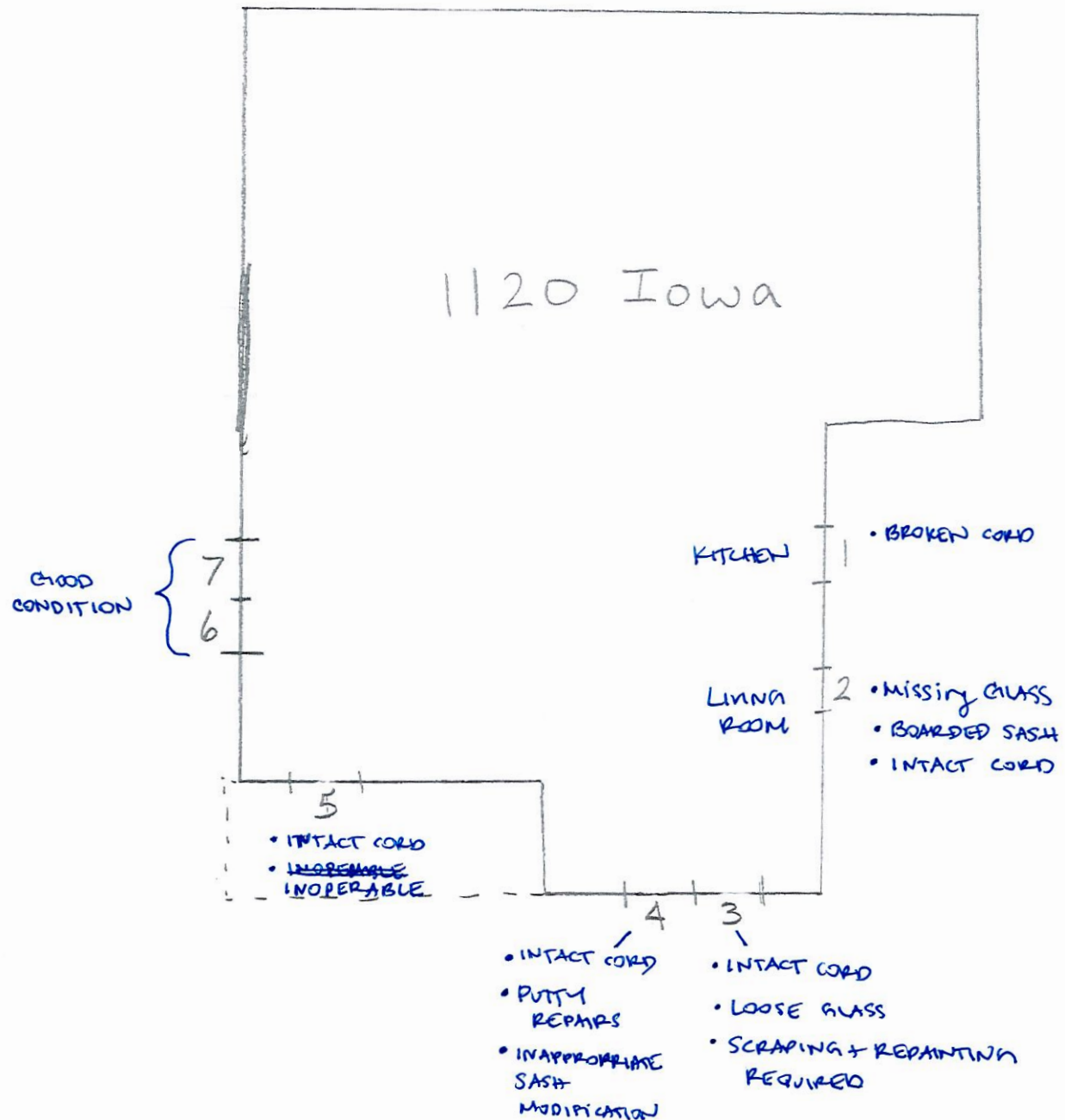


Window Schedule



IOWA ST.

Window Schedule



IOWA ST.

Feb 15, 2024 at 1:14:46 PM

1120 Iowa St

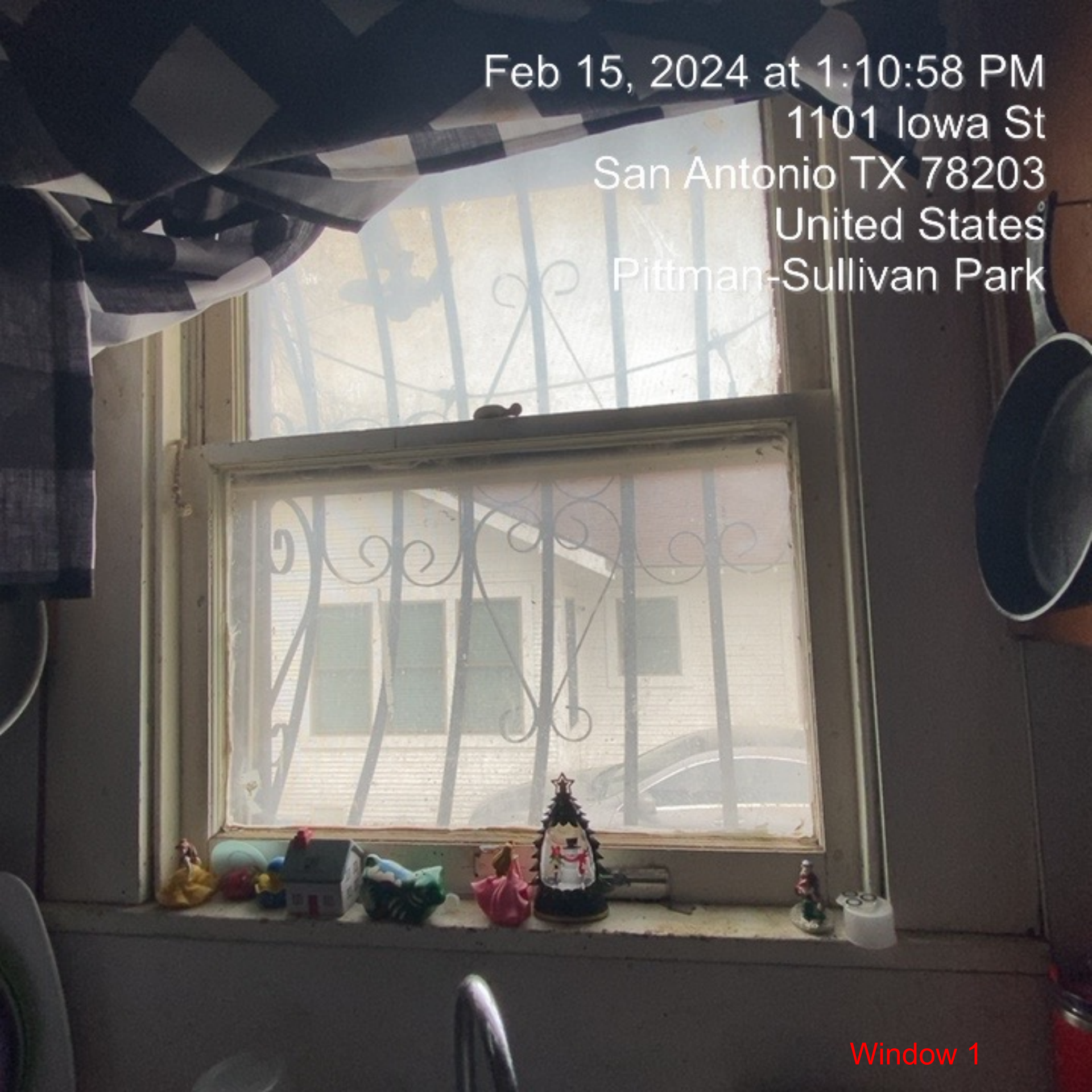
San Antonio TX 78203

United States



Window 1

Feb 15, 2024 at 1:10:58 PM
1101 Iowa St
San Antonio TX 78203
United States
Pittman-Sullivan Park



Window 1

Feb 15, 2024 at 1:14:39 PM
1120 Iowa St
San Antonio TX 78203
United States



Window 2

Feb 15, 2024 at 1:08:18 PM
120 Iowa St
San Antonio TX 78203
United States



Window 2

Feb 15, 2024 at 1:08:37 PM
1120 Iowa St
San Antonio TX 78203
United States



Window 2

Feb 15, 2024 at 1:11:51 PM
1101 Iowa St
San Antonio TX 78203
United States
Pittman-Sullivan Park



Window 3 & 4

Feb 15, 2024 at 1:06:47 PM
1120 Iowa St
San Antonio TX 78203
United States

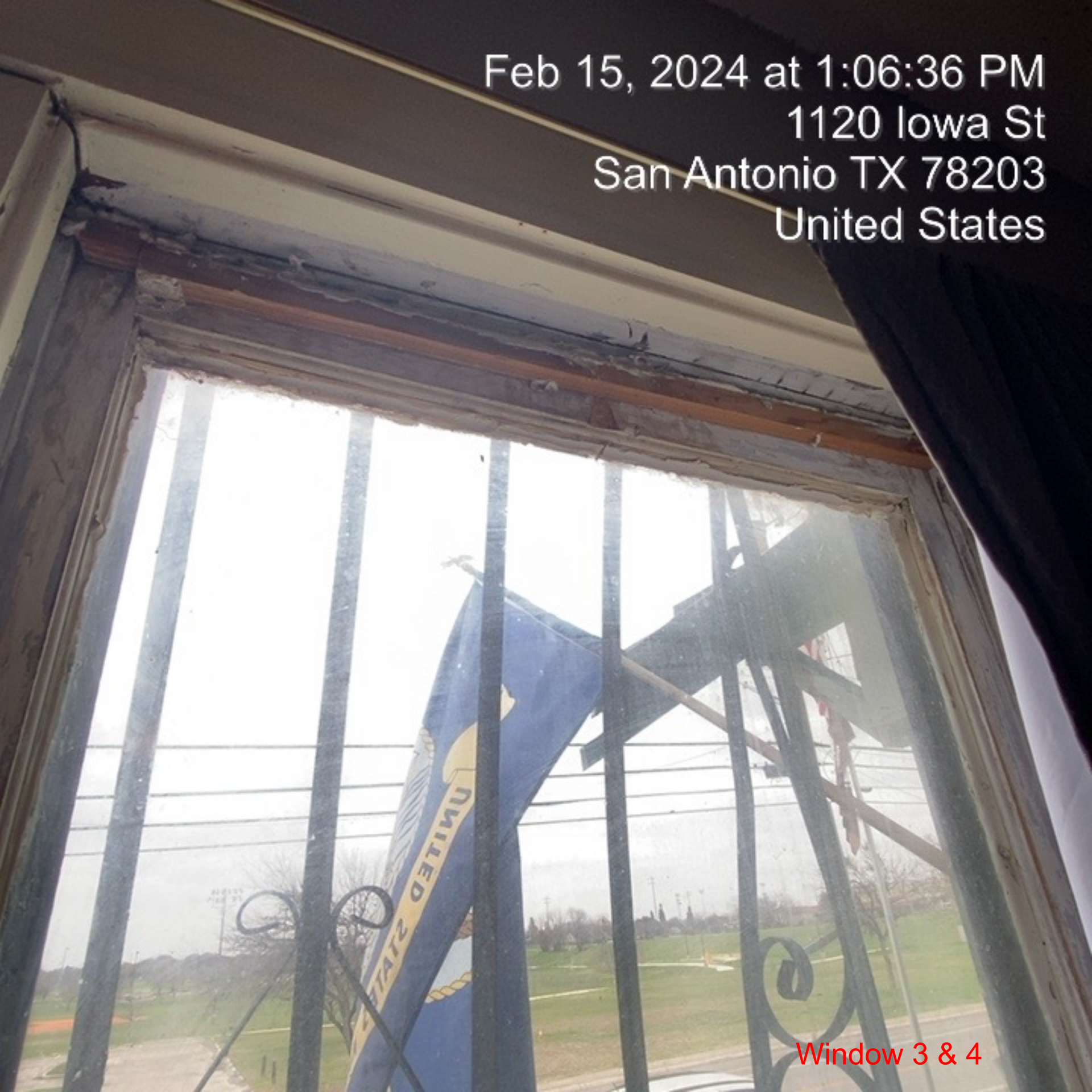
Window 3 & 4

Feb 15, 2024 at 1:06:31 PM
1120 Iowa St
San Antonio TX 78203
United States



Window 3 & 4

Feb 15, 2024 at 1:06:36 PM
1120 Iowa St
San Antonio TX 78203
United States



Window 3 & 4

Feb 15, 2024 at 1:04:29 PM
1120 Iowa St
San Antonio TX 78203
United States



Feb 15, 2024 at 1:15:17 PM
1120 Iowa St
San Antonio TX 78203
United States

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Window 5

Feb 15, 2024 at 1:10:10 PM
1101 Iowa St
San Antonio TX 78203
United States
Pittman-Sullivan Park



Window 5

Feb 15, 2024 at 1:15:42 PM
1120 Iowa St
San Antonio TX 78203
United States



Windows 6 & 7

Feb 15, 2024 at 1:09:28 PM

1120 Iowa St

San Antonio TX 78203

United States



Windows 6 & 7

Feb 15, 2024 at 1:09:33 PM
1120 Iowa St
San Antonio TX 78203
United States

Windows 6 & 7

October 3, 2019 at 9:36 AM
1120 Iowa St
San Antonio TX 78203
United States



October 3, 2019 at 9:34 AM
1117 Virginia Blvd
San Antonio TX 78203
United States



October 3, 2019 at 9:34 AM
1117 Virginia Blvd
San Antonio TX 78203
United States



October 3, 2019 at 9:35 AM
1117 Virginia Blvd
San Antonio TX 78203
United States



October 3, 2019 at 9:35 AM
1117 Virginia Blvd
San Antonio TX 78203
United States

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Feb 15, 2024 at 1:03:46 PM
1122 Iowa St
San Antonio TX 78203
United States

