

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

HDRC CASE NO: 2022-397
ADDRESS: 123 SCHREINER PLACE
LEGAL DESCRIPTION: NCB 7053 BLK LOT 6, 7 AND 8
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: TIM RILEY
OWNER: JUNE NORTON/NORTON JUNE E
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: July 11, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to

1. Replace four (4) existing wood windows with vinyl windows.
2. Replace the rear door.

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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

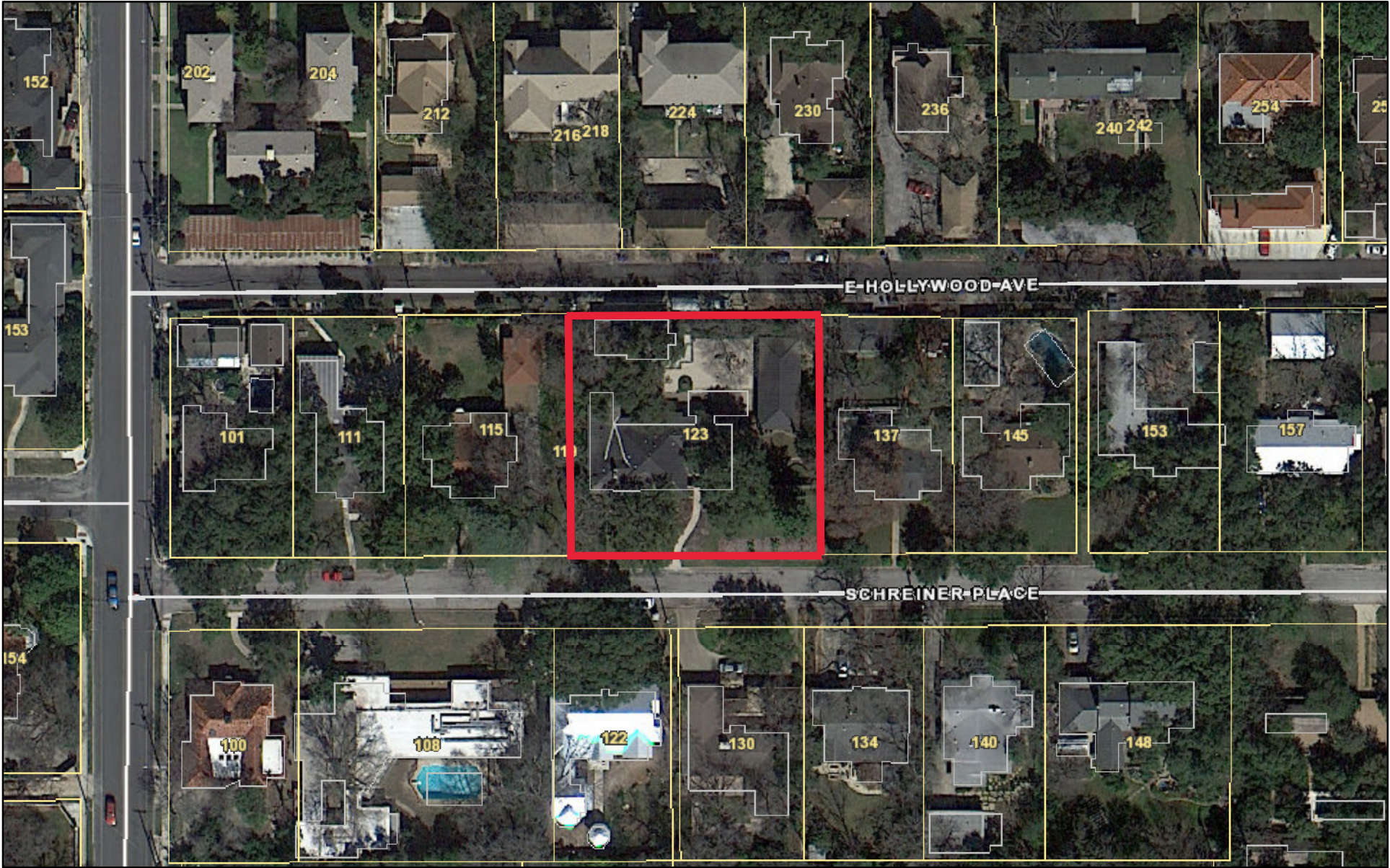
FINDINGS:

- a. The property located at 123 Schreiner is a two-story, single-family structure. The house features a front porch with round columns and a metal roof, and contributes to the Monticello Park Historic District.
- b. WINDOW REPLACEMENT: WOOD WINDOWS – The applicant has proposed to replace four (4) existing wood windows with vinyl windows of the same profile. The windows requested for replacement are located on the front and right elevations. 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.
- c. WINDOW REPLACEMENT: EXISTING CONDITION – From the photos submitted to date, the wood windows proposed for replacement appear to be of historic-age, fully wood, one-over-one windows. The windows do not show signs of significant wood rot, wood damage, or severe deterioration. Staff finds that the wood windows are in repairable condition based on the documentation provided, requiring minimal repair and intervention.
- 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 utilize 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: 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 weather-stripping 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 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.

RECOMMENDATION:

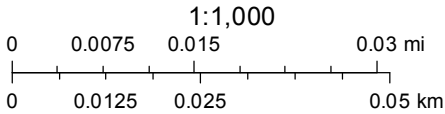
Staff does not recommend approval based on findings b – e. Staff recommends that the applicant maintains the existing windows.

City of San Antonio One Stop



August 11, 2022

— User drawn lines



Job # 11138351

Customer Name: M/M JUNE NORTON

Customer Phone #: 9737272055





Line Items # 3 & # 4

Line Items # 1 & 2 are behind
this wall

6

5

4

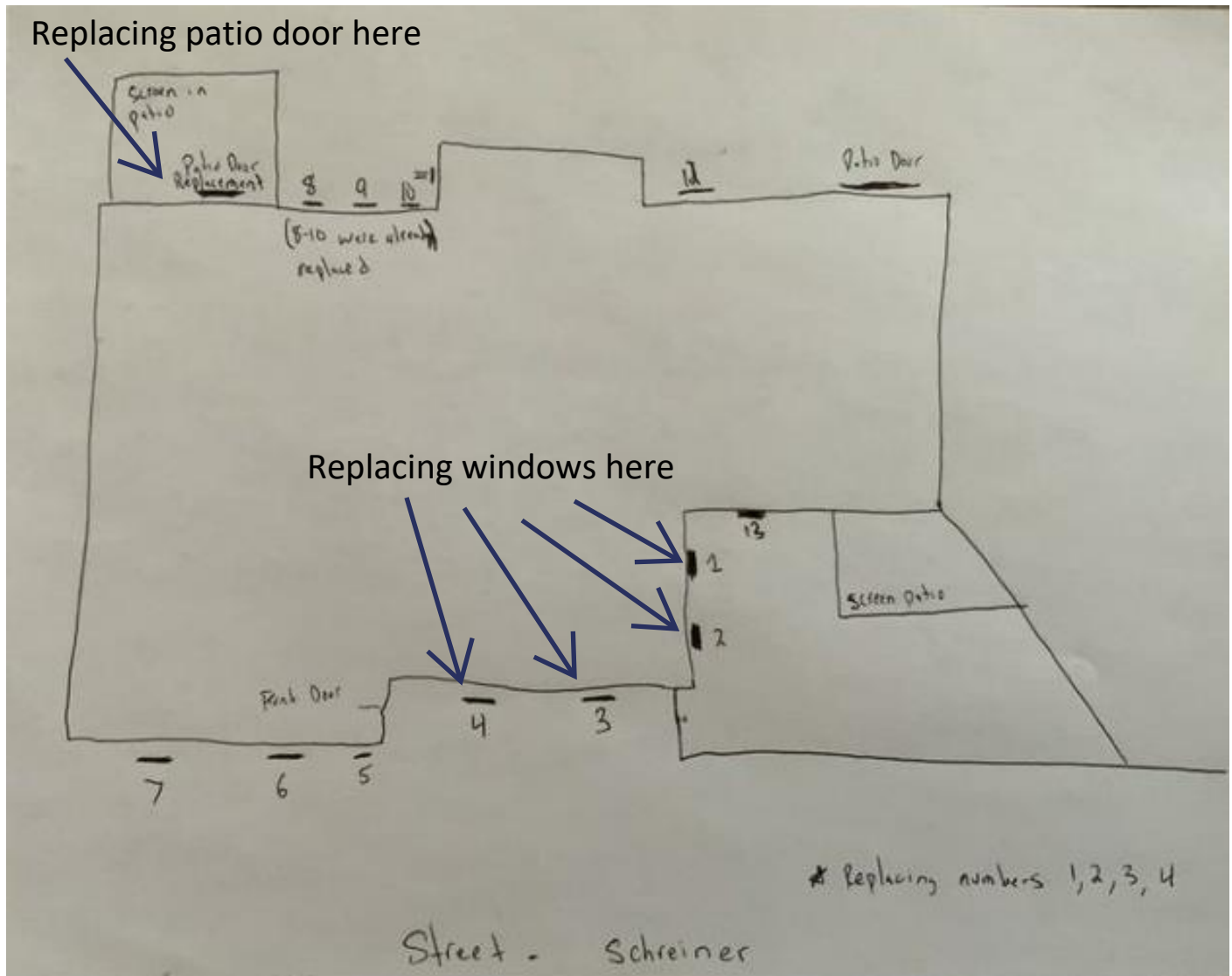
3





123 Schreiner PL San Antonio, TX 78212

Scope of Work: Install four (4) Simonton 6500 Series vinyl windows. Same size, shape, location and appearance as the existing windows. Install one (1) Entry Door.



Bedroom 1 - Floor 1

Line Item: 1



Bedroom 1 - Floor 1

Line Item: 2



Bedroom 1 - Floor 1

Line Item: 3

Bedroom 1 - Floor 1

Line Item: 4





IMPORTED ORDER #1124179

THD/SAN ANTONIO-S ANTONIO EAST
Accounts Payable B-12
Atlanta, GA 30348
Phone: 210-490-2803
Fax: 210-490-2836

Sim #: 007160
Emp: ROBERT L SMITH
Entered: 3/09/2022
Xmitted:
PO #: 11138351

Customer #: 007160
THD/Houston-San Antonio Branch
12837 Wetmore Road

San Antonio, TX 78247
Phone:
Fax:

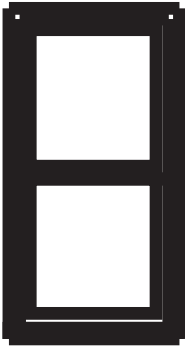
Job Name:NORTON
Project ID:
Location:
Lot #:
Model:
Contact:
Cust PO#: 11138351

Home Owner:
JUNE NORTON
123 Schreiner Place

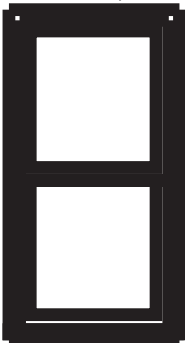
SAN ANTONIO, TX 78212-0000
(973)727-2055x

Ln No	Qty Ord	Long Description
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- 01 1 31 1/2" (T) X 61 3/4" (T) 6500 White Double Hung; Tip-to-Tip; BOX; Energy Star Southern; Supercept; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two White; Plain; Head Expander; Sill Extender; Glass Warranty (UI=94"); DP:25; Test Number=C9020.01; U-Factor:.28; SHGC:.20; Unit certified for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24.; Room ID: Bed1



- 02 1 31 1/2" (T) X 61 3/4" (T) 6500 White Double Hung; Tip-to-Tip; BOX; Energy Star Southern; Supercept; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two White; Plain; Head Expander; Sill Extender; Glass Warranty (UI=94"); DP:25; Test Number=C9020.01; U-Factor:.28; SHGC:.20; Unit certified for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24.; Room ID: Bed1



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THD/SAN ANTONIO-S ANTONIO EAST
Accounts Payable B-12
Atlanta, GA 30348
Phone: 210-490-2803
Fax: 210-490-2836

Sim #: 007160
Emp: ROBERT L SMITH
Entered: 3/09/2022
Xmitted:
PO #: 11138351

Customer #: 007160
THD/Houston-San Antonio Branch
12837 Wetmore Road

San Antonio, TX 78247
Phone:
Fax:

Job Name:NORTON
Project ID:
Location:
Lot #:
Model:
Contact:
Cust PO#: 11138351

Home Owner:
JUNE NORTON
123 Schreiner Place

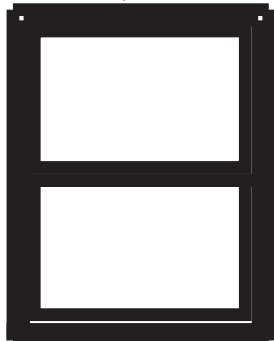
SAN ANTONIO, TX 78212-0000
(973)727-2055x

Ln No	Qty Ord	Long Description
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- 03 1 47 1/2" (T) X 61 3/4" (T) 6500 White Double Hung; Tip-to-Tip; BOX; Energy Star Southern; Supercept; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two White; Plain; Head Expander; Sill Extender; Glass Warranty (UI=110"); DP:25; Test Number=C9020.01; U-Factor:.28; SHGC:.20; Unit certified for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24.; Room ID: Bed1



- 04 1 47 1/2" (T) X 61 3/4" (T) 6500 White Double Hung; Tip-to-Tip; BOX; Energy Star Southern; Supercept; ProSolar Shade Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold; 00 No Reinforcement; Two Air Latches; Two White; Plain; Head Expander; Sill Extender; Glass Warranty (UI=110"); DP:25; Test Number=C9020.01; U-Factor:.28; SHGC:.20; Unit certified for ENERGY STAR® region(s): North Central, South Central, Southern.; Unit qualifies for Title 24.; Room ID: Bed1



IMPORTED ORDER #1124179

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Phone: 210-490-2803
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Sim #: 007160
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12837 Wetmore Road

San Antonio, TX 78247
Phone:
Fax:

Job Name: NORTON
Project ID:
Location:
Lot #:
Model:
Contact:
Cust PO#: 11138351

Home Owner:
JUNE NORTON
123 Schreiner Place

SAN ANTONIO, TX 78212-0000
(973)727-2055x

Ln No	Qty Ord	Long Description
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4 Total Qty Windows 4 Total Qty Units

NOTES:

Add 10 Red sill Exterior - 10 white adhesive trim.
Add touchup Red Paint. Add 20 3/8s screw caps

Submitted by: _____ Accepted by: _____ Date: _____



Home Improvement Agreement: Page 1

35003318

Home Depot License #'s - For the most current listing visit www.Homedepot.com/LicenseNumbers

TX: TALCA-1574C, ME-25329, AI-294818, TACLB00014980C, LI18140, LI17862, ME-137170, TECL-24447, TACLB00014980C, M-36192, M-16451, TRC-0450, TRC-8936, WT-4195, Dallas 1131556, 1133429, 1135096, 1135132, 1138822, 1143219, 1183221, Longview MP120581

1 back entry door

11/38352

San Ant. 3288

Matthew Boozan

Salesperson Name

Registration # (Req. in CA,CT,ME,MD,MI,NJ,DC)

Home Depot U.S.A., Inc. ("Home Depot") or Authorized Service Provider named below will furnish, install and/or service the equipment listed below at the price, terms and conditions as outlined on this form.

1. Service Provider Contact Information

The Home Depot

Service Provider Contact Name

(210) 490-2803

Phone #

customercancellationsouth@homedepot.com

Service Provider Email Address

The Home Depot

Service Provider Company Name

TX: TALCA-1574C, ME-25329, AI-294818,

TACLB00014980C, LI18140, LI17862, ME-137170,

Service Provider License # (s)

2. Customer Information

NORTON

Customer Last Name

JUNE

Customer First Name

123 SCHREINER PL

Customer Address

San Antonio

Store # / Branch Name

San Antonio

City

1-1YY6VRZD

Customer Lead/ PO#

TX

State

78212

Zip

Home Phone#

Work Phone#

(973) 727-2055

Cell Phone#

june108@me.com

Customer Email Address

3. NOTICE OF RIGHT TO CANCEL

YOU MAY CANCEL THIS AGREEMENT WITHOUT PENALTY OR OBLIGATION BY CONTACTING THE SERVICE PROVIDER OR STORE DIRECTLY; EMAILING SERVICE PROVIDER AT:

customercancellationsouth@homedepot.com

OR DELIVERING WRITTEN NOTICE TO HOME DEPOT AT:

12837 Wetmore Rd

Address

San Antonio

City

TX

State

78247

Zip

BY MIDNIGHT ON THE THIRD BUSINESS DAY AFTER SIGNING, UNLESS THE STATE SUPPLEMENT PROVIDES A DIFFERENT CANCELLATION PERIOD. THE STATE SUPPLEMENT CONTAINS A FORM TO USE IF ONE IS SPECIFICALLY PRESCRIBED BY LAW IN YOUR STATE. YOUR PAYMENT(S) WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS AFTER HOME DEPOT'S RECEIPT OF YOUR NOTICE. YOU MUST MAKE AVAILABLE FOR PICKUP BY HOME DEPOT OR SERVICE PROVIDER, AT YOUR SERVICE ADDRESS, AND IN SUBSTANTIALLY THE SAME CONDITION AS WHEN DELIVERED, ANY MERCHANDISE OR MATERIALS DELIVERED TO YOU. OR YOU MAY CONTACT HOME DEPOT FOR INSTRUCTIONS REGARDING RETURN SHIPMENT AT HOME DEPOT'S EXPENSE.

THE LAW REQUIRES THAT THE HOME DEPOT GIVE YOU A NOTICE EXPLAINING YOUR RIGHT TO CANCEL. PLEASE SIGN BELOW TO ACKNOWLEDGE THAT YOU HAVE BEEN GIVEN ORAL AND WRITTEN NOTICE OF YOUR RIGHT TO CANCEL.

Acknowledged by:

Customer's Signature

03/09/2022

Date

PROJECT SPECIFICATION



Date: <u>03/09/2022</u>	Branch: <u>San Antonio</u>
Sales Consultant : <u>Matthew Boozan</u>	CSC Phone: <u>HOME DEPOT PHONE: (877)-903-3768</u>
Sales Consultant Phone # : <u>(210) 968-8840</u>	License(s): <div style="border: 1px solid black; height: 40px; width: 100%;"></div>

INSTALLATION ADDRESS: <u>123 SCHREINER PL</u>		
<u>San Antonio</u>	<u>TX</u>	<u>78212</u>
Job #: <u>1-1YY6VRZD</u>		

PURCHASER(S):	Work Phone	Home Phone	Cell Phone
<u>JUNE NORTON</u>			<u>(973) 727-2055</u>

PROJECT NAME: Entry Doors Quote

Customer
Signature:

June Norton

Date: 03/09/2022

PROJECT SPECIFICATIONS

1	Entry Doors
ThermaTru Entry Doors Back Entrance	



Customer Name:

June Norton

Customer Address:

123 Schreiner Pl, San Antonio, Tx. 78212

Door:

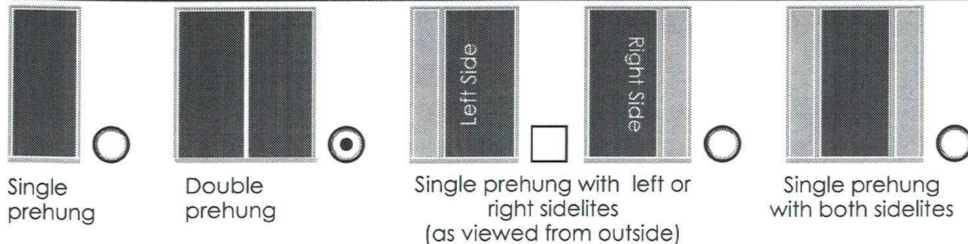
1 of 1

THERMA TRU
DOORS

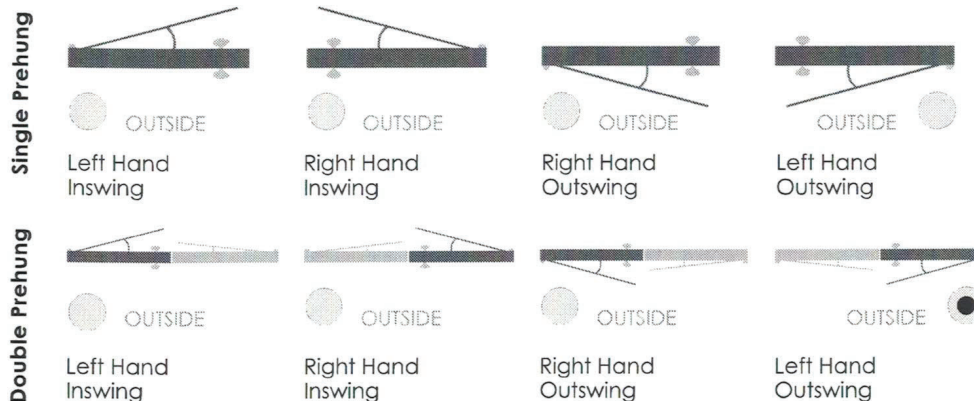
HDE In-Home Consultation

Sales Consultant: Matthew Boozon

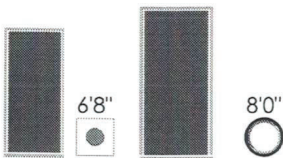
1 Configuration



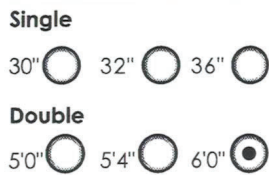
2 Door Handing



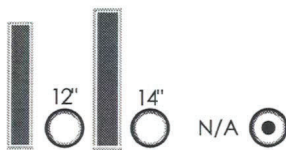
3 Door Height



4 Door Width



5 Sidelite Width



6 Door Style

S2000-LE

7 Sidelite Style

N/A ☐

8 Dentil Shelf

Yes ☐ No ☐

9 Clavos

Yes ☐ No ☐

10 Straps

Yes ☐ No ☐

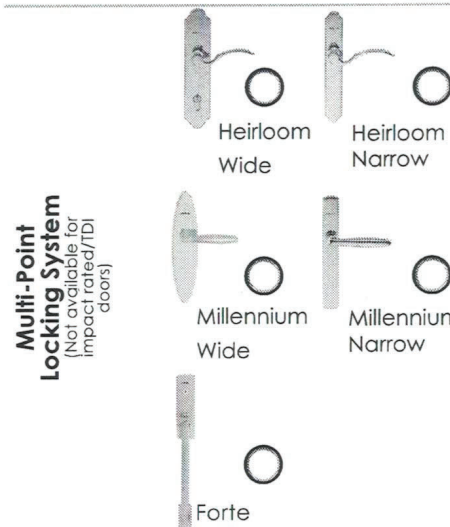
Shelf add-on: \$

Signature:

11 Hardware Options

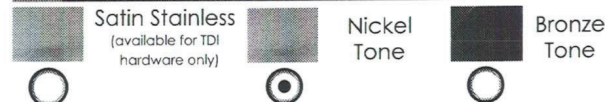
Standard Hardware
(included)

Colonial Knob and deadbolt

Multi-Point
Locking System
(Not available for
impact rated/TDI
doors)

Lockset upgrade add-on: \$

12 Hardware Finish



13 Jamb Width

4-9/16"

14 Exterior Trim

Finished Brickmould with 1x4

NOTES

BrickMould Trim Needed. Key Lock and Deadbolt the same. Add Touchup kit. Unit Width to be 74 3/16

15 Paint or Stain

Door		Frame	
Ext	Int	Ext	Int

PrismaGuard Paint Colors

Alpine	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cypress	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Granite	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ruby Red	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cabernet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indigo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Chestnut	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Onyx	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* Available for both wood grain and smooth door styles

PrismaGuard Stain Colors

Autumn Harvest	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Barley	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driftwood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New Earth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mulberry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Raven	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Redwood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rustic Clay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wildflower Honey	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* Available for wood grain doors only

Base Price:

\$

Add-Ons:

+\$ 0.00

+\$ 0.00

+\$

-\$

TOTAL:

\$ 0.00



Job#:

Ship to Location:

Customer Name:

Customer Address:

Door:

THERMA TRU
DOOR

11138352

San Antonio, Tx.

June Norton

123 Schreiner Pl, San Antonio, Tx. 78212

1 of 1

Measure Tech:

Eric Garcia

HDE In-Home Measure

1 Confirm Configuration

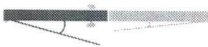
Single
prehungDouble
prehungSingle prehung with left or
right sidelites
(as viewed from outside)Single prehung
with both sidelites

2 Confirm Door Handing

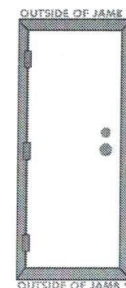
Single Prehung

OUTSIDE
Left Hand
InswingOUTSIDE
Right Hand
InswingOUTSIDE
Right Hand
OutswingOUTSIDE
Left Hand
Outswing

Double Prehung

OUTSIDE
Left Hand
InswingOUTSIDE
Right Hand
InswingOUTSIDE
Right Hand
OutswingOUTSIDE
Left Hand
Outswing

3 Confirm Height

**Net Unit Height (NUH):**

The measurement of a door from "tip-to-tip". Measure the entire distance from the outside of the frame above the door to the outside of frame below the door. (NUH for cut down options see page)

6'8" Inswing Door
NUH = 81-13/16"6'8" Outswing Door
NUH = 81-3/16"

6'8" Inswing Door Cut Down Options

6'8" Outswing Door Cut Down Options

8'0" Inswing Door
NUH = 97-13/16"8'0" Outswing Door
NUH = 97-3/16"

8'0" Inswing Door Cut Down Options

8'0" Outswing Door Cut Down Options

4 Confirm Width

Single

Single w/
1 sidelite

Double

Door Width: 6'0"

Single w/
2 sidelites

5 Confirm Exterior Trim

Finished Brickmould with
1x4

6 Confirm Jamb Width

4-9/16"



NOTES

Unit Width to be 74 3/16

















Door Replacement

