

HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO: 2021-453
ADDRESS: 302 FURR DR
LEGAL DESCRIPTION: NCB 6695 BLK 4 LOT 28
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Arash Pazouki /PEBBLE DAWN PROPERTIES LLC
OWNER: PEBBLE DAWN PROPERTIES LLC
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: August 31, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing wood windows on the primary structure with aluminum windows.
2. Install aluminum windows in the openings that do not currently feature windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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 facade 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 302 Furr is a 1-story, single-family structure with a 2-story rear addition constructed circa 1940 in the Tudor Revival style. The structure features a composition shingle roof, 2 high pitched front gables and a prominent stucco chimney on the front façade, a arched recessed porch entry, wood cladding, and original one-over-one wood windows. The property is contributing to the Monticello Park Historic District.
- b. WINDOW REPLACEMENT: EXISTING CONDITION – Staff conducted a site visit on September 30, 2021, and observed the following conditions: damaged and peeling or chipping paint, broken or missing cords, missing weights, minor wood rot, uneven sashes, modified sashes, missing sashes, cords replaced with chains, and loose glass, cracking glass, and missing glass. Some of the existing windows may require reglazing or the reworking of the sashes. The windows do not show signs of significant wood rot or severe deterioration. Two of the window openings (6 & 7) do not currently feature window units. Staff finds that the existing windows are in repairable condition, with most requiring minimal repair and intervention such as the reworking of the sashes and reglazing, 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 the wood 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 30 existing wood windows with replacement aluminum windows in bronze with low-E glass. The existing windows requested for replacement are located on the primary structure, including the front façade, and the rear addition. 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, and that the replacement product is not appropriate or consistent with the Guidelines.

RECOMMENDATION:

Item 1, staff does not recommend approval based on findings a through e. The Historic Design Guidelines always recommend that the repair of historic-age windows be prioritized over replacement.

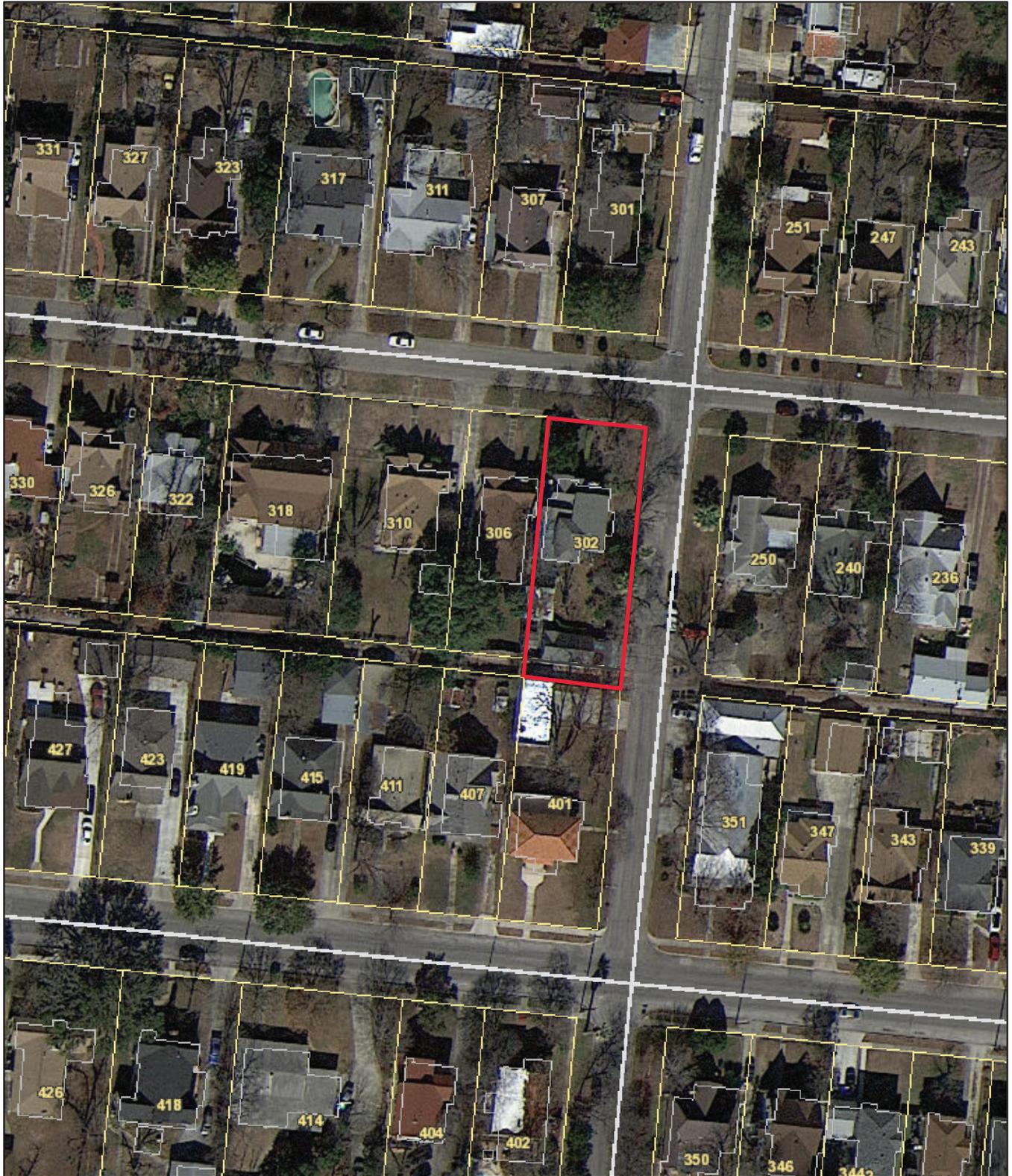
If the HDRC is compelled to approve window replacement, staff recommends the following stipulations:

- 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.
- ii. That the existing wood windows are salvaged and stored on site for future use or donated to a local architectural salvage store.

Item 2, staff recommends that the application installs fully wood windows in window openings 6 & 7, which do not currently feature windows, with the following stipulation:

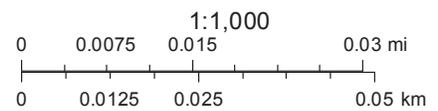
- i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the 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.

City of San Antonio One Stop



September 30, 2021

 User drawn lines



+ 302 furr san antonio, tx

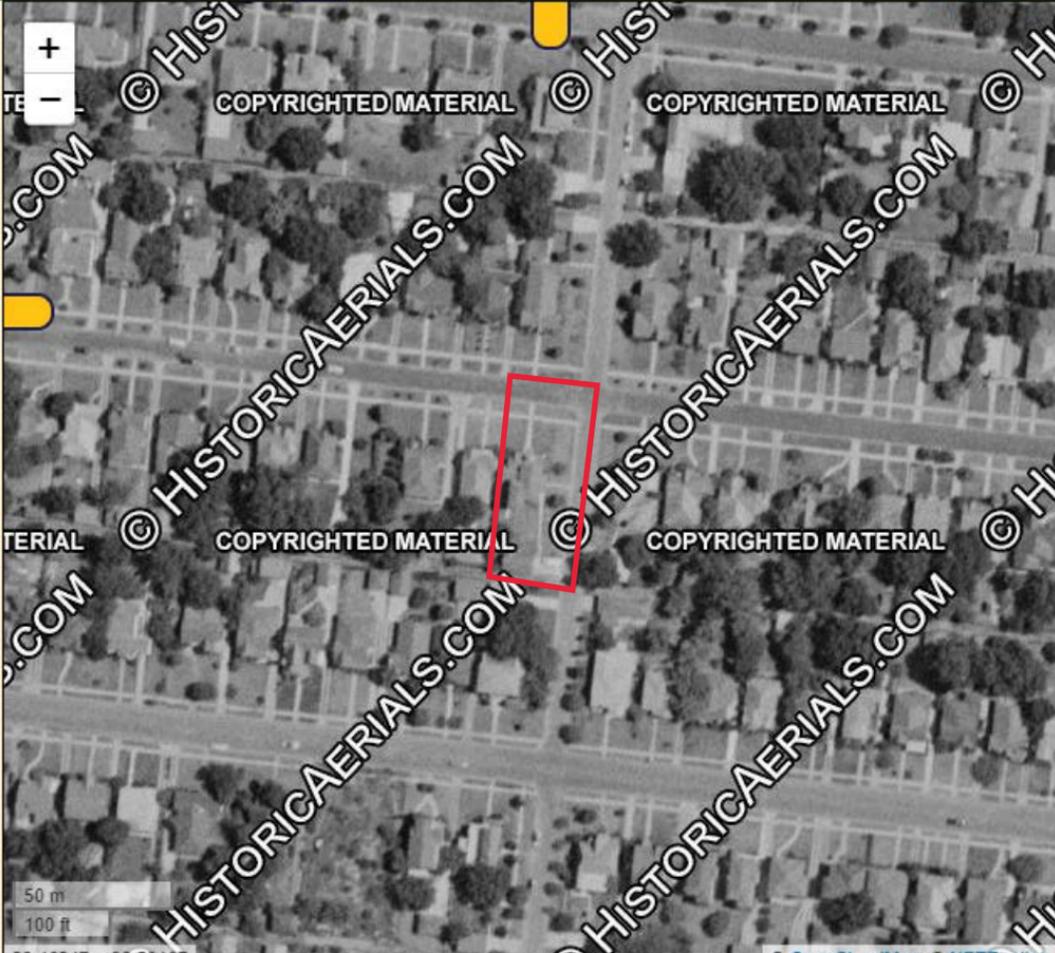
go



← purchase image and/or print

Tweet

- 2016
- 1955
- 2014
- 2012
- 2010
- 2008
- 2004
- 1995
- 1986
- 1983
- 1973
- 1966
- 1963
- 1955



50 m
100 ft
29.46247 ; -98.53107



302

98



3

6



4

32



32

This addition has been removed



35

32

This addition has been removed



3



32 31

34 33

26 25

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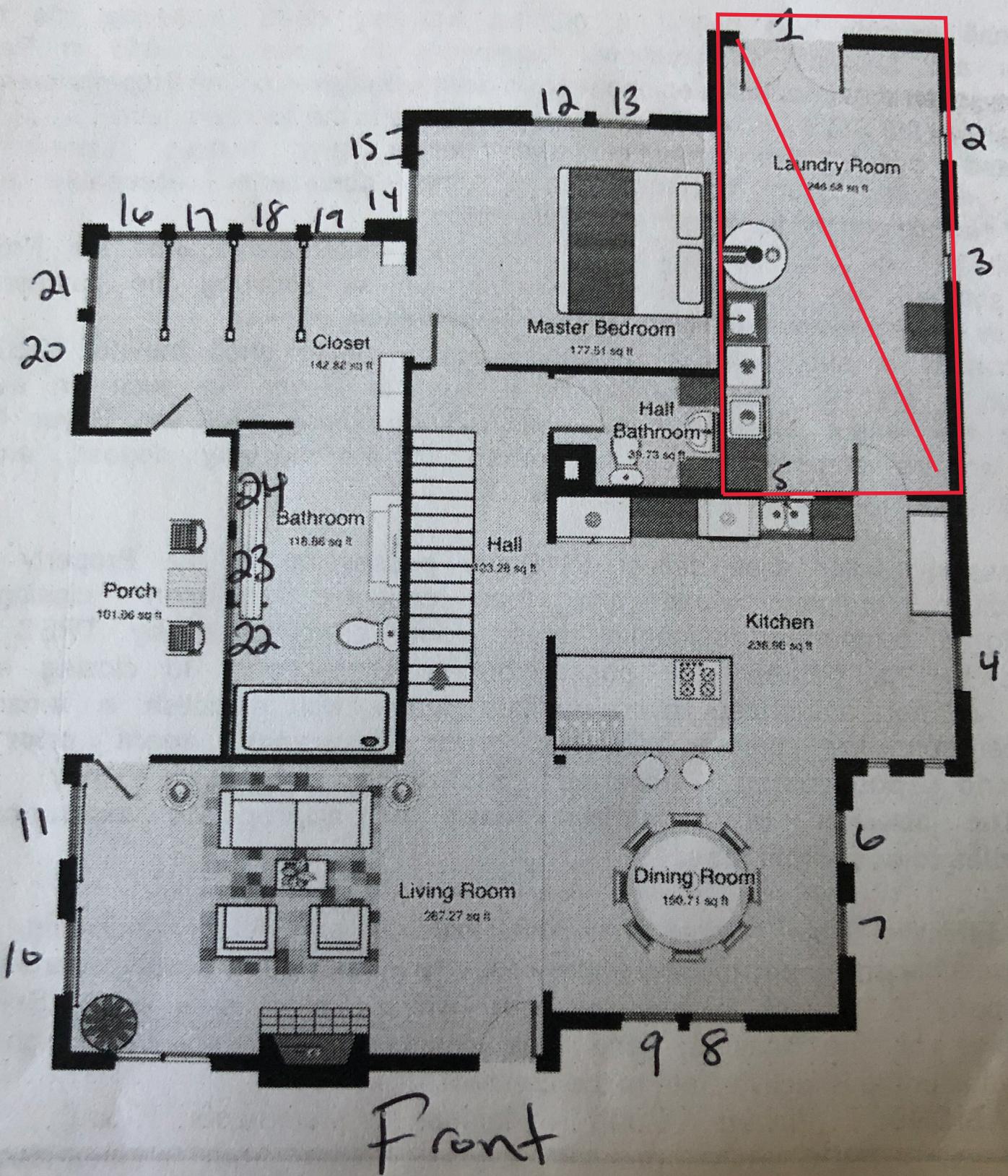


27 28 30 29

24 23 22

11

10



GROUND FLOOR

3D VIEW

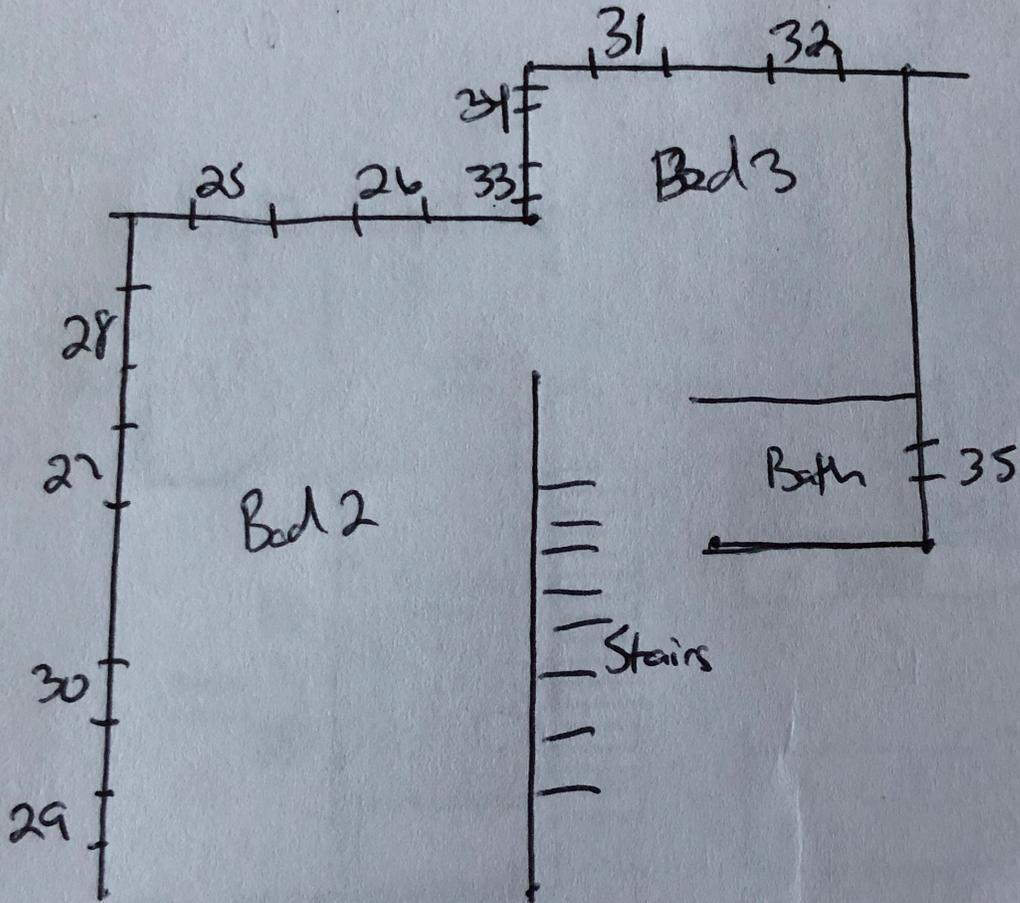
DETAILS

+ Add Room

+ Add Object

Rotate Floor

Upstairs



Front







6





10

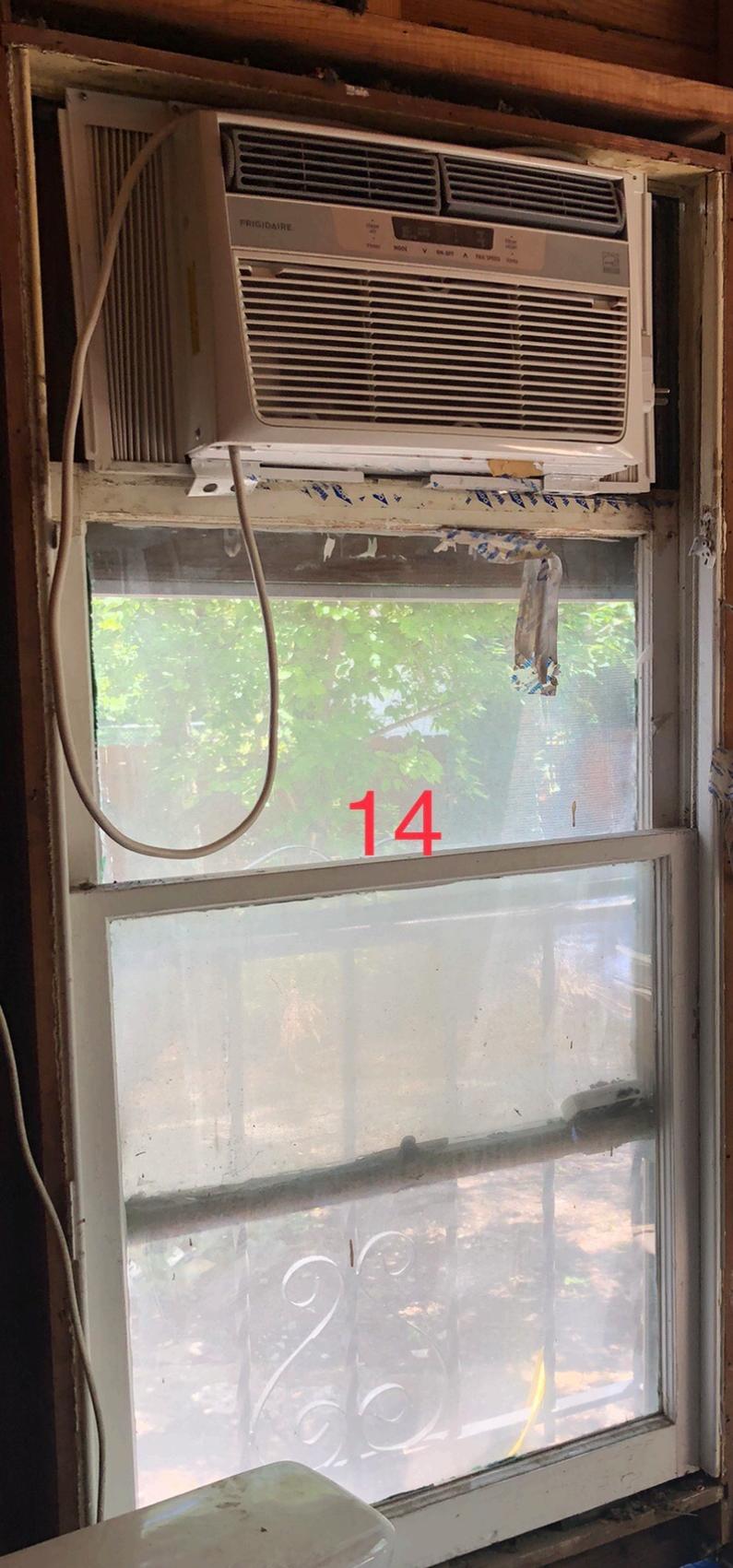
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2

This addition has been removed



3

This addition has been removed

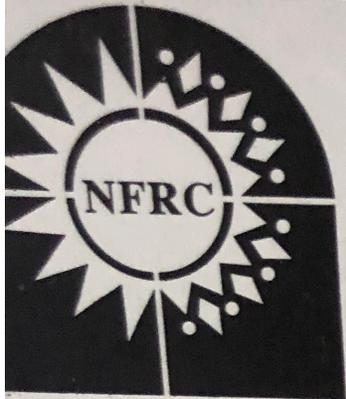
Impact Windows

TDI	FL#	
WIN-1242	13194.4	4000 VINYL SINGLE HUNG IMPACT 44" x 72" H-R55
WIN-1242	13191.5	4000 VINYL SINGLE HUNG IMPACT 36" x 72" H-R60
	13417.4	4000/4750 VINYL TWIN TILT SINGLE HUNG 80" x 72" H-R50
	13421.1	4000 SERIES VINYL PICTURE WINDOW 48" x 72" FW-C60
	13417.5	4000/4750 VINYL TWIN TILT SINGLE HUNG w/ 4000/4750 TRANSOM 72" x 108" H-R50

Aluminum Windows

WIN-392	12396.1	100 ALUMINUM SINGLE HUNG 48" x 72" H-R40
WIN-392	12398.1	100 ALUMINUM SINGLE HUNG 44" x 72" HS-R50
WIN-877	12398.2	100 ALUMINUM SINGLE HUNG TWIN WITH 101 FIXED STACKED 88" x 108" H-R50
WIN-391	15946.1	101 ALUMINUM FIXED WINDOW 72" x 72" FW-R65
WIN-393	13418.1	150 ALUMINUM HORIZONTAL SLIDER 72" x 44" HS-R50
WIN-390	12398.6	175 ALUMINUM SINGLE HUNG TILT SASH 48" x 72" H-R40
WIN-390	12398.5	175 ALUMINUM SINGLE HUNG TILT SASH 44" x 72" H-R50
WIN-390	12398.7	175 ALUMINUM SINGLE HUNG TILT SASH TWIN 72" x 72" H-R40
WIN-390	12398.6	175 ALUMINUM SINGLE HUNG TILT SASH TRIPLE 108" x 72" H-R50
WIN-880	12398.8	175 ALUMINUM SINGLE HUNG TILT SASH TWIN WITH 101 FIXED STACKED 80" x 108" H-R50

Industries



National Fenestration
Rating Council®

CERTIFIED

Krestmark Ind, LP
Dallas, Texas

**SERIES 100 SH IG WINDOW
ALUMINUM FRAME**

**LOW-E GLASS1/1
E-66**

KRM-A-2-00198-00001

ENERGY PERFORMANCE RATINGS

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

0.49

Solar Heat Gain Coefficient

0.25

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.56



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 a 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

Porter-lite Windows

WARM EDGE TECHNOLOGY

Windows must be square and sash must be locked during install to ensure smooth operation of windows

Ottawa, Texas 214-237-8665 or 1-800-863-3893

Model	Series	Material	Color	Finish	Options
1000	1000	Aluminum	White	Standard	
1001	1000	Aluminum	White	Standard	1000
1002	1000	Aluminum	White	Standard	1000
1003	1000	Aluminum	White	Standard	1000
1004	1000	Aluminum	White	Standard	1000
1005	1000	Aluminum	White	Standard	1000
1006	1000	Aluminum	White	Standard	1000
1007	1000	Aluminum	White	Standard	1000
1008	1000	Aluminum	White	Standard	1000
1009	1000	Aluminum	White	Standard	1000
1010	1000	Aluminum	White	Standard	1000
1011	1000	Aluminum	White	Standard	1000
1012	1000	Aluminum	White	Standard	1000
1013	1000	Aluminum	White	Standard	1000
1014	1000	Aluminum	White	Standard	1000
1015	1000	Aluminum	White	Standard	1000
1016	1000	Aluminum	White	Standard	1000
1017	1000	Aluminum	White	Standard	1000
1018	1000	Aluminum	White	Standard	1000
1019	1000	Aluminum	White	Standard	1000
1020	1000	Aluminum	White	Standard	1000

Mfg. by Krestmark Industries

Krestmark Ind. LP
Ottawa, Texas
SERIES 100 84 10 WINDOW
ALUMINUM FRAME
LOW-E GLASS**
E-66
KRM-A-2-00198-00001

ENERGY PERFORMANCE RATINGS	
0.49	0.25

ADDITIONAL PERFORMANCE RATINGS

0.56	
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The window will be white with no dividers