

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-540
ADDRESS: 401 SHOOK AVE
LEGAL DESCRIPTION: NCB 6327 BLK 2 LOT NE TRI 5.3 OF 56 & EIRR 45 OF THE S 100 OF 57 & S 99.58 OF 58
ZONING: R-5
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Lewis McNeel/MCNEEL LEWIS MAVERICK
OWNER: Lewis McNeel/MCNEEL LEWIS MAVERICK
TYPE OF WORK: Window and door replacement
APPLICATION RECEIVED: October 02, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman

REQUEST:

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

1. Replace three (3) existing wood windows at the rear of the house with new aluminum clad wood windows.
2. Replace four (4) existing wood exterior doors with wood and glass doors.

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 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 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 401 Shook is a 2-story residential home designed in the Neoclassical architectural style. The structure features a prominent full facade front porch, a side gable roof with three (3) dormer windows, wood and brick siding, and wood one-over-one windows. The property is contributing to the Monte Vista Historic District.
- b. WINDOW REPLACEMENT: EXISTING CONDITION – Staff requested a site visit to assess the condition of the windows requested for replacement. From the photos submitted to date and the site visit, the windows proposed for replacement appear to be of historic-age, fully wood one-over-one windows. Two (2) windows do not show signs of significant wood rot, wood damage, or severe deterioration. One (1) window that is located on the west elevation has a rotted lower rail on the bottom sash. Staff finds that the windows are in repairable condition based on the documentation provided, with most requiring minimal repair and intervention such as the reworking of the sashes and reglazing, along with refitting into the trim and frames. The sash with the rotted meeting rail could be replaced with an in-kind traditional wood sash to be consistent with the Guidelines.
- 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. 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 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 – The applicant has proposed to replace three (3) existing wood windows with aluminum clad wood windows that generally meet staff's standard window stipulations. The applicant has committed to installing replacement windows in a style, size, material, and proportion to match the existing windows being replaced and to recess the windows within the frame with traditional wood trim and sill details. The windows requested for replacement are located on the south and west elevations of the second story. 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, while the replacement product is appropriate, staff finds that the windows are in repairable condition.

f. DOOR REPLACEMENT – The applicant has proposed to replace two (2) exterior wood doors located above the porte-cochere; one (1) exterior door beneath the porte-cochere; and the front door with aluminum clad wood doors that are similar in appearance to the existing screen doors with a single glass lite in place of the screened area. The two (2) existing doors above the porte-cochere are wood paneled doors without any lites and appear to be damaged at the bottom rails and exhibit some warping. The front door is a wood paneled door with three (3) lites in the top section. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.i., advise to 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. Staff finds that a replacement product that is in line with the Guidelines is appropriate in this instance for the doors at the porte-cochere and that the front door be maintained where possible.

RECOMMENDATION:

Staff recommends approval of:

Item 2: Door Replacement

Staff recommends approval of item 2 based on finding f with the stipulation that the front door be retained and the proposed replacement doors above and beneath the porte-cochere be wood and feature a paneled appearance to be in line with the existing appearance; a final door specification and design will need to be provided to staff prior to the issuance of a COA.

Staff does not recommend approval of:

Item 1: Window Replacement

Staff does not recommend approval of item 1 based on findings b through e. The Historic Design Guidelines always recommend that the repair of historic-age windows be prioritized over replacement. Individual sashes that are severely deteriorated or damaged may be replaced with in kind wood sashes of traditional construction methods.

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.

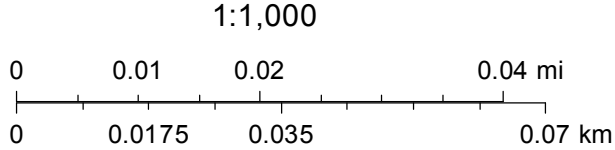
ii. That the existing wood windows are salvaged and stored on site for future use or donated to a local architectural salvage store.

City of San Antonio One Stop



October 28, 2021

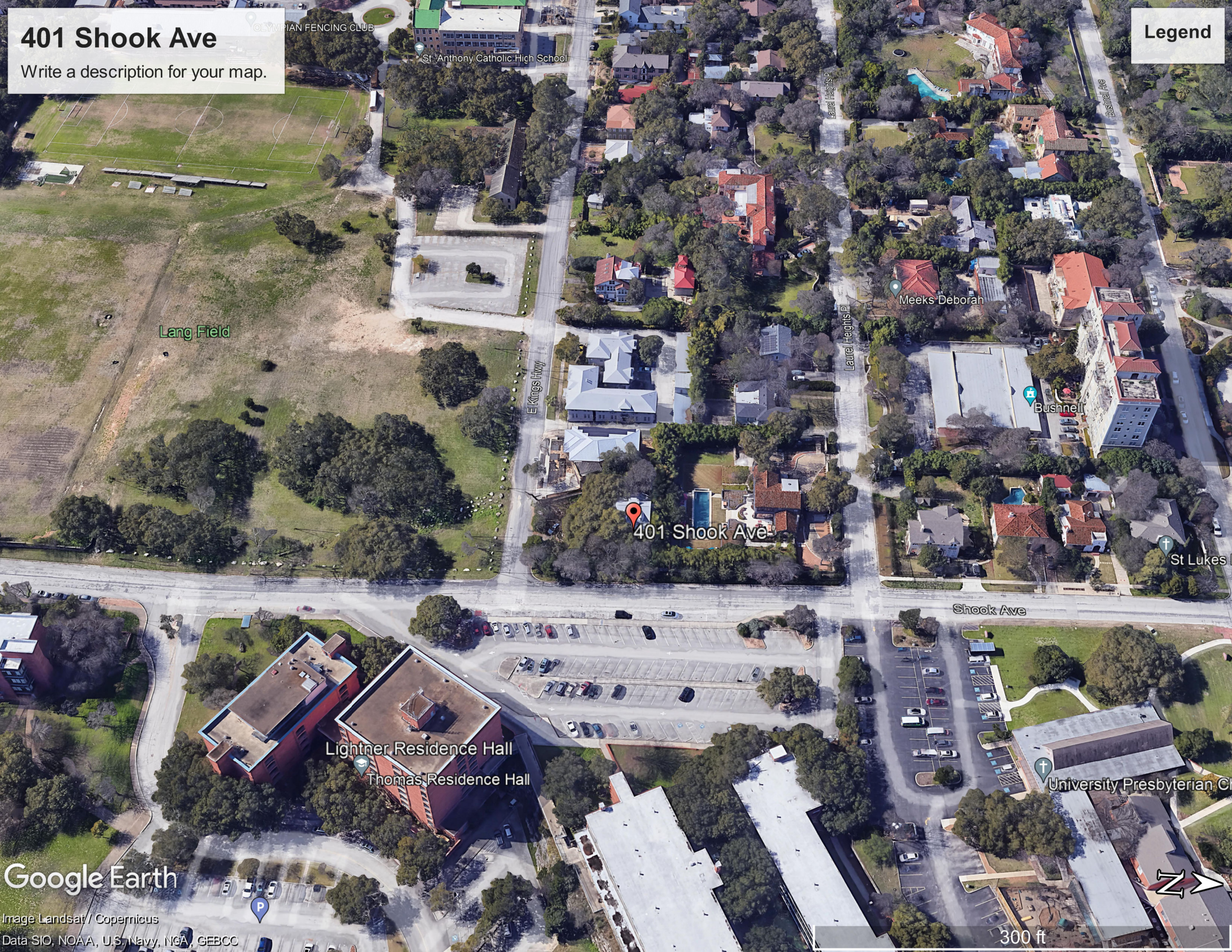
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401 Shook Ave

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Lang Field

401 Shook Ave

Meeks Deborah

Bushnell

St Lukes

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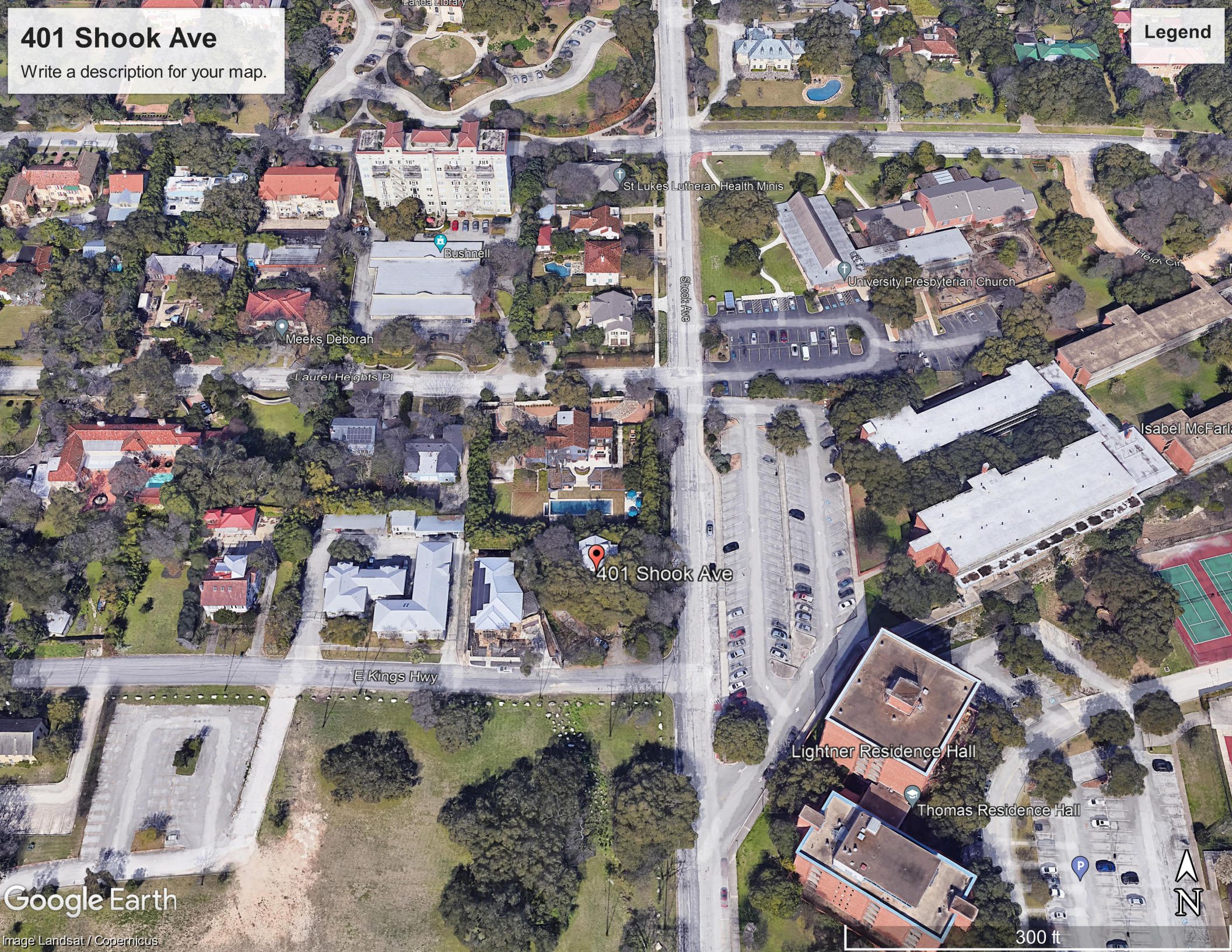
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401 Shook Ave

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401 Shook Ave

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E M Stevens Stadium

Lang Field

Thomas Residence Hall
Lightner Residence Hall

401 Shook Ave

E Kings Hwy

Laurel Heights Pl

Meeks Deborah

Bushnell

University Presbyterian Church

Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

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REPLACE
DOORS

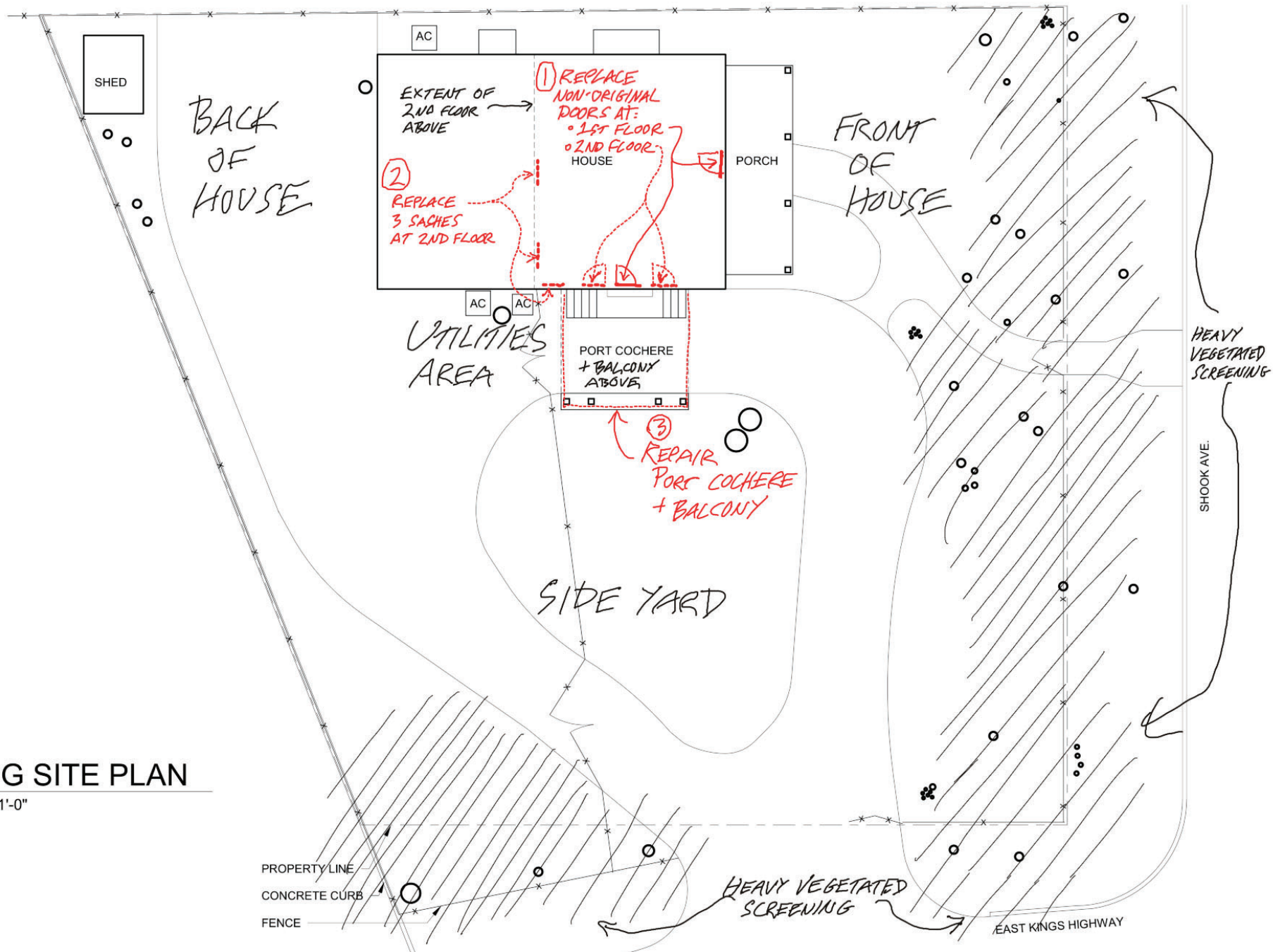
TYPICAL
NON-ORIGINAL
DETAILS POORLY
CONCEIVED & EXECUTED



REPLACE
WINDOWS

REPLACE
DOORS





































ELEVATE DOUBLE HUNG



Traditional style meets superior strength in this updated take on a classic window. The Marvin Elevate™ Double Hung window's balanced design provides the performance and aesthetic your home deserves, with durable fiberglass exteriors, warm wood interiors and coordinating picture or transom window styles available. Tilt the sash in or remove for easy cleaning.

[VIEW DESIGN OPTIONS](#)

FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

[TECHNICAL SPECIFICATIONS](#)



Features of the Elevate Double Hung Window

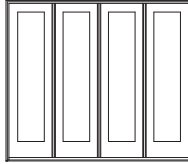
- Available in heights up to 7 feet or widths up to 4.5 feet
- Low-profile locking mechanism for smooth operation
- Insert replacement option is available to fit seamlessly into existing window openings
- Sashes tilt in for easy cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- CE certified

1 3/4" INSWING / OUTSWING FRENCH DOOR

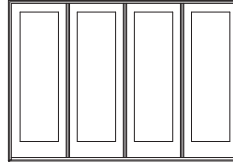
6-8 HEIGHT (7-0 AND 8-0 HEIGHTS SEE BELOW)

Clad MO (mm)	7-11 1/2 (2426)	9-11 1/2 (3035)	10-7 1/2 (3239)
Wood MO (mm)	8-2 1/8 (2492)	10-2 1/8 (3102)	10-10 1/8 (3305)
RO (mm)	8-0 (2438)	10-0 (3048)	10-8 (3251)
FS (mm)	7-11 (2413)	9-11 (3023)	10-7 (3226)
DLO (mm)	1-1 19/32 (345)	1-7 19/32 (498)	1-9 19/32 (548)

6-10 1/4 (2089)
6-11 9/16 (2122)
6-10 1/2 (2096)
6-10 (2083)
5-6 1/8 (1680)



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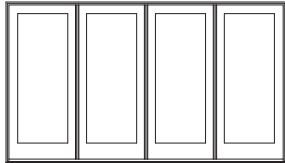
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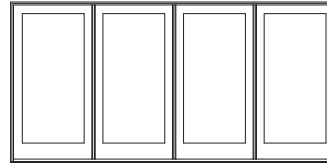
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Clad MO (mm)	11-11 1/2 (3645)	13-11 1/2 (4255)
Wood MO (mm)	12-2 1/8 (3712)	14-2 1/8 (4321)
RO (mm)	12-0 (3658)	14-0 (4267)
FS (mm)	11-11 (3632)	13-11 (4242)
DLO (mm)	2-1 19/32 (650)	2-7 19/32 (802)

6-10 1/4 (2089)
6-11 9/16 (2122)
6-10 1/2 (2096)
6-10 (2083)
67 7/16 (1713)



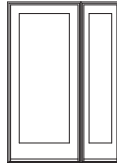
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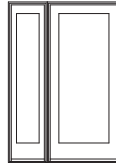
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Clad MO (mm)	4-7 9/16 (1411)	4-7 9/16 (1411)	6-1 1/8 (1857)	9-0 5/16 (2751)
Wood MO (mm)	4-10 3/16 (1478)	4-10 3/16 (1478)	6-3 3/4 (1924)	9-2 5/16 (2802)
RO (mm)	4-8 1/16 (1424)	4-8 1/16 (1424)	6-1 5/8 (1870)	9-0 13/16 (2764)
FS (mm)	4-7 1/16 (1399)	4-7 1/16 (1399)	6-0 5/8 (1845)	8-11 13/16 (2739)
DLO (mm)	2-1 19/32 (650) / 0-11 1/2 (292)	0-11 1/2 (292) / 2-1 19/32 (650)	2-1 19/32 (650) / 0-11 1/2 (292) / 2-1 19/32 (650)	0-11 1/2 (292) / 2-1 19/32 (650) / 0-11 1/2 (292)

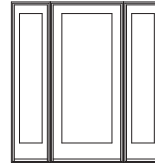
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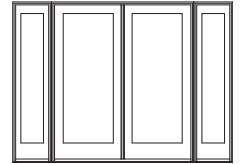
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4670 XO - Entrance
4680 XO - Entrance



4668 OX - Entrance
4670 OX - Entrance
4680 OX - Entrance



6268 - Entrance
6270 - Entrance
6280 - Entrance



9268 - Entrance
9270 - Entrance
9280 - Entrance

Details and Elevations not to scale.

R = Retro Size

- Lite patterns shown are for standard, SDL and ADL in 6-6, 6-8, and 7-0 heights. The standard pattern for 8-0 heights is a 6 high lite cut. Standard lite cut for 9-0 height is a 7 high lite cut.
- All glass is tempered.
- Elevations as viewed from the exterior.
- CN 9-0 heights are limited to 1 and 2 wide configurations using CN2-6 and 3-0 panels.

Please consult your local Marvin representative for masonry openings that include casings and subsills.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.



Katie Totman (OHP)

From: Lewis McNeel
Sent: Saturday, October 23, 2021 6:42 PM
To: Katie Totman (OHP)
Subject: [EXTERNAL] Re: FW: Public Meeting: OHP Unified Development Code Updates

Hi Katie,

Thanks for coming out yesterday and thanks for the COA on exploratory demo! I really appreciate the helpfulness.

The historic-compatible door product we're proposing to replace the non-original doors is the Marvin Signature Ultimate "swinging" wood door: [Custom Windows and Doors | Signature Ultimate Windows and Doors | Marvin](#). We have only single door conditions, not double doors, and they will all be painted red to match the existing red door color palette that is consistent all over the house. This is a clean, simple, high quality door style that avoids imagined ornaments. This clean simple look is in keeping with the general look of the existing screen doors that are the dominant visual feature of the exterior doorways, and this look is appropriate because of the lack of information we have on what the original doors behind the screen doors actually looked like, and this look doesn't draw undue attention to itself. Hopefully this will work for administrative COA. Please let me know.

The key point again about our window request is that it's an absolutely critical performance problem requiring us to use the double pane insulated glass window products that we are specifying at this 1 upstairs rear-facing kids' bedroom, ideally with clad sashes. It's a thermal issue (west-facing facade getting direct afternoon sunlight), it's a waterproofing issue (rotting of even new sash wood will continue at an accelerated rate due to splashing of rain on the sashes from the adjacent lower roof surface right at the sill height), and it's an acoustic issue (my kids sleeping in this room are often getting woken up by very ordinary noises from the brand new house next door which has an upstairs living deck right next to our kids' bedroom where normal volume neighbors' voices and their barking dog noises penetrate strongly into our house at any moment through our rear-facing single pane windows). The windows we are specifying are high quality wood products with a historically appropriate sash and frame detail that will match our houses' other historic window details when viewed from the street.

On this note, the following is a statement I would like to submit to OHP specifically regarding window replacement rules, since I understand that these rules are up for reconsideration in the near future. I understand this complaint is beyond what you are able to address but I'm wondering if you can please get this following statement from me passed on to the appropriate person or group for consideration:

To whom it may concern:

I fully appreciate the good things that historic district requirements do and I'm all for window appearances that match existing conditions. There are a number of high quality, high-performing new window products that achieve a visual match of existing conditions while also solving the thermal, acoustic and moisture performance deficiencies that inherently exist with historic single pane windows. I'm very concerned about OHP's disproportionate hyper-focus on historic windows and the non-negotiable window rules in place that deny the reality of acoustic, thermal and moisture performance issues that can become critically problematic at all sorts of specific site conditions. OHP takes a very reasonable and nuanced approach to many other historic detail elements needing replacement. However OHP's blanket refusal to consider any windows that replace existing material, regardless of the performance reason, is a serious misalignment of priorities. The basic shelter needs of people living in their homes are inherently more valuable than the original construction materials of the homes themselves. The acoustic, thermal and moisture performance of a house's windows is a very impactful element of how a house can meet people's basic shelter needs. Historic districts are not living history museums. Historic districts are neighborhoods of homes for people to live in. They are also great shared

community experiences for people to pass through and to enjoy and to gain a sense of history among real modern lifestyles being lived. Allowing window replacements with new products and installation details that match the look of a home's existing windows does not compromise the architectural character of a historic district in any way (though this would probably be problematic at a living history museum which historic districts are not). Rather, more nuance and appreciation on OHP's part for windows' acoustic, thermal and moisture performance in a home will allow historic districts to keep on functioning as beloved, life-sustaining places where people with a diversity of incomes can continue to live and have their basic shelter needs met through a real-world range of acoustic, climatic and economic conditions.

Thanks so much,
Lewis McNeel