

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-649
ADDRESS: 214 BROADWAY
LEGAL DESCRIPTION: NCB 421 BLK 24 LOT W IRR 53.98 FT OF 1 & W IRR 57 OF S 31.19 OF 2 & N 29.8 OF 2
ZONING: D, HS
CITY COUNCIL DIST.: 1
LANDMARK: Calcasieu Building
APPLICANT: Jennifer Gonzalez/Alamo Area Mutual Housing Association
OWNER: Alamo Area Mutual Housing Association
TYPE OF WORK: Replacement of damaged wood windows with aluminum clad wood windows
APPLICATION RECEIVED: November 30, 2017
60-DAY REVIEW: January 29, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace damaged windows with new, aluminum clad wood windows on floors two through six. This replacement will impact 120 historic wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

FINDINGS:

- a. The historic structure at 214 Broadway is commonly known as the Calcasieu Building and was constructed in 1914. The structure was design by Atlee B. Ayres and is currently listed on the National Register of Historic Places. At this time, the applicant has proposed to replace 120 original, wood windows with new, aluminum clad windows. The applicant has noted durability and energy efficiency as the primary reasons for the proposed replacement.
- b. The Guidelines for Exterior Maintenance and Alterations 6.B.iii. note that historic windows should be preserved. OHP staff performed a site visit on October 25, 2017, with representatives of the owner, window manufacturers and Texas Historical Commission staff. At that time, staff viewed original wood windows, which staff found to be in good condition. Staff finds that the existing, historic wood windows should be repaired to be consistent with the Guidelines.

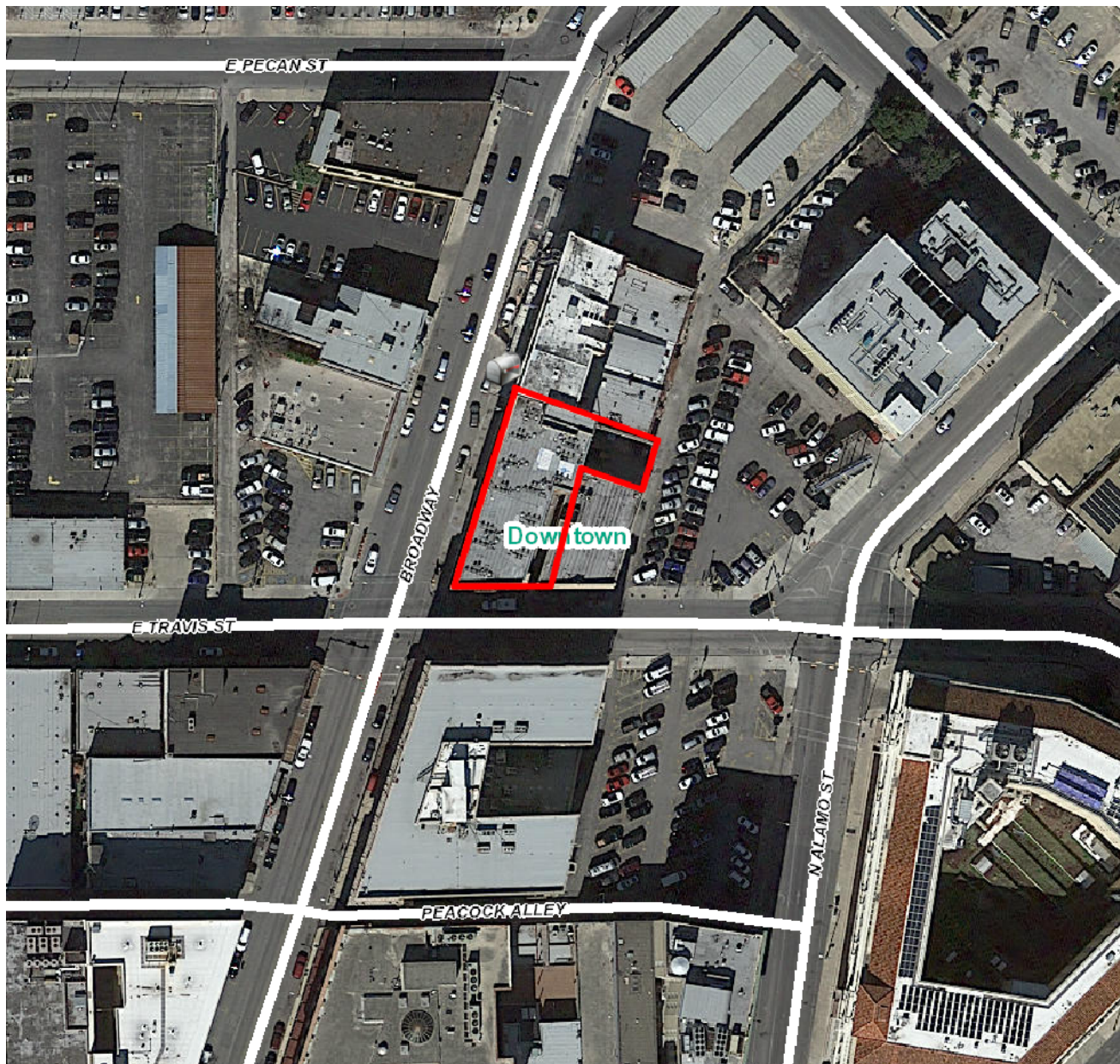
RECOMMENDATION:

Staff does not recommend approval based on finding b.

If the HDRC approves the replacement of the original wood windows, staff finds the proposed replacement windows to be an appropriate replacement. All removed wood windows are to be salvaged for reuse in local historic structures.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 12, 2017

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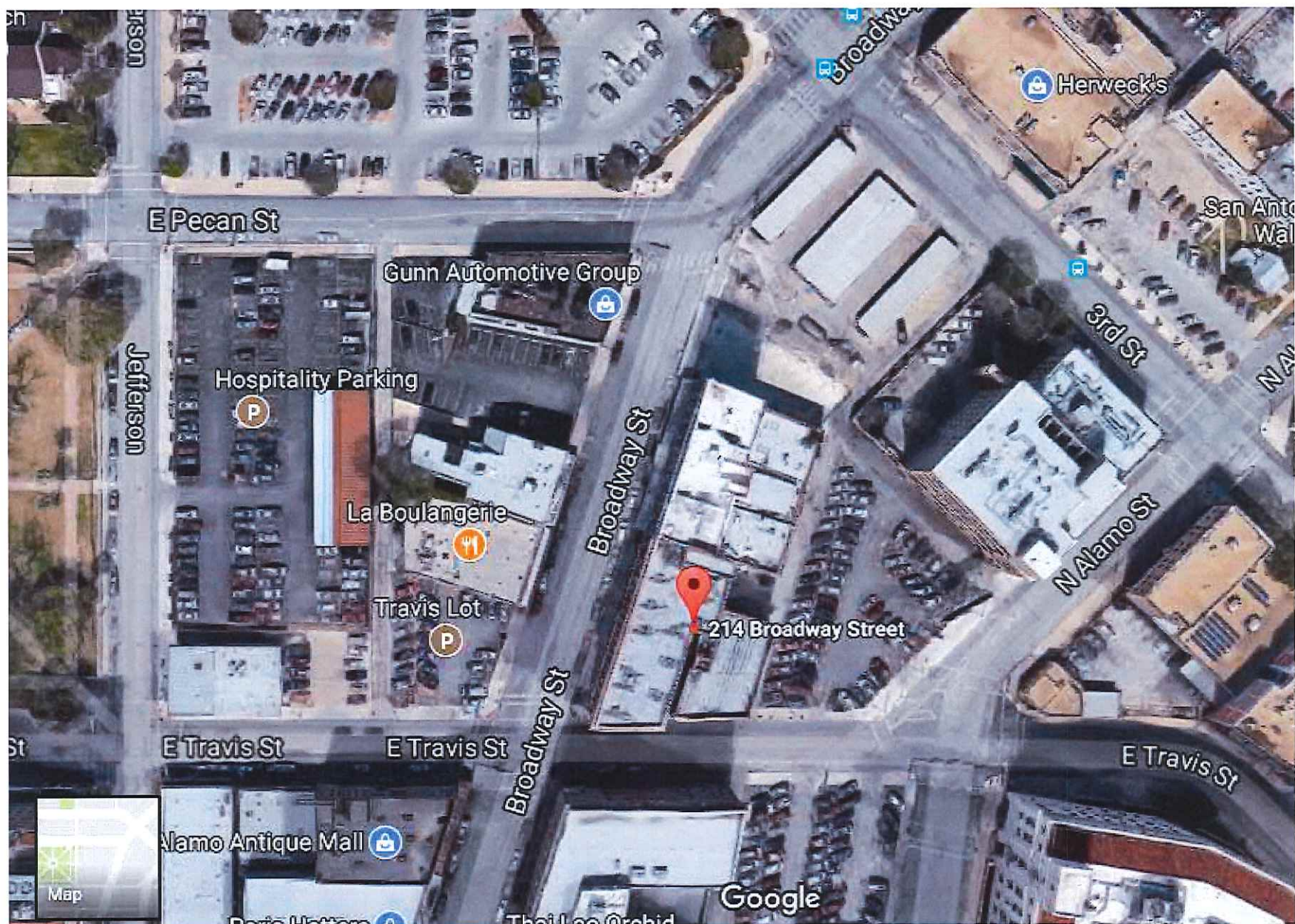
November 28, 2017

The Windows at the Calcasieu Building that face the west and the south have sever design obsolesce which create a life safety issue. They also do not meet any of the present energy efficient requirements. In keeping with the Historic Designation of the building we are proposing to install new windows that are in keeping with the appearance of the present window but will be a design that will meet present day construction standards and the energy codes. These windows will be installed in the second through the sixth floors.

We are proposing to use a non-standard Pella Architect Reserve series window. The existing window are 43.5 X 86 inches. They are a standard, luxury, pine wood window. They will have dual Low-E SunDefence dual pane Insulating Glass Argon non-high altitude glass. We have worked with the Pella Company to provide a painted finish to the exterior of these window in a color to match the existing window color.

We would also like to recommend that the sustainability of the new windows would be greatly enhanced if they could be finished with the Pella Endura-Clad metal finish. We have also worked with the Pella Company to establish a metal clad color for these windows to match the existing window color.

The cost for these windows is approximately \$1,000.00 each with an installation cost of approximately \$750.00 each. Also there are other costs involved in the window replacement. There are 120 of these windows.



214 Broadway



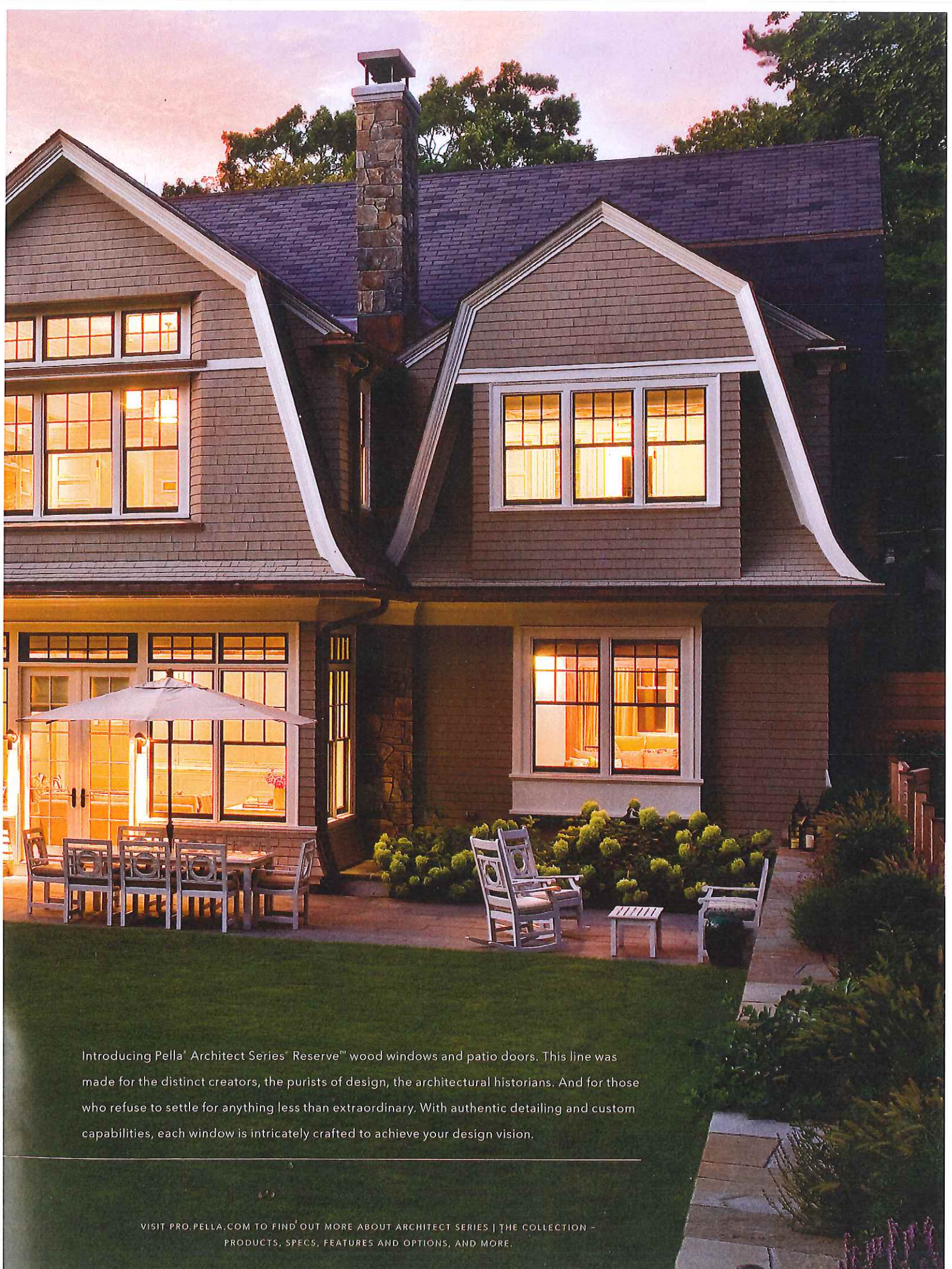


ARCHITECT | Lda Architecture & Interiors
DESIGN | Jill Utner-Kaplan Interiors
| Wallen Construction

HISTORY

IN THE MAKING

NORTH HAVEN, CONNECTICUT



Introducing Pella® Architect Series® Reserve™ wood windows and patio doors. This line was made for the distinct creators, the purists of design, the architectural historians. And for those who refuse to settle for anything less than extraordinary. With authentic detailing and custom capabilities, each window is intricately crafted to achieve your design vision.

VISIT PRO.PELLA.COM TO FIND OUT MORE ABOUT ARCHITECT SERIES | THE COLLECTION - PRODUCTS, SPECS, FEATURES AND OPTIONS, AND MORE.

BUILT TO ARCHITECT SPECIFICATIONS



When your project calls for historical detailing and authentic design, anything less simply won't do. That's why Pella worked in tandem with architects to discover what they needed in a window, their pain points, and the drive behind their design. Together, we created a line of windows and patio doors made to meet architect specifications.

"When we think about where the windows go, we think about visual connections to the outside and how windows will be composed. We think about how light will come in and stream across a wall or wash across a surface. Seeing it in our minds, and then seeing the work when built, is a joy. It's what keeps us going."

STUART COHEN

Cohen & Hacker Architects LLC | Evanston, IL

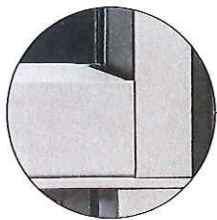




ARCHITECT | Morgente Wilson Architects
PHOTOGRAPHY | Werner Straube Photography

AUTHENTICITY IS IN THE DETAILS

From traditional butt joinery and Putty Glaze grilles to through-stile construction, Pella has harnessed the traditional window-making aesthetic – employing the innovation of today's modern conveniences without compromising on integral historical details.



THROUGH-STILE CONSTRUCTION

Stiles run through the rails in Pella's design, creating historically authentic butt joinery.

EQUAL SIGHTLINES

The sash is proportional on all sides of the window to replicate historical design.



PUTTY GLAZE PROFILE

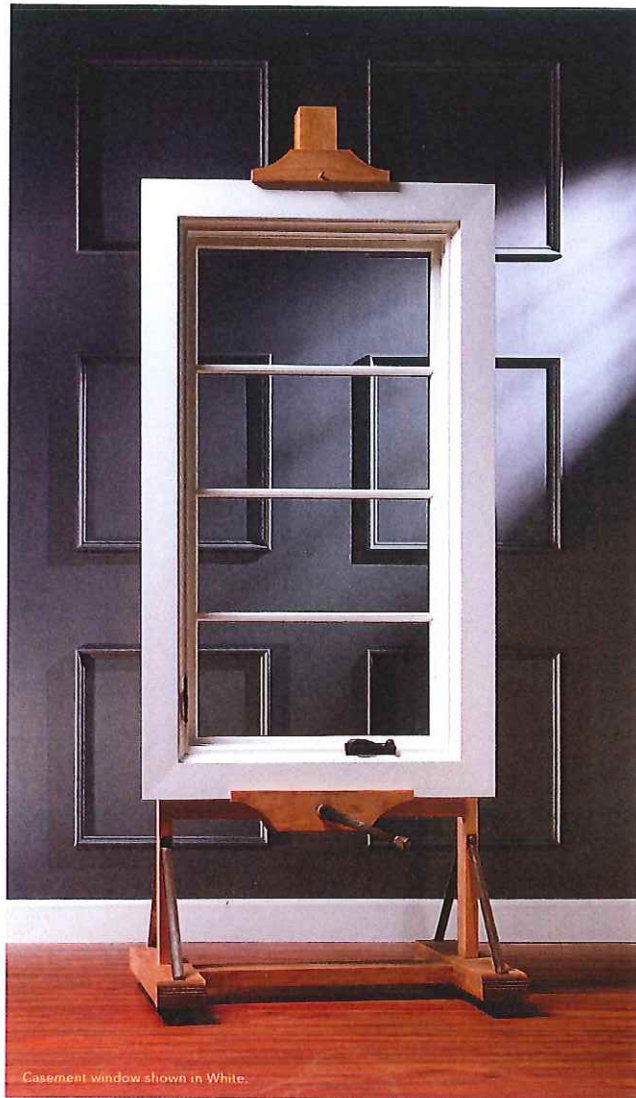
Putty Glaze profile grilles and matching sashes recreate the handiwork of a putty knife.

SASH LUG

Designed to add style to your project while maintaining the modern sash-tilting functionality.



THE CRAFTSMANSHIP OF



Casement window shown in White.



ARCHITECT | Morgante Wilson Architects

Each window and patio door is intricately crafted to honor the long-lasting history of window making. Architect Series® Reserve™ windows and patio doors are available in the classic double-hung and casement window styles and in so many more. Pella offers virtually unlimited shapes and sizes, custom exterior colors and beautiful wood species so you can artfully customize the space you imagined. Without compromising.

WINDOW MAKING

Bring your vision to life with the custom capabilities of Pella® Architect Series® Reserve™.



"It starts out as a sketch, and next thing you know, it's tangible and three-dimensional. They walk through it, and it's like they've always imagined. It's so very rewarding."

CHAD GOEHRING
Harrison Design | Atlanta, GA



Custom and specialty windows help you find the right fit for your design. Shown here is the in-swing French casement window.

BEAUTY OF MONU- MENTAL PROPORTIONS

Pella® Architect Series® Reserve™ products are available in Monumental hung window options that complete the portfolio of CW-rated Architect Series products. The stunning frameworks reach heights of up to 12' and widths of 6' to provide enormous amounts of natural light.

PERFORMANCE



BEYOND THE BEAUTY

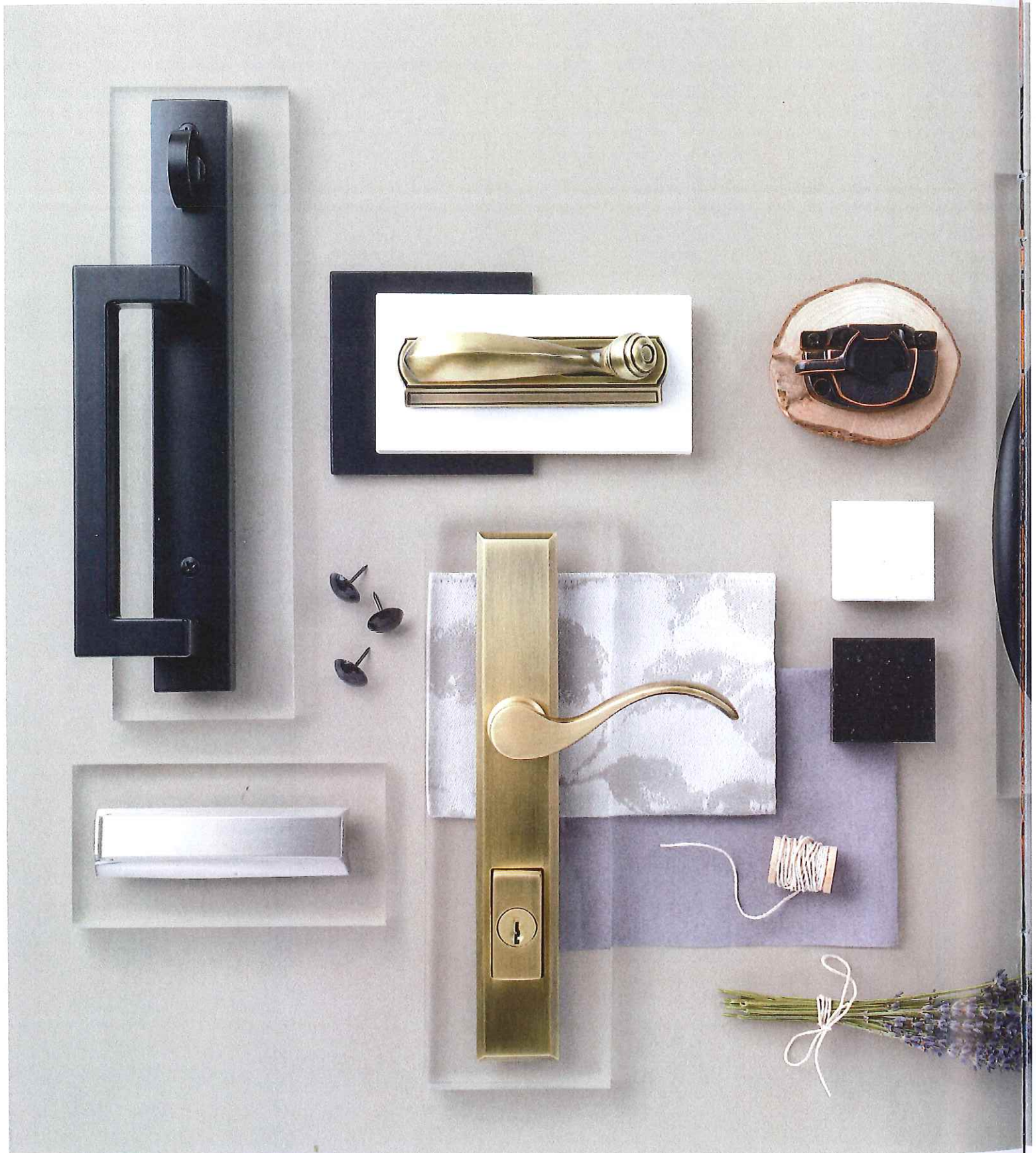
We didn't stop at stunningly detailed frames. The right glass in Architect Series® Reserve™ windows and patio doors adds substance to your style. Pella's InsulShield® Low-E Glass Collection offers our most innovative and energy-efficient choices, whatever the climate.

WITHSTAND THE TEST OF TIME

Longevity is evident in our Architect Series Reserve products. Before Pella® windows and patio doors are constructed, we treat the exterior wood parts with our EnduraGuard® wood protection formula. This innovation provides advanced protection against the effects of moisture. Add Pella's EnduraClad® aluminum exterior cladding in custom colors to help keep products looking great for years.



ARCHITECT: Morganti Wilson Architects
PHOTOGRAPHY: Werner Krause Photography



THE PERFECT FINISHING TOUCH



Our exclusive new selection of window hardware and Baldwin® patio door collaborations were designed to add the perfect finishing touch to your project. Featuring beautiful styles and finishes that complement your traditional, modern or rustic look.

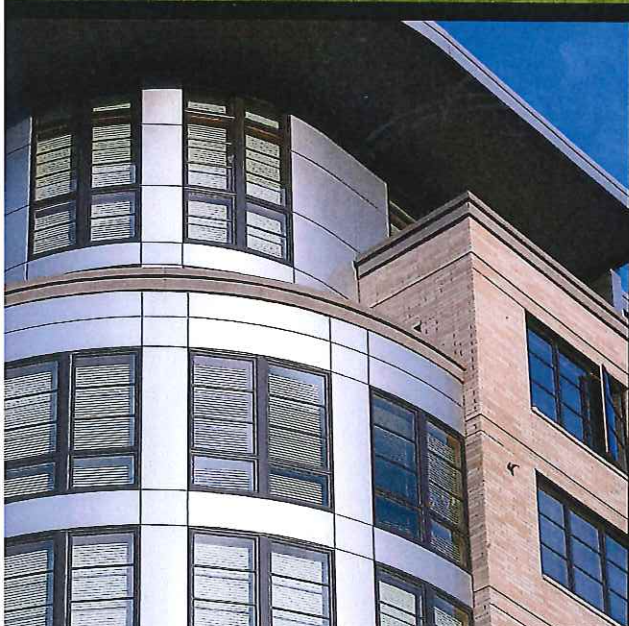


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EnduraClad® Exterior Color Collection

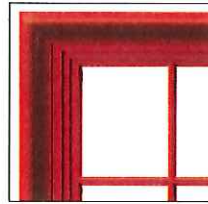
Window and Door Aluminum-Clad Frame and Trim Options



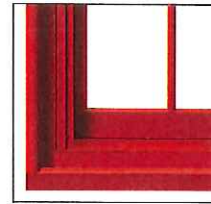
ENDURACLAD® EXTERIOR TRIM OPTIONS

Your windows and doors can create an understated elegance or pop with color. Choose a low-maintenance aluminum-clad exterior trim with our EnduraClad protective finish.

Architect Series®
Double-Hung Window
with Monroe Trim
and 1" Sill Nose

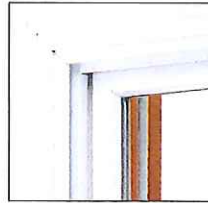
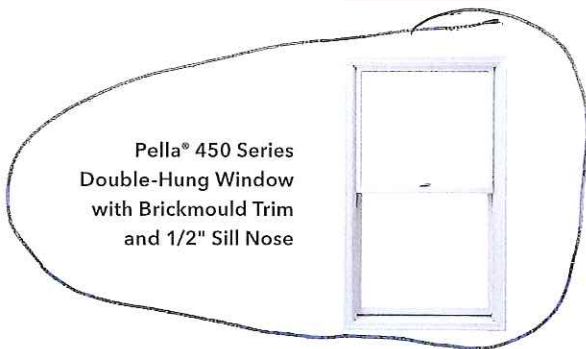


Head



Sill

Pella® 450 Series
Double-Hung Window
with Brickmould Trim
and 1/2" Sill Nose



Head



Sill

Architect Series
Double-Hung Window
with Jefferson Trim
and 2" Sill Nose

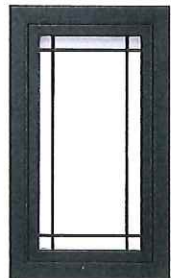


Head



Sill

Designer Series®
Casement Window
with 3-1/2" Flat Casing Trim
and 3-1/2" Flat Casing Sill



Head



Sill

Designer Series
Sliding Patio Door with
3-1/2" Brickmould Trim



Head



Sill



VIEWED TO BE THE BEST.®