

**HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

February 23, 2024

HDRC CASE NO:	2024-043
ADDRESS:	418 FURR DR
LEGAL DESCRIPTION:	NCB 6696 BLK 5 LOT 32
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	John and Chelsey Hunter/HUNTER JOHN T & CHELSEY ANN
OWNER:	John and Chelsey Hunter/HUNTER JOHN T & CHELSEY ANN
TYPE OF WORK:	Replace seven wood windows with aluminum-clad windows
APPLICATION RECEIVED:	January 19, 2024
60-DAY REVIEW:	March 19, 2024
CASE MANAGER:	Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove seven existing wood windows and replace them with five double-hung aluminum-clad wood windows and two fixed 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 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 historic structure at 418 Furr was constructed in 1929 and makes its first appearance in the 1929-1930 City Directory and on the 1934 Sanborn Map. The single-story structure resembles a Spanish eclectic style with stucco, an enclosed front porch entryway with arched openings, barrel tile roofing, traditional one-over-one sashed windows, and an arched entry.
- b. SITE VISIT – On February 12, 2024, Staff was able to meet with the contractor to conduct a window inspection. During the inspection, staff noticed the deterioration of the existing window trim and sill on the exterior of the house. The lower window sashes had noticeable wear and tear, but staff recommends exploring reglazing and repair of the bottom sashes prior to wholesale replacement.
- c. WINDOW REPLACEMENT – The applicant requests approval to replace seven existing wood windows with five double-hung and two fixed aluminum-clad 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,

the applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit. Staff finds that this request is inconsistent with the standards for window replacement.

d. **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 the original wood 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.

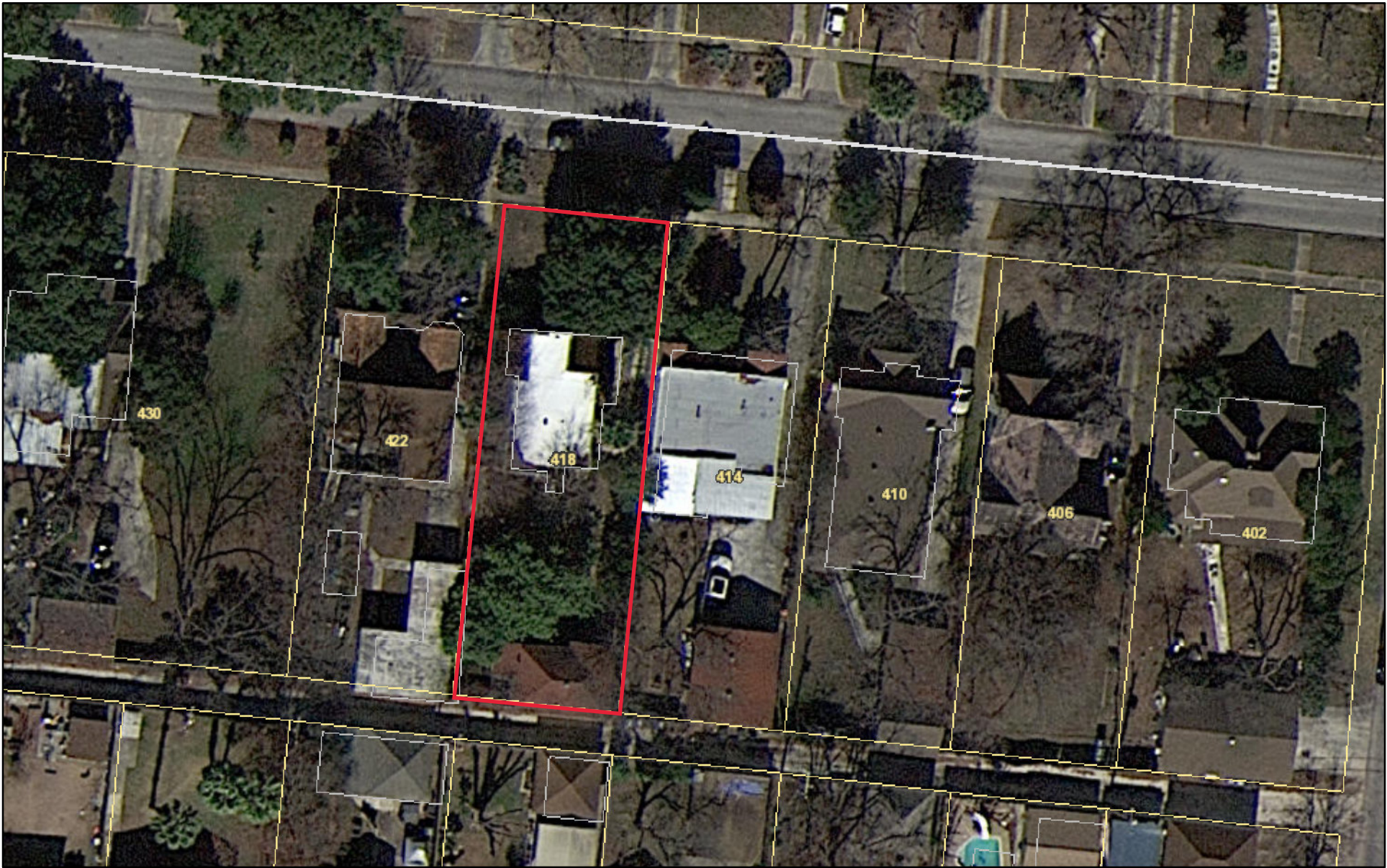
e. **WINDOW REPLACEMENT: WASTE AND LIFESPAN** – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original 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.

f. **ADMINISTRATIVE APPROVAL** – Staff has issued administrative approval for the in-kind repair of the deteriorated window trim with the following stipulation: Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

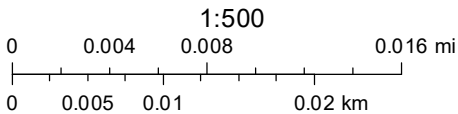
RECOMMENDATION:

Staff does not recommend approval of the replacement of the existing wood windows with aluminum-clad windows, based on findings b through e. Staff recommends that the windows be repaired with in-kind materials.

City of San Antonio One Stop



February 15, 2024































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Property of
City of San Antonio








Proposal - Detailed

Sales Rep Name: Messina, Ares
Sales Rep Phone: 210-735-2030
Sales Rep E-Mail: amessina@pellasouthtexas.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
New Heart Carpentry 6510 Blanco Rd San Antonio, TX 78216-6614 Primary Phone: (210) 7925849 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1007461836 Customer Number: 1011218507 Customer Account: 1007461836	Lifestyle Pocket Fit 2023 6510 Blanco Rd Lot # San Antonio, TX 78216-6614 County: Owner Name: New Heart Carpentry Owner Phone: (210) 7925849	Quote Name: Lifestyle Pocket Fit 2023 Order Number: 370 Quote Number: 17654431 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: SATGROUPTX Cust Delivery Date: None Quoted Date: 12/19/2023 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
10	None Assigned	Lifestyle, Double Hung, 32 X 61.5, Without HGP, White			\$558.03	4	\$2,232.12
		PK # 2153	1: Non-Standard Size Double Hung, Equal Frame Size: 32 X 61 1/2 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00434-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, TDI WIN-694, Year Rated 08 11, Clear Opening Width 28.812, Clear Opening Height 27.5, Clear Opening Area 5.502292, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only) Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 187".				
Viewed From Exterior Rough Opening: 32 - 3/4" X 62 - 1/4"							

Customer: New Heart Carpentry Project Name: Lifestyle Pocket Fit 2023 Quote Number: 17654431

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
15	None Assigned	Lifestyle, Direct Set, Fixed Frame, 15.5 X 37.5, Without HGP, White			\$328.99	2	\$657.98
		1: 15.537.5 Fixed Frame Direct Set Frame Size: 15 1/2 X 37 1/2 General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.24, VLT 0.57, CPD PEL-N-18-03373-00001, Performance Class AW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, TDI WIN-1574, Year Rated 08 11 Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 106".					
Viewed From Exterior Rough Opening: 16 - 1/4" X 38 - 1/4"							

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
20	None Assigned	Lifestyle, Double Hung, 27.75 X 37, Without HGP, White			\$393.62	1	\$393.62
		PK # 2153	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 27 3/4 X 37 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00434-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-694, Year Rated 08 11, Clear Opening Width 24.562, Clear Opening Height 15.25, Clear Opening Area 2.601184, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 130".				
Viewed From Exterior Rough Opening: 28 - 1/2" X 37 - 3/4"							

Customer: New Heart Carpentry Project Name: Lifestyle Pocket Fit 2023 Quote Number: 17654431

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
25	None Assigned	T01 - Warehouse Pick-up			\$0.00	1	\$0.00



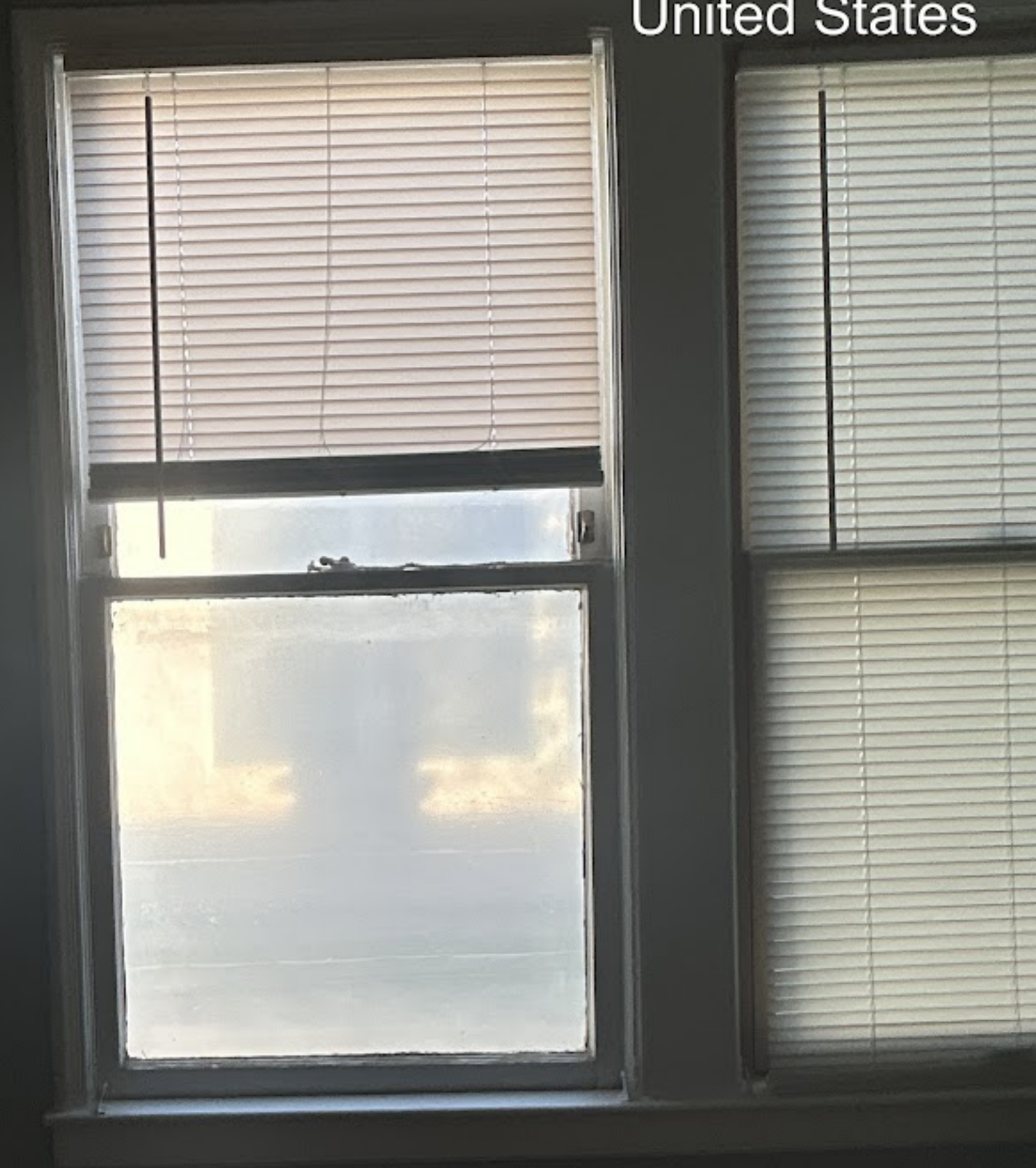
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