

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-061
ADDRESS: 445 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 12
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Camden Greenlee
OWNER: Camden Greenlee
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: February 01, 2019
60-DAY REVIEW: April 02, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace approximately 18 existing wood windows with new Marvin Infinity brand fiberglass windows in the color Stone White.

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.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

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.
- 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.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

FINDINGS:

- a. The property located at 445 Devine is a one-story single family home constructed in the Craftsman style. The house features two front gables with decorative bracketing, wide overhanging eaves, and tapered brick front porch columns. The house is a contributing structure in the Lavaca Historic District. The applicant is requesting approval to replace approximately 18 existing one over one wood windows with new one over one fiberglass windows in the color Stone White.
- b. **EXISTING WINDOWS: CONDITON** – A request for window replacement was heard by the Historic and Design Review Commission (HDRC) on June 7, 2017. At that time, staff noted that the windows were in repairable condition, and the HDRC did not approve the replacement request. The applicant at that time was instructed to repair the existing windows. Staff conducted a follow-up site visit with the previous owner on June 27, 2017. Staff observed that some of the windows featured broken glass, paint loss, and wood exposure, but that the windows overall were in good condition and fully repairable. Staff conducted a site visit with the current owner and applicant on February 13, 2019, to again assess the condition of the windows. Staff observed that the applicant had removed all weights, pulleys, and interior framing elements, including jambs, stops, and parting beads. The new framing as installed was void of parting beads, interior stops, and other components that allow for operability of historic wood windows. The original top sashes were in place in the existing openings and the original bottom sashes were stored in the backyard uncovered. Staff assessed the condition of the windows, which were similar to the site visit conducted in June 2017. While many of the glass panes had been broken and the pulley cords cut, staff found that no significant deterioration to the wood sashes had occurred since the prior request, and found the windows to be in repairable condition.
- c. **EXISTING WINDOWS: ENERGY EFFICIENCY** – The applicant has expressed concern to staff regarding the need to improve the energy efficiency of the house and create an air tight interior. 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. In most cases, windows may also be retrofitted with new glass. In general, staff encourages the repair of historic wood windows. A wood window that is maintained over time can last for decades. Replacement window products have a much shorter lifespan and cannot be repaired once they fail.
- d. **WINDOW REPLACEMENT** – 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. As noted in finding b, staff does not find the original windows to be beyond repair. Additionally, the requested replacement windows are fiberglass in the color Stone White. This is inconsistent with staff's standard replacement stipulations, which require in-kind materials (wood). Replacement of any kind is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of the window replacement based on findings a through c. Staff recommends that the applicant repair the existing wood windows in place.

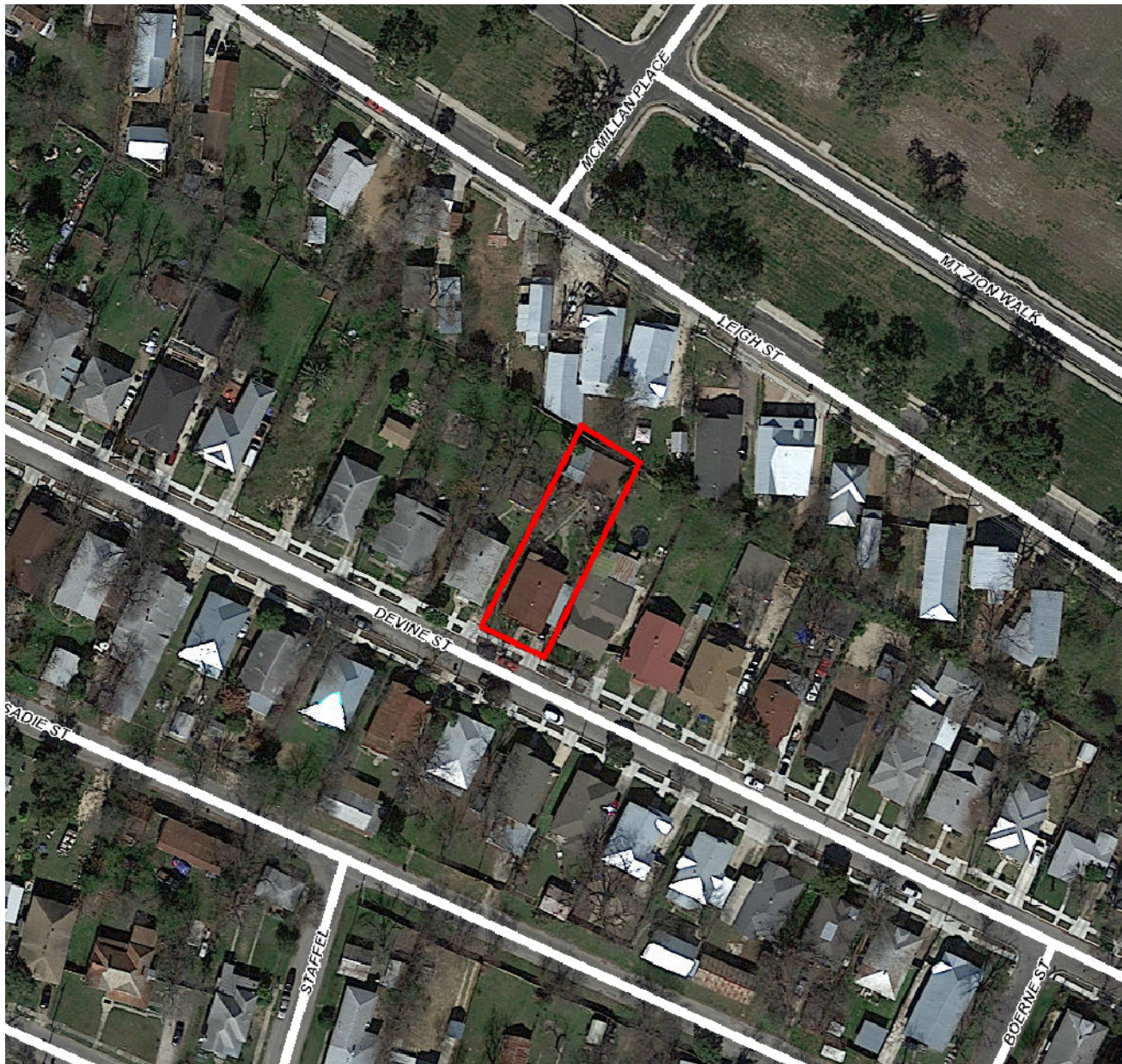
CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

A request for window replacement was submitted by a previous owner and heard by the Historic and Design Review Commission (HDRC) on June 7, 2017. Based on a site visit and photographs, staff noted that the windows were in repairable condition, and the HDRC did not approve the replacement request. Staff conducted a site visit with the current applicant on February 13, 2019, to again examine the condition of the windows. Staff observed that the applicant had removed all weights, pulleys, and interior framing elements, including jambs, stops, and parting beads. The new framing as installed is void of parting beads, interior stops, and other components that allow for operability of historic wood windows. On February 14, 2019,

staff visited the site to place a public notice yard sign and observed the applicant installing the requested new windows prior to receiving a Certificate of Appropriateness.



Flex Viewer

Powered by ArcGIS Server

Printed: May 31, 2017

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BELOW PROVIDE A DETAILED DESCRIPTION OF THE PROJECT (USE AN ADDITIONAL PAGE IF NECESSARY)

☐ Conceptual Approval ☒ Final Approval

Original HDRC Hearing Date: _____

IN ADDITION TO THE APPROVED RENOVATION WORK DATED JULY 17, 2018, I'M
PROPOSING REPLACEMENT WINDOWS (DETAILS ATTACHED). WINDOWS ARE MARVIN
~~INFINITY~~ REPLACEMENT WINDOWS - MEETING AT RAILS IS $1\frac{1}{4}$ ", STILES ARE $1\frac{3}{8}$ " WIDE
(SIMILAR TO EXISTING), COLOR TO BE BENJAMIN MOORE "STONE WHITE" TO MATCH EXTERIOR
TRIM (~~REPLACEMENT~~) PREVIOUSLY APPROVED. ORIGINAL WINDOW STOPS WILL BE
USED TO DETERMINE WINDOW POSITION TO MATCH THE ORIGINAL DEPTH FROM FRONT FACE

SEE THE FOLLOWING PAGE FOR REQUIRED EXHIBITS. NO CASE WILL BE SCHEDULED FOR A HEARING
UNTIL ALL SUPPORTING MATERIALS ARE RECEIVED.

This completed form and attachments are to be submitted in person to 1901 S. Alamo.

(CONTINUED FROM FRONT PAGE) TO FACE OF UPPER SASH. ORIGINAL UPPER SASH IS GREATER THAN 2" FROM FRONT FACE OF TRIM. ORIGINAL WINDOW TRIM WILL BE REFINISHED WHERE POSSIBLE AND REPLACED WITH DIMENSIONALLY IDENTICAL WOOD TRIM WHERE NECESSARY. THE SILL IS SLOPED TO MATCH EXISTING. ALL WINDOW COMPONENTS, INCLUDING TRACKS WILL BE BENJAMIN MOORE "STONE WHITE" TO MATCH ~~THE~~ PREVIOUSLY APPROVED EXTERIOR PAINT COLORS. WINDOWS WILL HAVE NO MUNTINS TO MATCH ORIGINAL.



APPLICANT PHOTO



STAFF PHOTO - TAKEN 2/13/19

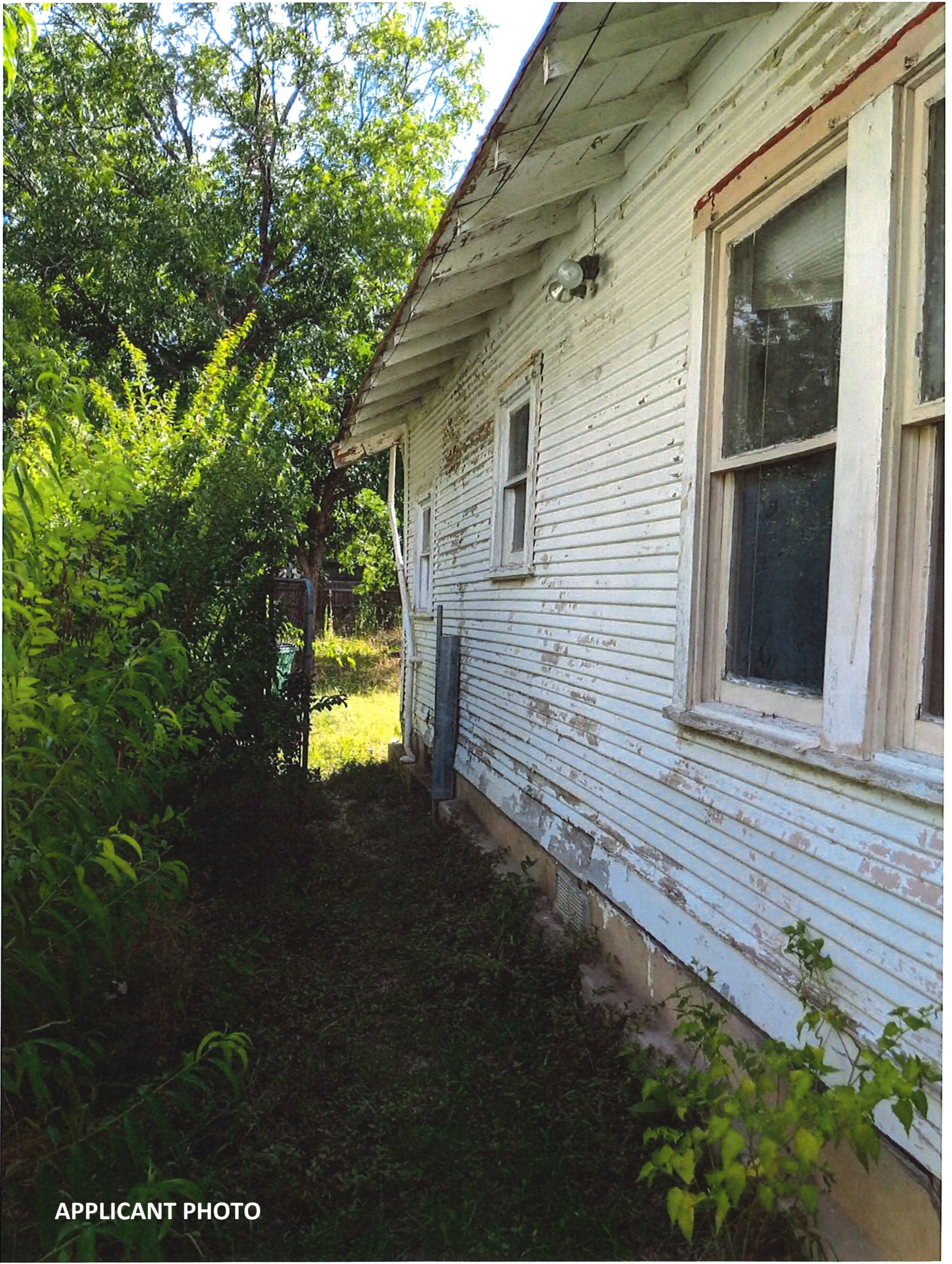
February 14, 2019 at 2:30 P
445 Dwyer St
San Antonio, TX 78210
United States



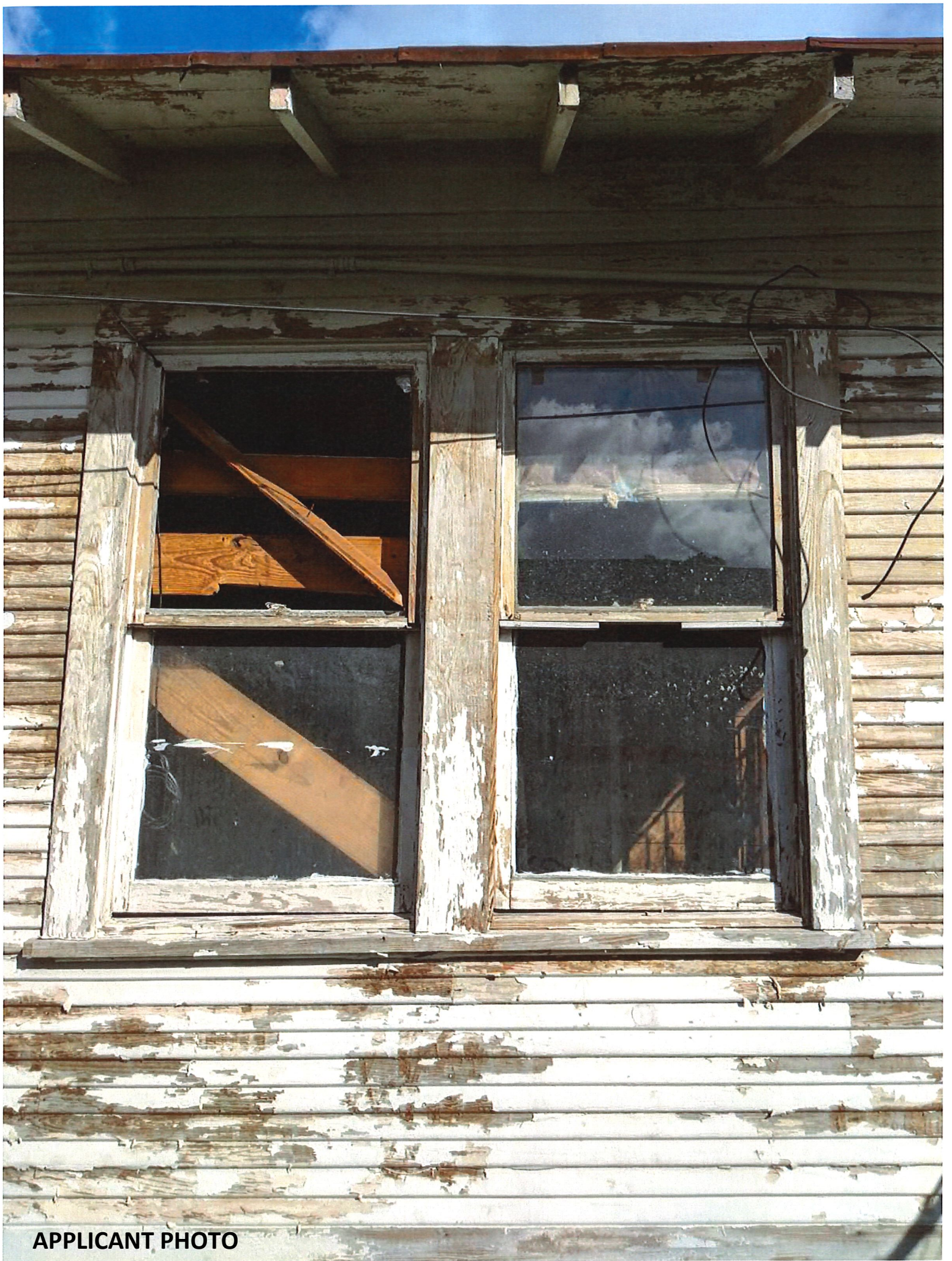
STAFF PHOTO - TAKEN 2/14/19



APPLICANT PHOTO



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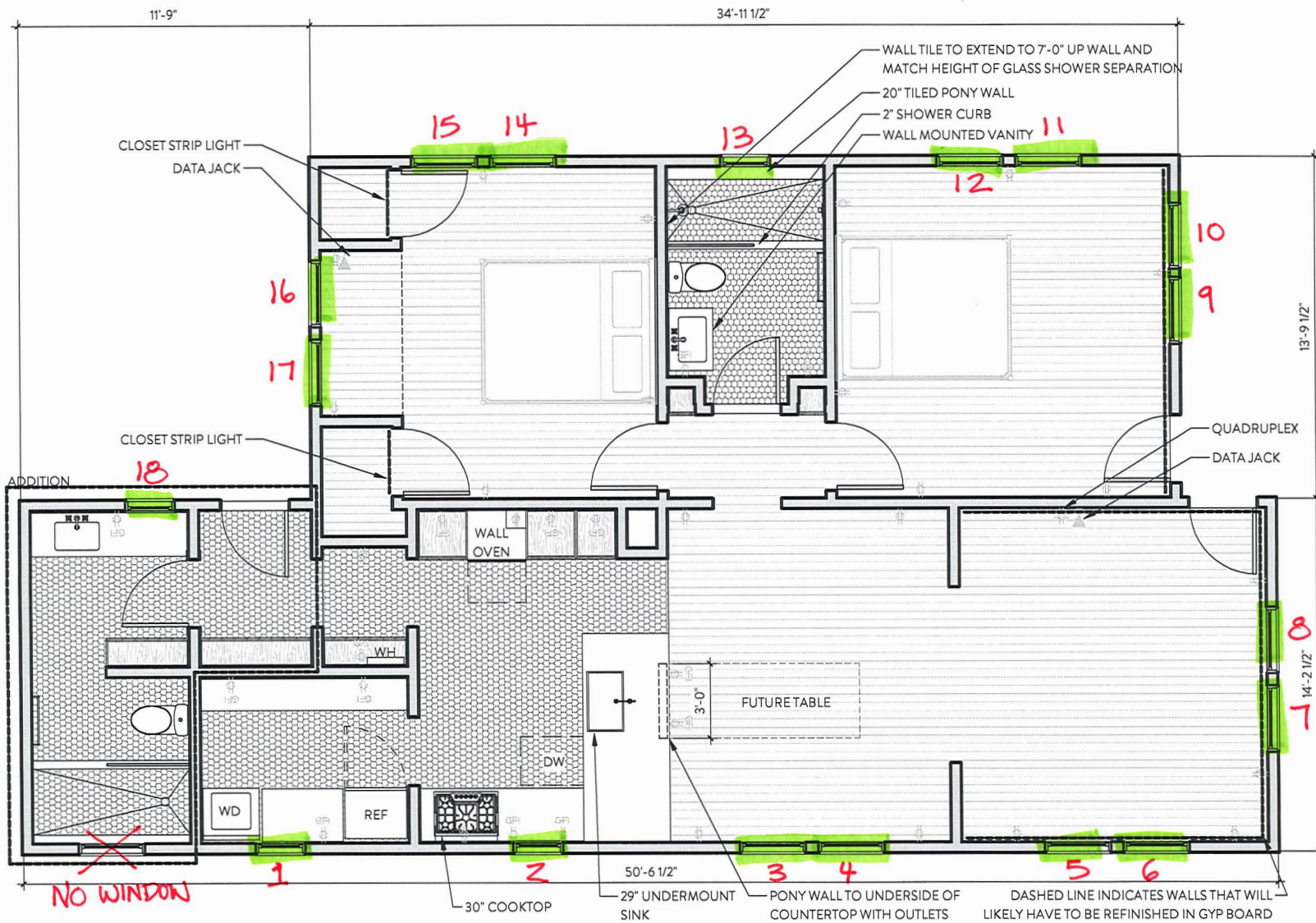




STAFF PHOTO - TAKEN 2/13/19



STAFF PHOTO - TAKEN 2/13/19



1 FIRST FLOOR PLAN

1/4" = 1'-0"

**PRELIMINARY
NOT FOR CONSTRUCTION**

This drawing was prepared under the supervision of Camden Greenlee. It is not to be used for regulatory approval, permitting, or construction purposes.

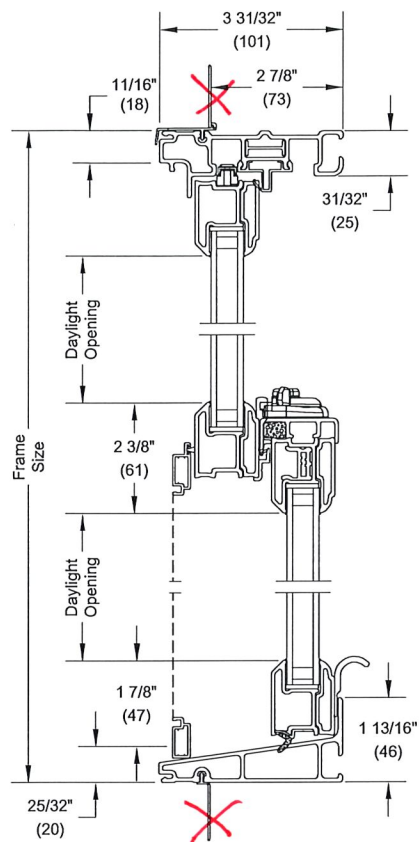
ISSUED DATE 2018-06-12
PROJECT NUMBER 1

**PRELIMINARY
DESIGN**

DEVINE HOUSE
445 DEVINE STREET
SAN ANTONIO, TX 78210

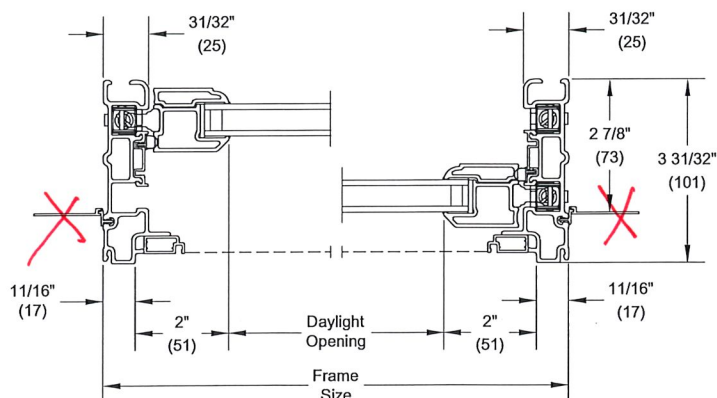
**A1.1
FLOOR PLAN**

Scale: 3" = 1' 0"



Head Jamb and Sill
NDH w/ Half Screen

No NAILING FIN



Jambs





