

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2023-506
ADDRESS: 269 E ROSEWOOD AVE
267 E ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6727 BLK 3 LOT 40 AND 41
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Rutilo Martinez/ARCHWAY DIVERSIFIED LLC
OWNER: Rutilo Martinez/ARCHWAY DIVERSIFIED LLC
TYPE OF WORK: Wholesale wood window replacement with vinyl
APPLICATION RECEIVED: 1 December 18, 2023
60-DAY REVIEW: February 16, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval for wholesale wood window replacement with vinyl windows on the primary and rear accessory structures.

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 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 267-269 E Rosewood was constructed circa 1935. It makes its first appearance in the 1936 City Directory and the 1938 Sanborn Map. The structure serves as a two-story duplex and features an arched entryway, brick masonry, traditional one-over-one sashed wood windows, and a shingle roof. The garage on the property features wood lap siding, one-over-one wood windows, and wooden garage doors. At this time, the applicant is requesting a Certificate of Appropriateness for approval to remove the existing wood windows and replace them with a vinyl product. The existing wood windows predominately feature a one-over-one profile.
- b. CASE HISTORY – On December 6, 2023, Staff received a phone call, an email, and 311 reports regarding the window replacement at 267/269 E Rosewood. Staff was able to issue a verbal and written Stop Work Order for the removal and replacement of the wood windows on the same day. The property owner has been working with staff to request a COA for scopes of work that include repair and maintenance, painting, and siding repair in addition to wholesale window replacement.
- c. WINDOW REPLACEMENT – The applicant requests approval to replace all existing wood windows with one-over-one vinyl windows. Standard Specifications for Window Replacement state that 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. Staff conducted a site visit and observed that all of the one-over-one wood windows have been removed and discarded from both structures; the work was done without OHP or HDRC review or approval. The current owner seeks to bring this violation into compliance. 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. The vinyl window product proposed by the applicant does not conform to the Guidelines. Staff finds that the applicant should install new or salvaged fully wood windows that meet staff's standard window stipulations and must submit updated specifications to staff for review and approval.

RECOMMENDATION:

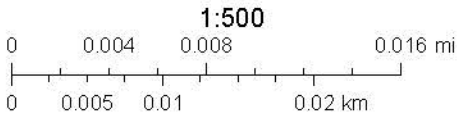
Staff does not recommend approval of the replacement of the existing wood windows with vinyl windows, based on finding b through f. Staff recommends that the applicant installs fully wood windows that meet the following stipulation:

- i. That the applicant installs new or salvaged fully wood windows. 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit updated specifications for the final window product to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



January 5, 2024













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W
4

W
6

W
3

























Krestmark

VINYL Series 400 and 475

The 400 & 475 is primarily a new construction window but should not be ruled out for remodeling or replacement applications. Available in Single Hung, Single Vent Slider, architectural shapes and milled units, the clean, trim, narrow lines look similar to expensive wood clad windows but without the maintenance. The 475 has a most brickmould appearance with 1/2" channel to accept sidings. Note: All picture windows, shapes and one frame glass larger than 30 square feet will come with Tempered Glass as standard for safety reasons. All additional charges for Tempered Glass will automatically be applied.



400 Single Hung



475 Single Vent Slider

Features

- Multi-chambered extruded vinyl frame and tilt sash provides stability with excellent strength, thermal resistant properties and is extremely low maintenance
- Integral pre-punched nail fin adds strength, is a weather tight barrier and provides ease of installation
- Fusion welded corners in frame and tilt sash provides strength and virtually eliminates air and water infiltration
- Dual pane 5/8" insulated glass with LoE E70 Environmentally Sealed Windows™ environmentally friendly warm edge spacer reduces thermal loss (additional charge)
- Certifications of all products tested are done to meet or exceed national testing standards by NFRC and AAMA, Energy Star® partner, TDI and Florida approvals

Other Options

- Argon enhanced glass for better energy efficiency
- 3/4" dual insulated clear glass
- LoE E66 is a clear coating with highest levels of solar control
- LoE E40 is a soft muted blue color to reduce solar glare and heat gain
- Tempered obscure, bronze or grey glass
- Grille patterns: 5/8" Colonial, Prairie, 1" Contoured, 1 1/8" Simulated Divided Lite
- Factory multi-l or stacked units and field mull accessories
- Impact available for coastal areas, added security or sound dampening (see Series 4000)

Grille Options



One Lite



Colonial



Prairie



Simulated Divided Lite



Grille Between Glass



Contoured Grille

Color Options



White



Pebblestone



Clay

Performance Data

Porter-lite Series 400/475 MFG by Krestmark									
Glass		Single Hung			Picture Window				
Dual 5/8" OA Insulated		U-Factor	SHGC	VT	U-Factor	SHGC	VT		
Clear air	no grilles	.47	.66	.69	.47	.72	.75		
Clear air	w/ grilles	.47	.59	.62	.47	.65	.68		
E70 LoE air	no grilles	.32	.31	.58	.30	.34	.64		
E70 LoE air	w/ grilles	.32	.28	.52	.30	.31	.58		
E70 LoE argon	no grilles	.26	.31	.59	.26	.34	.64		
E70 LoE argon	w/ grilles	.26	.28	.52	.26	.31	.58		
E40 LoE air	no grilles	.33	.22	.33	.31	.24	.36		
E40 LoE air	w/ grilles	.33	.20	.30	.31	.22	.33		
E40 LoE argon	no grilles	.28	.21	.33	.26	.23	.36		
E40 LoE argon	w/ grilles	.28	.20	.30	.26	.21	.33		
E66 LoE air	no grilles	.32	.23	.54	.30	.25	.59		
E66 LoE air	w/ grilles	.32	.21	.48	.30	.23	.53		
E66 LoE argon	no grilles	.27	.23	.54	.25	.25	.59		
E66 LoE argon	w/ grilles	.27	.21	.48	.25	.23	.53		

For more performance data or AAMA DP rating, go to www.krestmark.com

LoE Glass



The Krestmark Porter-lite Series 400/475 Window is offered in several LoE glass options. LoE high performance glass with argon gas allows light to filter in while keeping the sun's harmful rays out. In addition, this special glazing saves energy and reduces utility costs by keeping the cool air inside in the summer and the warm air inside in the winter.

Product lines and their components, building codes, installation techniques and third party certifications are constantly evolving. For the most current information, check our website frequently at www.krestmark.com.

*US Patents: D608,906; D608,908; D608,909; D608,909; D608,910; D608,911

Energy Star® Qualifications

Krestmark manufactures vinyl windows that, with several glazing options, meet Energy Star guidelines in all regions.



Map of the United States showing Energy Star qualification regions for windows. The map is color-coded: Northern (dark blue), South (yellow), Northeast (orange), and Southeast (red).

Check local jurisdictions for current energy codes.

Windows			
Climate Zone	U-Factor	SHGC	
Northern	≤ 0.30	Any	Prescriptive
	≤ 0.31	≤ 0.35	Equivalent Energy Performance
	≤ 0.32	≤ 0.40	
North-Central	≤ 0.32	≤ 0.40	
South-Central	≤ 0.35	≤ 0.35	
Southeast	≤ 0.40	≤ 0.27	

*ASHRAE 90.1-2001

* Fraction of incident solar radiation



You may qualify for a Tax Credit when you replace your existing windows with certain Krestmark Windows. For more information, go to www.energystar.gov.

For information about measuring and installing new Krestmark windows, visit our web site at www.krestmark.com

3950 Bastille Road, Suite 100 • Dallas, Texas 75212 • 214-237-5055 • 800.853.3593 • www.krestmark.com

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National Fenestration
Rating Council®

CERTIFIED

Krestmark Industries L. P.

214-237-5055

(400-SH)

WHITE ■ 2.2MM ■ 3/4" IG ■ E366 LOW-E / CLEAR ■

GCOL=1VX1H

Vertical Slider Window

KRM-A-15-01850-00002

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)

0.33

Solar Heat Gain Coefficient

0.21

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.48

Air Leakage (U.S./I-P)

≤ 0.3

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information.

www.nfrc.org

Jan 8, 2024 at 3:47:26 PM
267 E Rosewood Ave
San Antonio TX 78212
United States



Jan 8, 2024 at 3:47:44 PM
267 E Rosewood Ave
San Antonio TX 78212
United States



Jan 8, 2024 at 3:48:47 PM
267 E Rosewood Ave
San Antonio TX 78212
United States



Jan 8, 2024 at 3:48:48 PM
267 E Rosewood Ave
San Antonio TX 78212
United States



Jan 8, 2024 at 3:49:00 PM
267 E Rosewood Ave
San Antonio TX 78212
United States

A photograph of a brick building with a large window. The window has a yellow "WARNING" sign and a red "NO TRESPASS" sign. The signs are partially obscured by a white frame. The brickwork is a mix of red and grey.

Jan 8, 2024 at 3:49:03 PM
267 E Rosewood Ave
San Antonio TX 78212
United States



Jan 8, 2024 at 3:49:18 PM
267 E Rosewood Ave
San Antonio TX 78212
United States



Jan 8, 2024 at 3:49:29 PM
267 E Rosewood Ave
San Antonio TX 78212
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Jan 8, 2024 at 3:49:52 PM
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Jan 8, 2024 at 3:49:56 PM
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Jan 8, 2024 at 3:50:07 PM
269 E Rosewood Ave
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Jan 8, 2024 at 3:50:09 PM
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Jan 8, 2024 at 3:50:19 PM
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Jan 8, 2024 at 3:51:56 PM

267 E Rosewood Ave

San Antonio TX 78212

United States



Jan 8, 2024 at 3:51:58 PM
267 E Rosewood Ave
San Antonio TX 78212
United States



Jan 8, 2024 at 3:52:09 PM
267 E Rosewood Ave
San Antonio TX 78212
United States



Jan 8, 2024 at 3:52:17 PM
267 E Rosewood Ave
San Antonio TX 78212
United States



Jan 8, 2024 at 3:52:23 PM
267 E Rosewood Ave
San Antonio TX 78212
United States

