

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-447
ADDRESS: 804 DAWSON ST
LEGAL DESCRIPTION: NCB 571 BLK 5 LOT 1
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Todd Worrich/Todra Ball, LLC
OWNER: Todd Worrich/Todra Ball, LLC
TYPE OF WORK: Window replacement

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace all the windows in the home with Jeld-Wen brand wood windows to match the original windows at the front elevation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

FINDINGS:

- a. The primary structure located at 804 Dawson is a 1-story single family home constructed in the Folk Victorian style. The home features several elements of the Folk Victorian style, including a cross gable configuration, decorative awnings, and a front porch with turned columns. The home has undergone many visible modifications over the years, including window replacement, additions, and interior alterations. The home is a contributing structure in the Dignowity Hill Historic District. The applicant is requesting approval to replace all of the existing windows in the house with new Jeld-Wen brand wood windows. The proposed windows will match the configuration of the existing original windows on the front of the house, which is two over two.
- b. **WINDOW REPLACEMENT: NON-ORIGINAL WINDOWS** – The applicant has requested to replace non-original windows with new Jeld-Wen brand wood windows. As evidenced in the application, several types of windows have been installed in the home over the years, including vinyl windows with false divided lites, aluminum screens, and undivided wood windows. Several openings appear to have been modified over the years. According to the Historic Design Guidelines, new windows should be installed to match the historic windows in terms of size, type, configuration, material, form, appearance, and detail. The applicant’s proposal to remove non-original windows that are incompatible in size, material, configuration, form, and detail and install new wood windows to match the original profile evident on the north (front) façade is appropriate. Staff finds the proposal consistent with the Guidelines.
- c. **WINDOW REPLACEMENT: ORIGINAL WINDOWS** – The applicant has proposed to remove the original windows that exist on the north (front) elevation of the home. The windows are currently covered by incompatible aluminum screens and the applicant has stated that they are in poor condition. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in-kind replacement of windows is only appropriate when the original windows are beyond repair. The applicant has not furnished substantial evidence that the

windows are deteriorated beyond repair. The existing windows are also constructed of a high quality, durable wood that has lasted for decades. Reinvesting in original material yields a longer lifespan and eliminates the cost of modifying an opening to accommodate stock window sizes. Staff does not find the proposal to be appropriate or consistent with the Guidelines.

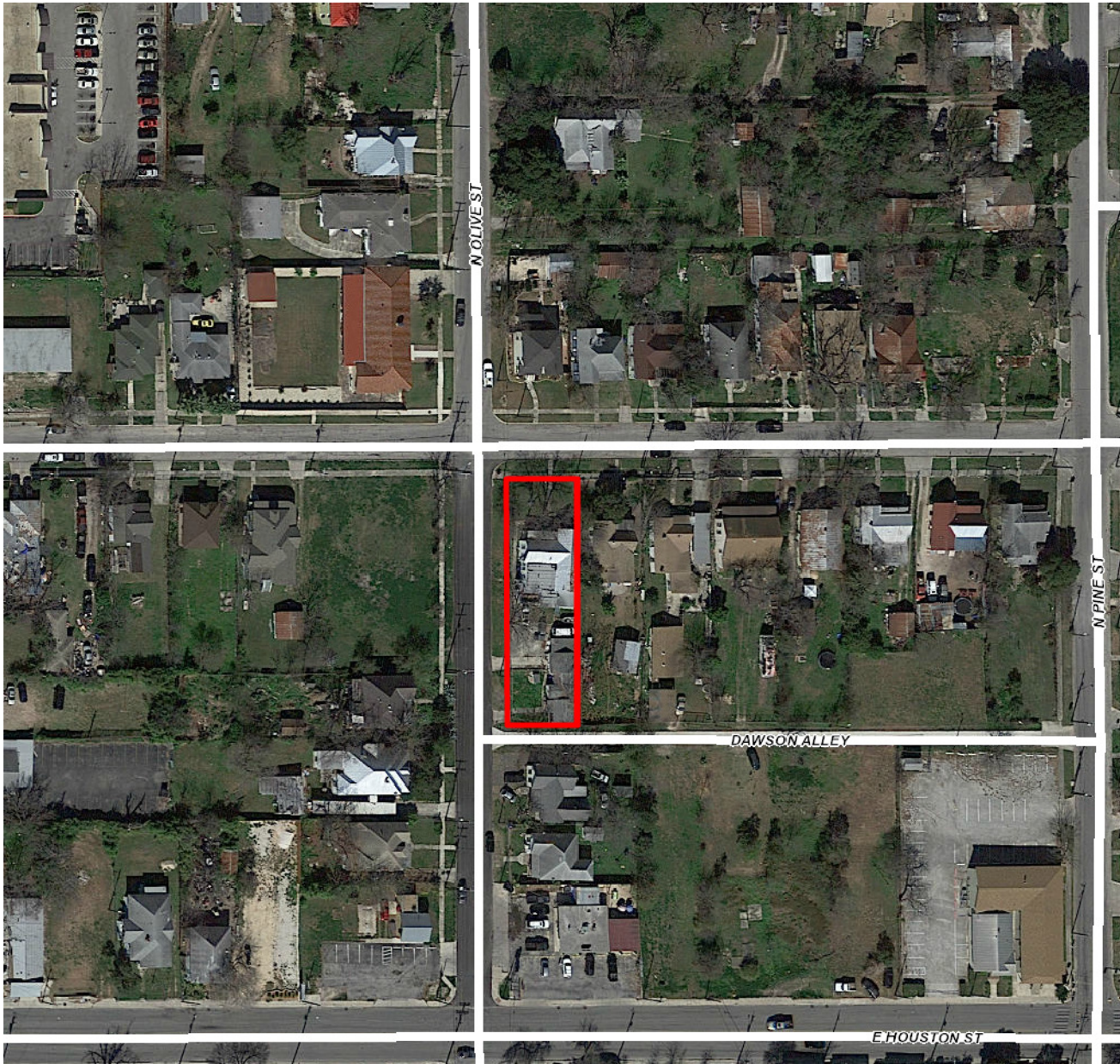
RECOMMENDATION:

Staff recommends approval of the window replacement with the following stipulations:

- i. That the applicant restores the original windows on the north façade.
- ii. That the applicant submits final window dimensions and specifications to staff from the manufacturer prior to receiving a Certificate of Appropriateness. The windows should not feature false divided lites and should not be clad in a metal product.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

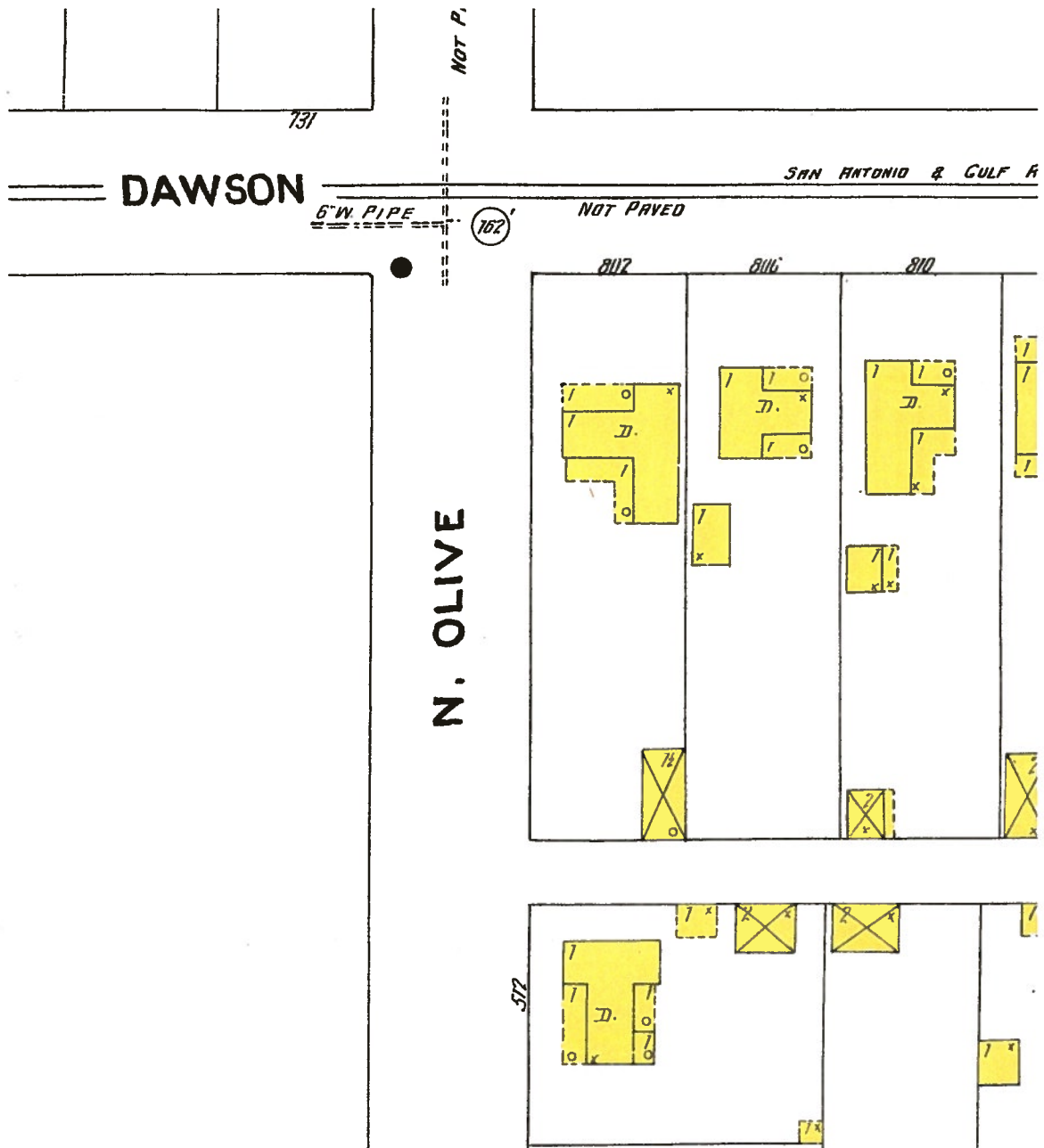
Powered by ArcGIS Server

Printed: Sep 13, 2017

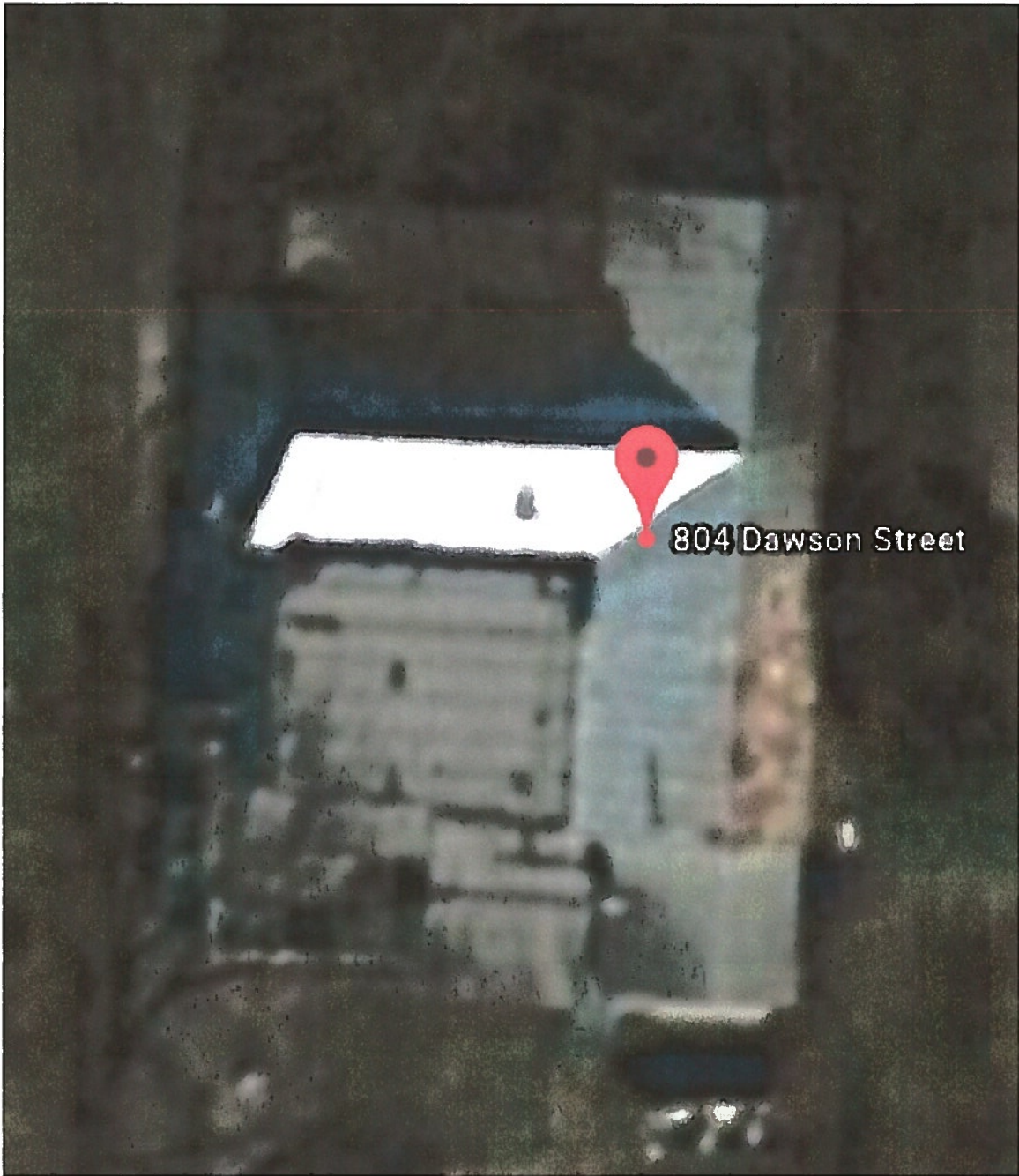
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

The main structure at 804 Dawson appears on the 1904 Sanborn map. Since then there have been several exterior modifications and additions that are obvious from the current state of the house and the pictures.

Below is the original footprint of the house from the 1904 Sanborn map – it is labeled as 802 Dawson on the map and is at the corner of Dawson and N. Olive, but is now known as 804 Dawson:



Below is the current footprint of the house taken from google maps:



The property was modified at an unknown time or times in several ways which changed the facade/footprint from the original home and added numerous additional living areas on the South, East and West elevations of the home.

As there have been what are believed to be numerous additions at numerous times over the past 100 plus years, the current state of the house is quite the smorgasbord

of window profiles. There are a few what are believed to be original windows, however, they are in extremely poor condition.

North Elevation and Windows: The North elevation is believed to be the only elevation of the house with all original window types. All of the windows on the North Elevation are similar in profile. The windows are divided by one vertical muntin in each window. Below are some pictures of the North Elevation:



West Elevation:

The West Elevation has three different window profiles. As you can see there are 1. What appear to be original windows with one vertical muntin; 2. Windows with a horizontal and vertical muntin; and 3. Vinyl window with colonial pattern:



West Windows:



South Elevation:

The South Elevation has three different window profiles. As you can see there are 1. Wood windows with a horizontal and vertical muntin; 2. Wood windows that are not divided and 3. Metal windows with no dividers:



South Windows:



East Elevation and Windows - The East Elevation has three different window profiles. As you can see there are 1. What appear to be original windows with one vertical muntin; 2. Wood windows with a horizontal and vertical muntin; and 3. Wood windows with no dividers:



My goal is to maintain the current footprint of the home, but replace all windows so they are uniform throughout the house with a profile as similar as possible to the original windows that are present on the original portions of the home. No window openings or trim detail around the windows of the home will be changed.

Proposed Work to the Property:

1. Replace all windows in the home with custom wood windows with same size, type and detail as which are believed to be the original – one vertical mutin per window - Similar to the picture below:



- Window Specs
- Custom Wood Windows



**SECTION 085200
WOOD WINDOWS**

JELD-WEN Sitaline Series Double-Hung

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. All Wood Windows:
 - 1. Double-hung windows.

1.2 REFERENCES

- A. Window and Door Manufacturers Association (WDMA):
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440 - North American Fenestration Standard/Specification for windows, doors, and skylights (NAFS).
 - 2. WDMA I.S.4; Water Repellent Preservative Non-Pressure treatment for Millwork
- B. National Fenestration Rating Council (NFRC):
 - 1. NFRC 100 - Procedure for Determining Fenestration Product U-Factors.
 - 2. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.

1.3 SUBMITTALS

- A. Submit under provisions of Section 01300 – Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- C. Shop Drawings: Submit shop drawings indicating details of construction, flashings and relationship with adjacent construction.
- D. Verification Samples: For each factory-finished product specified, two samples, minimum size 6 inches (150 mm) square, representing actual finishes.
- E. Design Data, Test Reports: Provide manufacturer test reports indicating product compliance with indicated requirements.
- F. Closeout Submittals: Refer to Section 01700 Execution and Closeout Requirements Closeout Submittals.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Minimum 2 years installing similar assemblies.
- B. Mock-Up: Provide a mock-up for evaluation of installation techniques and workmanship.
 - 1. Mock-ups shall incorporate surrounding construction, including wall assembly fasteners, flashing, and other related accessories installed in accordance with manufacturer's approved installation methods.
 - 2. Do not proceed with remaining work until workmanship is approved by Architect.

3. Modify mock-up as required to produce acceptable work.
 4. At Substantial Completion, approved mockups may become part of completed work.
 5. Demolish mockups and remove from site.
- C. Pre-installation Meeting: Conduct pre-installation meeting on-site two weeks prior to commencement of installation.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations and industry standards.
- B. Deliver and store assembly materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact. Protect from damage.

1.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.7 WARRANTY

- A. Manufacturer's Standard Warranty: Assemblies will be free from defects in materials and workmanship from the date of manufacture for the time periods indicated below:
 1. Window Units: 20 years.
 2. Glazing:
 - a. Insulated Glass: 20 years against seal breakage.
 - b. Laminated Glass: 5 years against delamination.
 - c. Specialty Glazing: 5 years.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: JELD-WEN, Inc., which is located at: 440 S. Church St. Suite 400; Charlotte, NC 28202; Toll Free Tel: 800-535-3936; Tel: 541-850-2606; Fax: 541-851-4333; Email: [request info \(Architectural Inquiries@jeld-wen.com\)](mailto:request info (Architectural Inquiries@jeld-wen.com)); Web: www.jeld-wen.com
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 0 16 00 – Product Requirements.

2.2 ALL WOOD WINDOWS - GENERAL

- A. Design Requirements:
 1. Compliance: Provide assemblies capable of complying with requirements indicated, based on testing manufacturer's units that are representative of those specified.
 2. Test Size: In compliance with requirements of AAMA/WDMA/CSA 101/I.S2/A440.
 3. Structural Requirements: Provide assemblies complying with requirements indicated:
 - a. Performance Class: As indicated on drawings.
 - b. Performance Class: _____.
 - c. Performance Grade: As indicated on drawings.
 - d. Performance Grade: _____.
 4. NFRC Requirements: Provide assemblies complying with the following total window ratings:
 - a. U-Factor: _____ in accordance with NFRC 100.

- b. Solar Heat Gain Coefficient (SHGC): _____ in accordance with NFRC 200.
 - c. Visible Transmittance (VT): _____ in accordance with NFRC 200.
- B. Installation Accessories:
 - 1. Flashing: Refer to Section 07 60 00 - Flashing and Sheet Metal.
 - 2. Sealants: OSI Sealants by Henkel Corporation.
 - 3. Sealants: Refer to Section 07 91 26 - Joint Fillers.
 - 4. Sealants: Manufacturer recommended sealants to maintain watertight conditions.
- C. Materials:
 - 1. Exterior Wood: Western Pine, preservative treated with AuraLast by JELD-WEN, Inc. in accordance with WDMA I.S.4.
 - 2. Interior Wood:
 - a. Material: Standard, Western Pine.
- D. Finishes:
 - 1. Interior Finishes for Windows:
 - a. Finish: Standard, unfinished.
 - b. Finish: Optional primed finish.
 - c. Finish: Optional pre-finished paint.
 - 1) Color: As selected by Architect.
 - 2) Color: Brilliant White.
 - 3) Color: Ivory.
 - 4) Color: Desert Sand.
 - d. Finish: Optional pre-finished stain finish.
 - 1) Color: As selected by Architect.
 - 2) Color: Cider.
 - 3) Color: Cordovan.
 - 4) Color: Fruitwood.
 - 5) Color: Walnut.
 - 6) Color: Wheat.
 - e. Finish: Optional pre-finished clear lacquer finish.
 - 2. Exterior Finishes for Windows:
 - a. Finish: Standard, unfinished.
 - b. Finish: Optional primed finish.

2.3 ALL WOOD WINDOW ASSEMBLIES (SITELINE)

- A. Basis of Design: Sitrine Series Wood window assemblies as manufactured by JELD-WEN, Inc.
 - 1. Window Type: Double-hung windows.
- B. Window Fabrication:
 - 1. Window Type: Double-hung windows.
 - a. Frame: Corner joints mechanically fastened.
 - b. Sash: Corner joints slot-and-tenoned, and mechanically fastened.
 - c. Glass: Mounted using silicone glazing compound and secured with interior applied profiled wood stops.
 - 1) Glazing Bead: Traditional Beveled.
 - 2) Glazing Bead: Contemporary Square
 - d. Sash Bottom Rail: Standard 2-1/4 inches (57.2 mm) .
 - e. Sash Bottom Rail Optional 3-1/2 inches (88.9 mm).
- C. Frames:
 - 1. Material: Select kiln-dried pine AuraLast treated wood.
 - 2. Double-hung Windows Base Frame: 4-9/16 inch (115 mm).
 - 3. Jamb Width: 4-9/16 inches (116 mm).

- D. Sash: Select kiln-dried pine AuraLast treated wood.
 - 1. Sash Thickness: 1-7/16 inches (36.5 mm).
- E. Exterior Trim:
 - 1. As selected from Manufacturer's standard offering.
 - 2. Casing, Standard: 2 inch (51 mm) brickmould.
 - 3. Casing, Optional: 3-1/2 inches (88.9 mm) flat casing.
 - 4. Casing, Optional: Adams Casing.
 - 5. Casing, Optional: 2 inch (51 mm) beaded brickmould.
 - 6. Sill Nosing: Standard.
 - 7. Sill Nosing: 2 inches (51 mm).
 - 8. Extended Sill Horns.
- F. Factory Applied Extension Jambs:
 - 1. Configuration: On four sides of frame interior, 21/32 inch (16.7 mm).
 - a. Double Hung: up to 9-1/4 inches (235 mm).
 - 2. Configuration: On 3 sides of frame interior in preparation for stool by others.
- G. Weatherstripping:
 - 1. Double-hung Windows: Dual bulb at head and sill, thermoplastic rubber bulb at check rail, rigid vinyl water stops at sill.
 - a. Concealed Jamb Track Color: Standard, Tan.
 - b. Concealed Jamb Track Color: optional color, White.
- H. Window Hardware:
 - 1. Double-Hung Windows:
 - a. Balance: Dual block and tackle.
 - b. Lock: Standard recessed cam action.
 - c. Finish: As selected by Architect.
 - d. Finish: Chestnut Bronze.
 - e. Finish: Desert Sand.
 - f. Finish: White.
 - g. Finish: Polished Brass.
 - h. Finish: Antique Brass.
 - i. Finish: Brushed Chrome.
 - j. Finish: Oil Rubbed Bronze.
 - k. Finish: Black Powder Coat.
 - l. Finish: Satin Nickel.
- I. Glazing for Windows:
 - 1. Strength: Standard annealed glass.
 - 2. Strength: Optional tempered glass.
 - 3. Glazing Type: Insulated glass.
 - a. Description: Two panes of glass utilizing continuous roll formed stainless steel spacer and dual seal sealants.
 - b. Overall Nominal Thickness: 3/4 inch (19 mm).
 - c. Glass Coating: Standard, Low-E 366.
 - d. Glass Coating: Low-E.
 - e. Glass Coating: Low-E 180.
 - f. Glass Coating: Low-E EC.
 - g. Glass Coating: Low-E EC 366.
 - h. Glass Coating: As selected by Architect.
 - i. Glass Protection: Plastic preserve film on interior and exterior of glass.
 - j. Air Space: Standard Argon-filled airspace.
 - k. Air Space: Optional air-filled airspace with capillary tubes.
- J. Exterior Insect Screens:

1. Material: Charcoal fiberglass screen cloth (18 by 16 mesh) set in painted roll formed aluminum frame.
2. Frame Color: As selected by Architect.

K. Combination Storm/Screens:

1. Material: Extruded aluminum with twin storm panels and charcoal fiberglass screen cloth (18 by 16 mesh) set in painted extruded aluminum frame.
2. Frame Color: As selected by Architect.

L. Grilles:

1. Type: Simulated Divided Lites (SDL).

a. Exterior Muntins:

- 1) Material: Extruded aluminum permanently applied to exterior of insulating glass unit.
- 2) Profiles: Bead stop profiles.
 - a) Profile Width: 7/8 inch (22 mm).
 - b) Profile Width: 1-1/8 inches (28.5 mm).
 - c) Profile Width: 1-3/8 inches (34.9 mm).
 - d) Profile Width: 2-5/16 inches (59 mm) (for simulated double-hung checkrail).
- 3) Profiles: Putty profiles.
 - a) Profile Width: 5/8 inch (16 mm).
 - b) Profile Width: 7/8 inch (22 mm).
 - c) Profile Width: 1-1/8 inches (28.5 mm).
- 4) Pattern: As scheduled and indicated on Drawings.
- 5) Finish: As selected by Architect.

b. Internal Shadow Bar:

- 1) Standard: Light Bronze.
- 2) Optional: Silver.

c. Interior Spacer Bars:

- 1) Standard: Steel.
- 2) Optional: Black.
- 3) Optional: Grey.

d. Interior Muntins:

- 1) Material: Clear pine permanently bonded to interior of insulating glass unit.
- 2) Profile: Beaded profile.
- 3) Profile: Putty profile.

2. Type: Full Surround Wood Grilles.

- a. Material: Unfinished clear pine.
- b. Profile: Modified OGEE.
- c. Pattern: As scheduled and indicated on Drawings.
- d. Size: 7/8 inch (22 mm).
- e. Size: 1-1/8 inches (28.5 mm).
- f. Size: 1-3/8 inches (34.9 mm).

3. Type: Grilles Between the Glass (GBG).

- a. Material: Made of roll formed aluminum suspended within the air cavity.
- b. Profile: Flat.
 - 1) Flat Profile Width: 5/8 inch (15.9 mm).
- c. Profile: Contour.
 - 1) Contour Profile Width: 23/32 inch (18.25 mm).
 - 2) Contour Profile Width: 1 inch (25.4 mm).
- d. Pattern: As scheduled and indicated on Drawings.
- e. Finish: As selected by Architect.
- f. Finish: Brilliant White.
- g. Finish: Chestnut Bronze.

- h. Finish: Desert Sand.
- i. Finish: French Vanilla.
- j. Finish: Hartford Green.
- k. Finish: Mesa Red.
- l. Finish: Arctic Silver.
- m. Finish: Dark Chocolate.
- n. Finish: Black.
- o. Finish: Split Finish of White and Desert Sand

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Inspect and prepare openings and substrates using the methods recommended by the manufacturer for achieving best result for the substrates under project conditions.
 - 1. Inspect assembly components prior to installation.
 - 2. Verify rough opening conditions are within recommended tolerances.
 - 3. Form sheet metal sill pan in accordance with manufacturer's recommendations.
 - 4. Prepare assembly components for installation in accordance with manufacturer's recommendations.
- B. Do not proceed with installation until openings and substrates have been prepared using the methods recommended by the manufacturer and deviations from manufacturer's recommended tolerances are corrected. Commencement of installation constitutes acceptance of conditions.
- C. If preparation is the responsibility of another installer, notify Architect in writing of deviations from manufacturer's recommended installation tolerances and conditions.

3.2 INSTALLATION

- A. Install assemblies in accordance with manufacturer's installation guidelines and recommendations including the following.
- B. Installation of Windows With Nailing Fins: Insert windows into rough opening.
 - 1. Shim side jambs straight.
 - 2. Inspect window for square, level and plumb.
 - 3. Fasten window through nailing fins around entire window.
 - 4. Test and adjust for smooth operation of window.
 - 5. Set all nails below wood surface.

3.3 FIELD QUALITY CONTROL

- A. Manufacturers' Field Services: Perform field inspections as recommended by manufacturer.

3.4 CLEANING AND PROTECTION

- A. Clean the exterior surface and glass with mild soap and water.
- B. Protect installed windows from damage.
- C. Remove and dispose of protective film from glass; touch-up, repair or replace damaged components and assemblies before Substantial Completion.

END OF SECTION