

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

HDRC CASE NO: 2023-106
ADDRESS: 501 E LOCUST
LEGAL DESCRIPTION: NCB 1736 BLK 10 LOT 1
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
HIST. DIST. NAME: Tobin Hill Historic District
APPLICANT: Matthew Carson/Pella South Texas
OWNER: WOHLRABE SHANE & IRENE
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: March 01, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace 18 one-over-one wood windows with aluminum-clad 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 Replacement Windows

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** 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.
- **SASHES:** 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.

FINDINGS:

- a. The property at 501 E Locust includes a single-story Craftsman-style residence and detached rear garage built c. 1924. Located on the northeast corner of E Locust and Gillespie, both structures are clad in wood waterfall siding. The home's front door is centered on the primary elevation below a rounded gable with three ganged windows to the left and an enclosed porch to the right. The cross-gabled composition shingle roof has knee braces below the eaves. There is a chimney on the west elevation that protrudes through the roof. Windows are one-over-one and wood, with one-over-one wood screens on all elevations. The structure contributes to the Tobin Hill Historic District.
- b. **WINDOW REPLACEMENT: EXISTING CONDITION:** Staff conducted a site visit on March 24, 2023, to assess the condition of the existing windows and found that all 18 wood windows proposed for replacement are in repairable condition. Most require minimal repair and intervention such as scraping and repainting or replacing damaged sash cords.
- c. **WINDOW REPLACEMENT: ENERGY EFFICIENCY:** The applicant has expressed concern to staff regarding the need to improve the energy efficiency of the house. However, in most cases, windows only account for a fraction of heat gain/loss in a house. 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. 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 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,

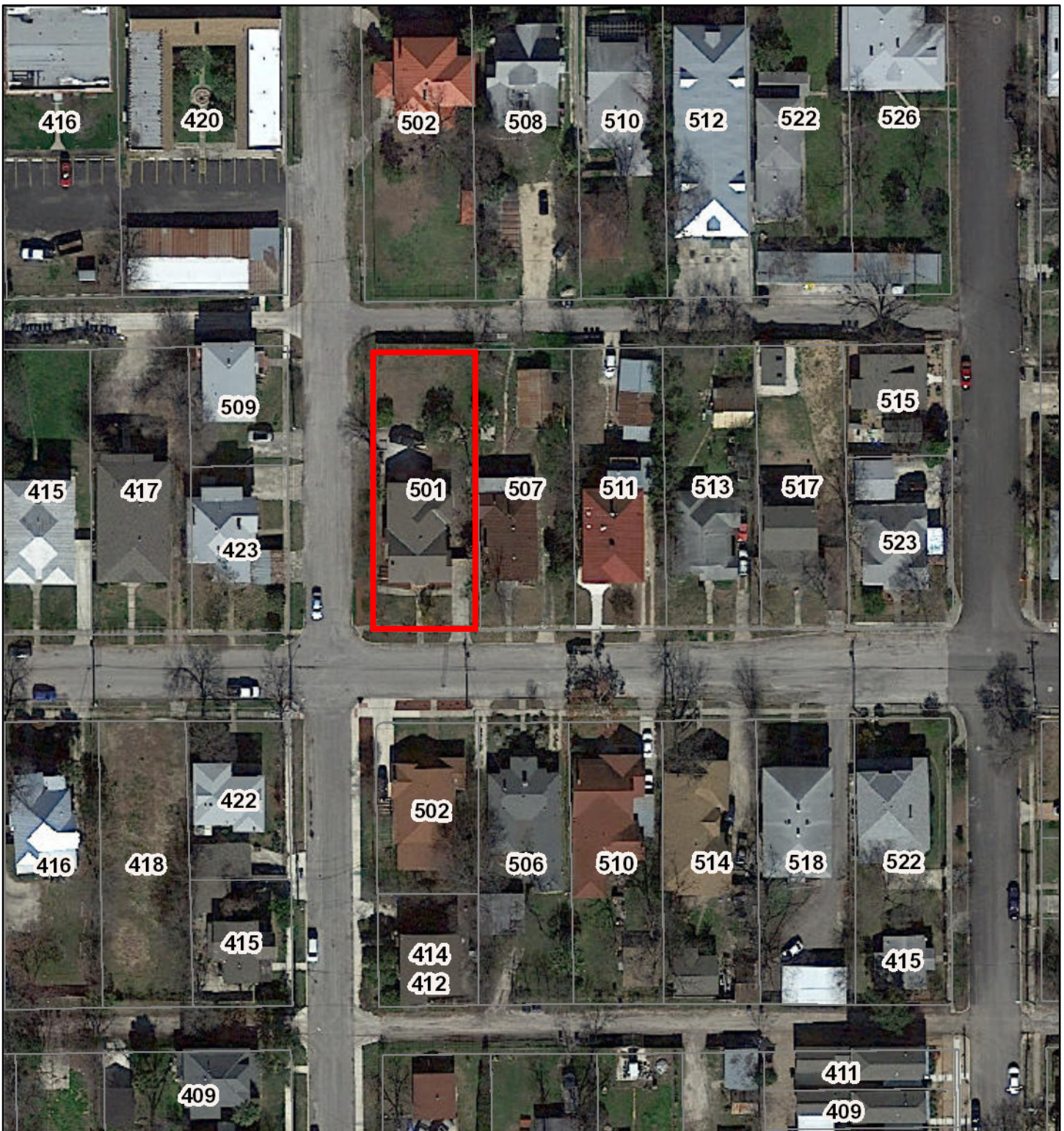
replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing, manufacture, transportation, and installation. Finally, window repair and restoration utilizes the local labor of craftspeople. Staff generally encourages the repair and restoration of windows whenever possible.

- d. **WINDOW REPLACEMENT: WASTE AND LIFESPAN:** More than 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 18 windows on the structure with Pella aluminum-clad wood windows. 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. While the proposed replacement windows conform to Standard Specifications for Windows in Additions and New Construction, staff does not find the proposal to replace the original wood windows consistent with the Guidelines. 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 v, staff finds that all original wood windows are in repairable condition. Staff does not find replacement of original wood windows consistent with the Guidelines.

RECOMMENDATION:






Staff does not recommend approval based on findings c through f. Staff recommends that all existing wood windows are retained and repaired.


City of San Antonio One Stop

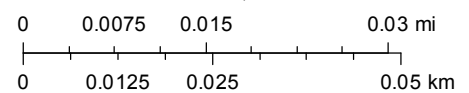


March 28, 2023

1:1,000

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels

 COSA City Limit Boundary



Additional scope of work: replacing like for like sized windows around the house. Order is wood windows with aluminum clad. Lead containment will be utilized as needed.

Specs of Materials to be used at install for 501 E Locust, San Antonio.

- General install will include nails, closed cell foam for insulation between door/windows and framing, primed cedar trim on historical windows, and silicone caulking to seal windows and prevent water intrusion.



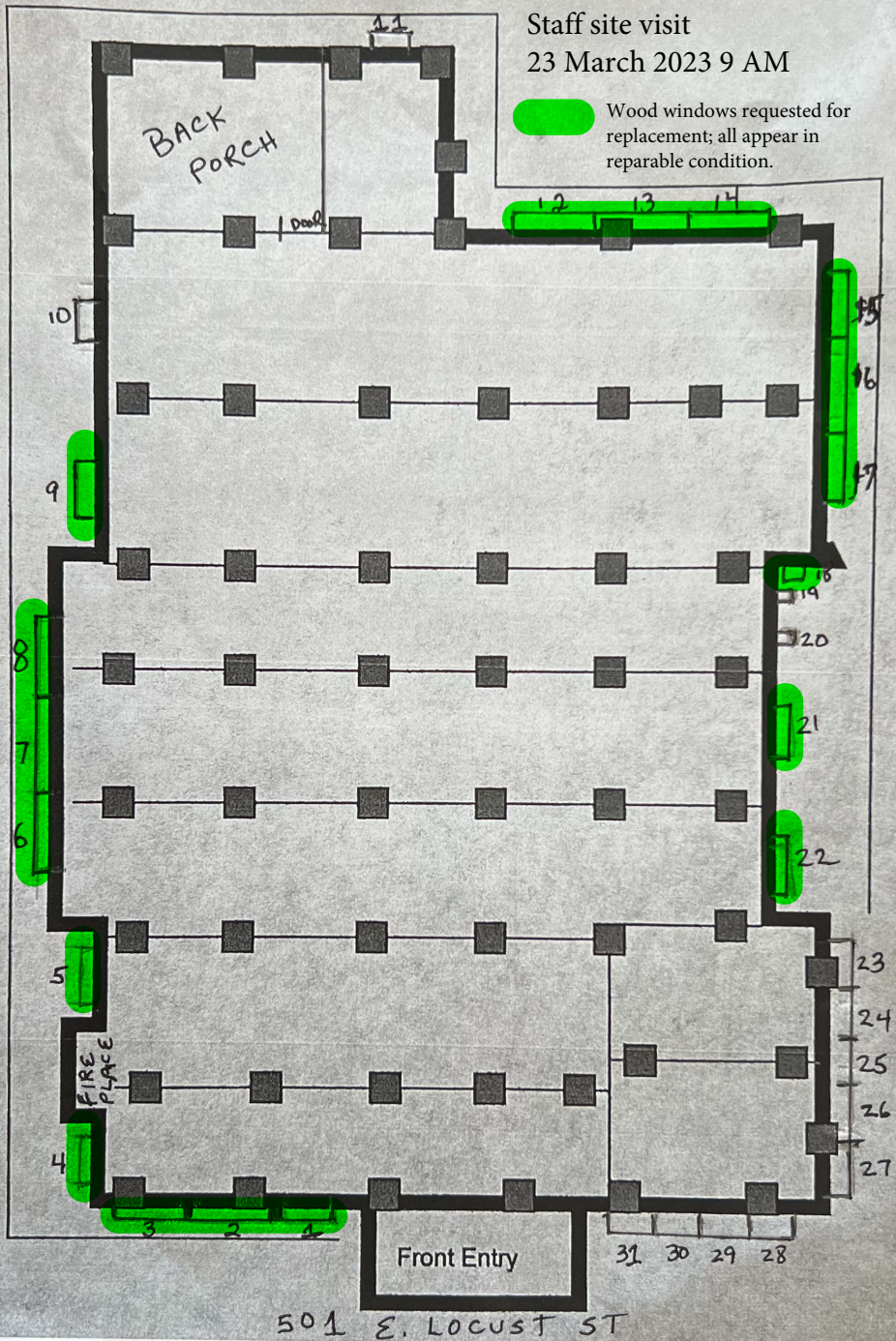


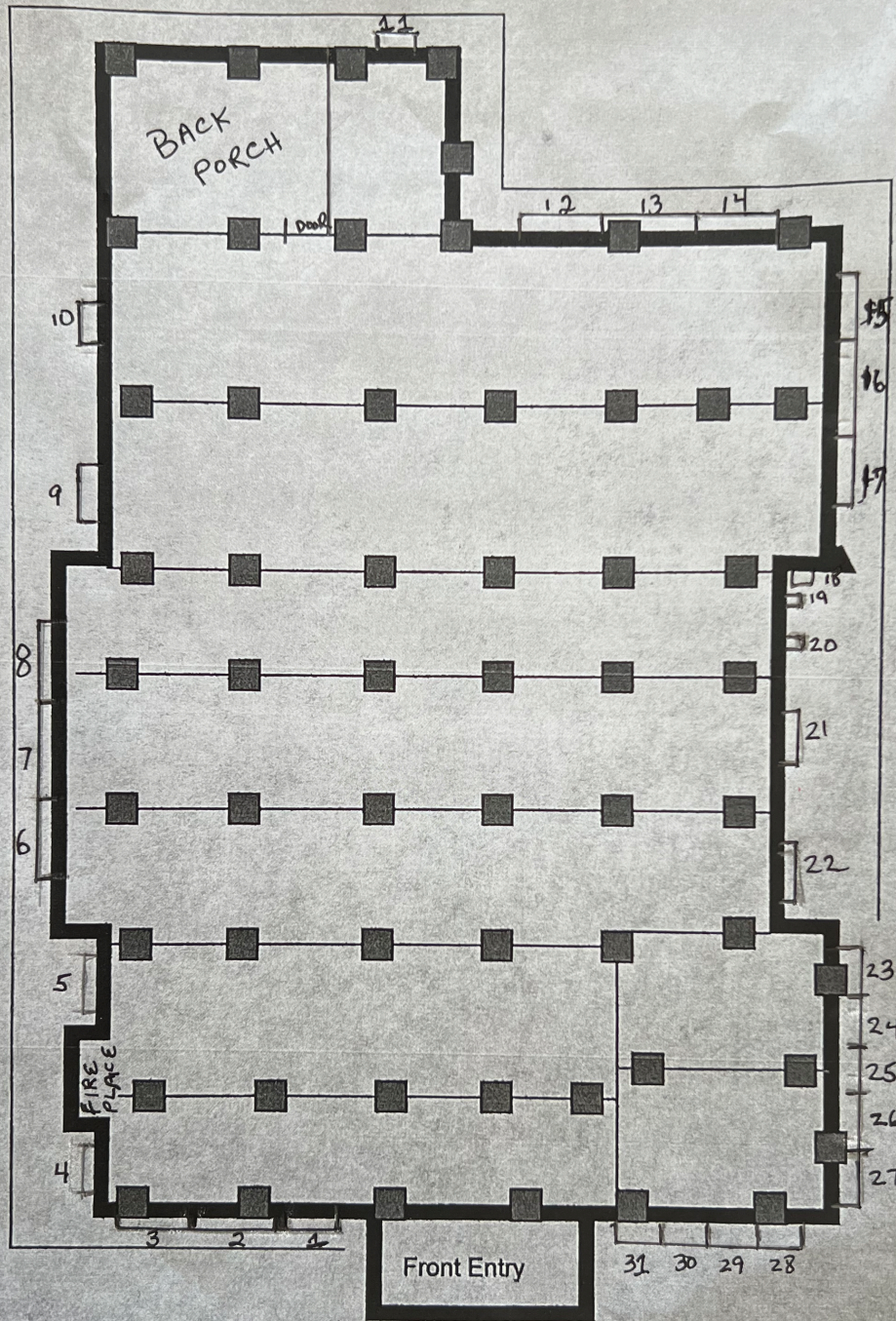




Staff site visit
23 March 2023 9 AM

Wood windows requested for replacement; all appear in reparable condition.





501 E. LOCUST ST

301 E Locust

#3

#2

#1

(Exterior)

1-3 will
be replaced



Replacing 1-3

#1

#2

#3

(Interior)



Replacing 1-3

①

501 E Locust

#5

#4

(Exterior)



4-5 will be replaced

Replacing 4-5

#4

#5

(Interior)



Replacing 4-5

2

501 E Locust

8

7

6

(Exterior)



6-8 will
be replaced

6

7

8

(Interior)



3

#10

#9

(Exterior)

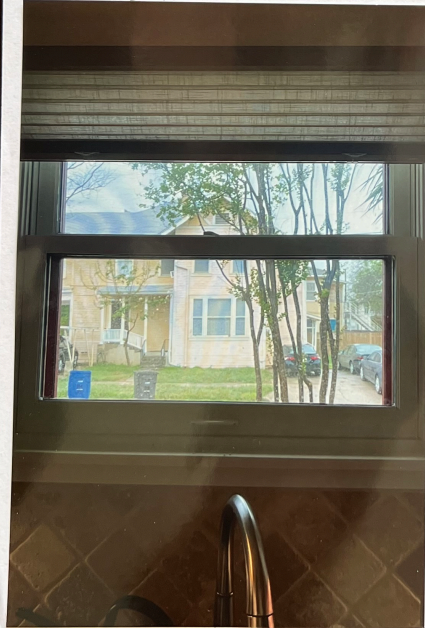


#9 ~~will~~ will be
replace

#10 will ~~not~~
be replaced

#10

#9



#10

501 E Locust

#11



#11



Window #11 will not be replaced

5

501 E locust

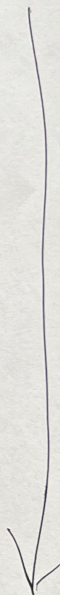
#14

#13

#12



12-14 will
be replaced



#12

#13

#14



(6)

501 E Locust

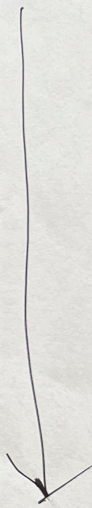
#17

#16

#15



#15-17
will be
replaced



#15

#16

#17



(7)



SE Exhaust (3)

#18 will be replaced

#19-20 will not be replaced

#18



#19
←

#20
↑



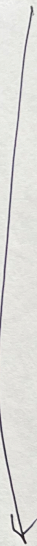
501 E Locust

#22

#21



21-22 will
be replaced



#21

#22



501 E Locust

27 26 25 24 23



23-27
Will Not
be Replaced

23 24 25 26 27



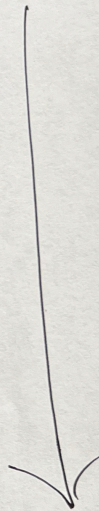
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501 E locust

31 30 29 28



28-31 will
NOT be
replaced



28 29 30 31



11

