

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-279
ADDRESS: 133 W CRAIG PLACE
LEGAL DESCRIPTION: NCB 1860 BLK 1 LOT 21
ZONING: MF-33,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Carolanne Bright
OWNER: Carolanne Bright
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: May 15, 2019
60-DAY REVIEW: July 14, 2019
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace historic one over one wood windows with new vinyl windows. 6 windows are located in the primary structure and approximately 16 windows are located in the carriage house.

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.
- 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 located at 133 W Craig Pl is a 2-story multifamily structure constructed in approximately 1940 in the Tudor style. The home features a stucco façade, a double height wraparound porch with arched openings, and a dominant tower element. Though the structure has been modified over time, it is contributing to the Monte Vista Historic District. The property also features a rear carriage house, which is also contributing to the district. The applicant is requesting approval to replace approximately 8 existing one over one wood windows with new one over one vinyl windows.
- b. **EXISTING WINDOWS: CONDITION** – The applicant provided several photographs of the existing windows taken from outside the structures. Many of the windows feature exterior wood screens which have helped protect the window assemblies from ample sun exposure and other environmental factors. The applicant has noted that some of the windows are not operable, have broken or missing pulley cords, and are drafty. Based on the photographic evidence provided, staff finds that a majority of the windows are in good condition and are fully repairable. Staff finds that window number 5 on the rear accessory structure as indicated on a photograph submitted by the applicant is eligible for replacement due to significant deterioration from the installation of a window unit. At this time, based on the evidence provided, staff finds that all other windows can be repaired.
- c. **EXISTING WINDOWS: UNIFORMITY AND EFFICIENCY** – The applicant has expressed concern to staff regarding the need to create window uniformity in the structures. At some point, several original windows were replaced with vinyl windows with faux divided lites. However, this does not constitute a precedent. Regarding efficiency, 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 finds one window to be deteriorated beyond repair, but does not find the rest to be unrepairable. Replacement of any kind is not consistent with the Guidelines.

RECOMMENDATION:

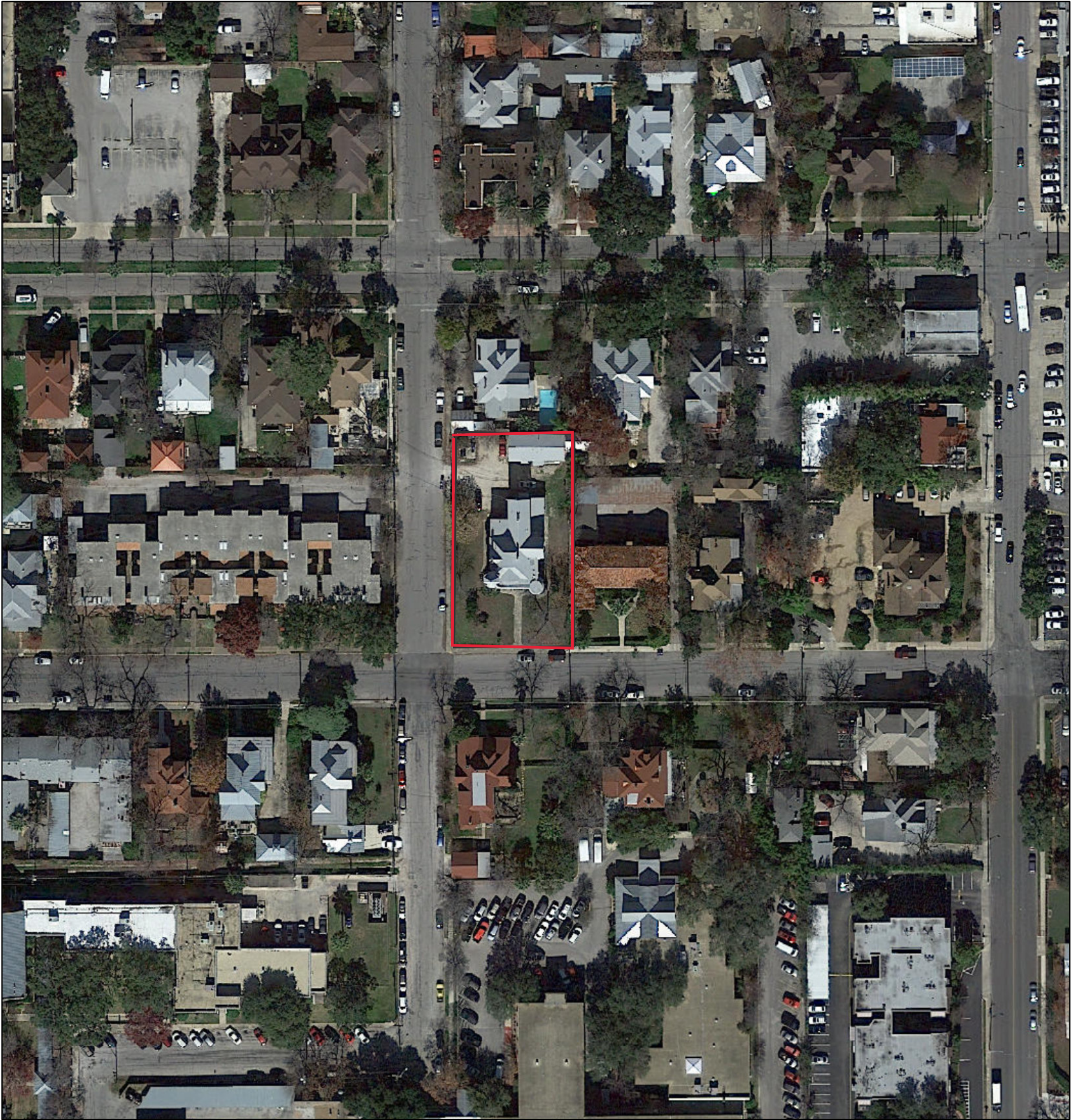
Staff recommends approval of the replacement of window #5 on the rear accessory structure based on finding b with the following stipulation:

- i. That the applicant installs one-over-one wood windows to match the existing configuration as closely as possible. Vinyl or composite windows are not appropriate. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

Staff does not recommend approval of the remaining windows based on findings a through d. Staff recommends that the applicant repair the remaining existing wood windows in place. If there are assemblies that are deteriorated beyond repair, the applicant must submit evidence to that effect to staff in the form of a window schedule and photographs. If an assembly is deemed deteriorated beyond repair by staff, staff recommends that new windows meet the following stipulation:

- i. That the applicant installs one-over-one wood windows to match the existing configuration as closely as possible. Vinyl or composite windows are not appropriate. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

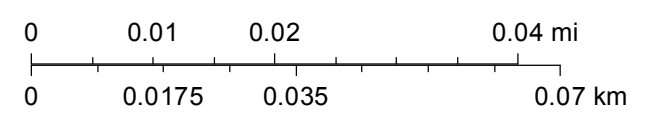
City of San Antonio One Stop



May 30, 2019

— User drawn lines

1:1,000



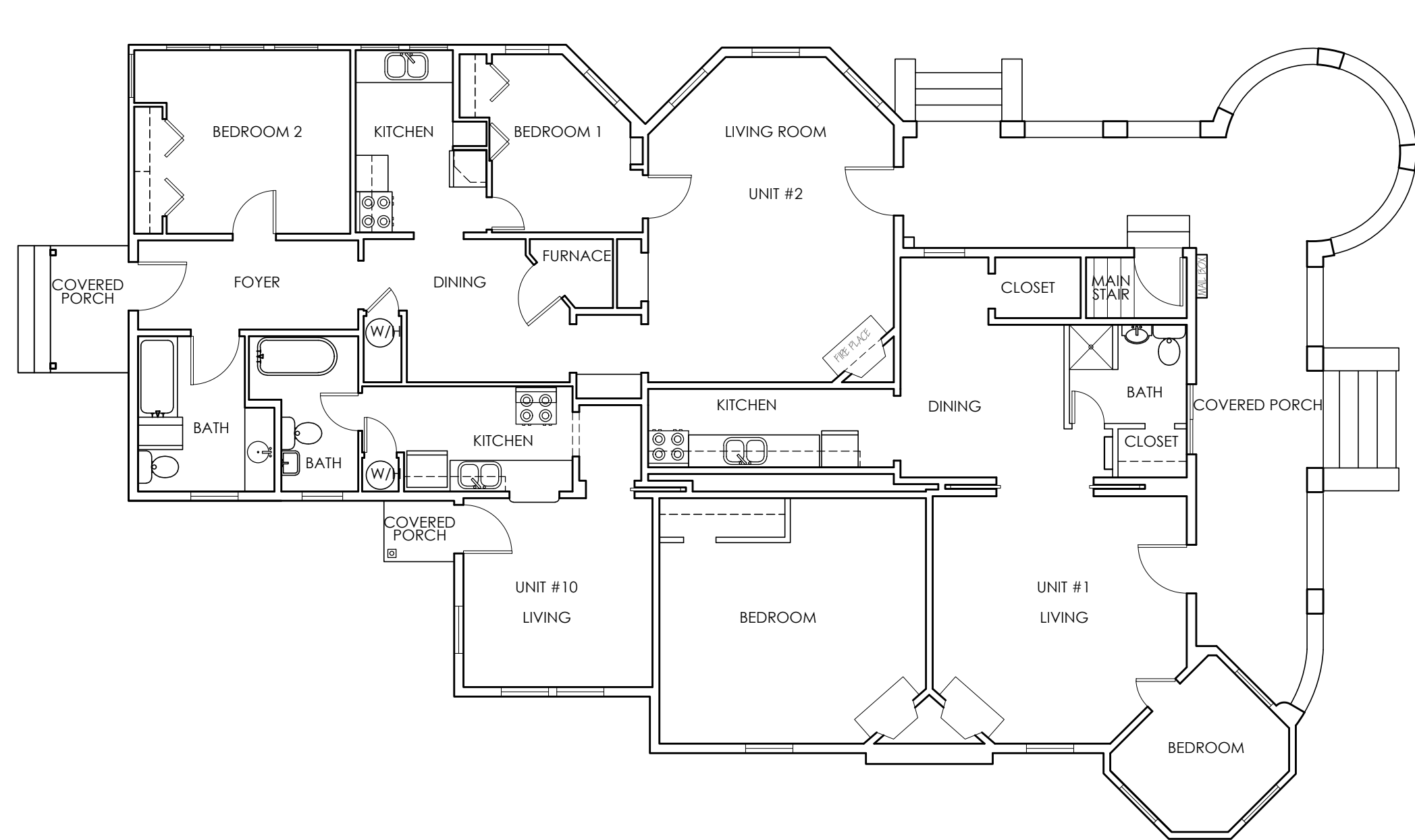


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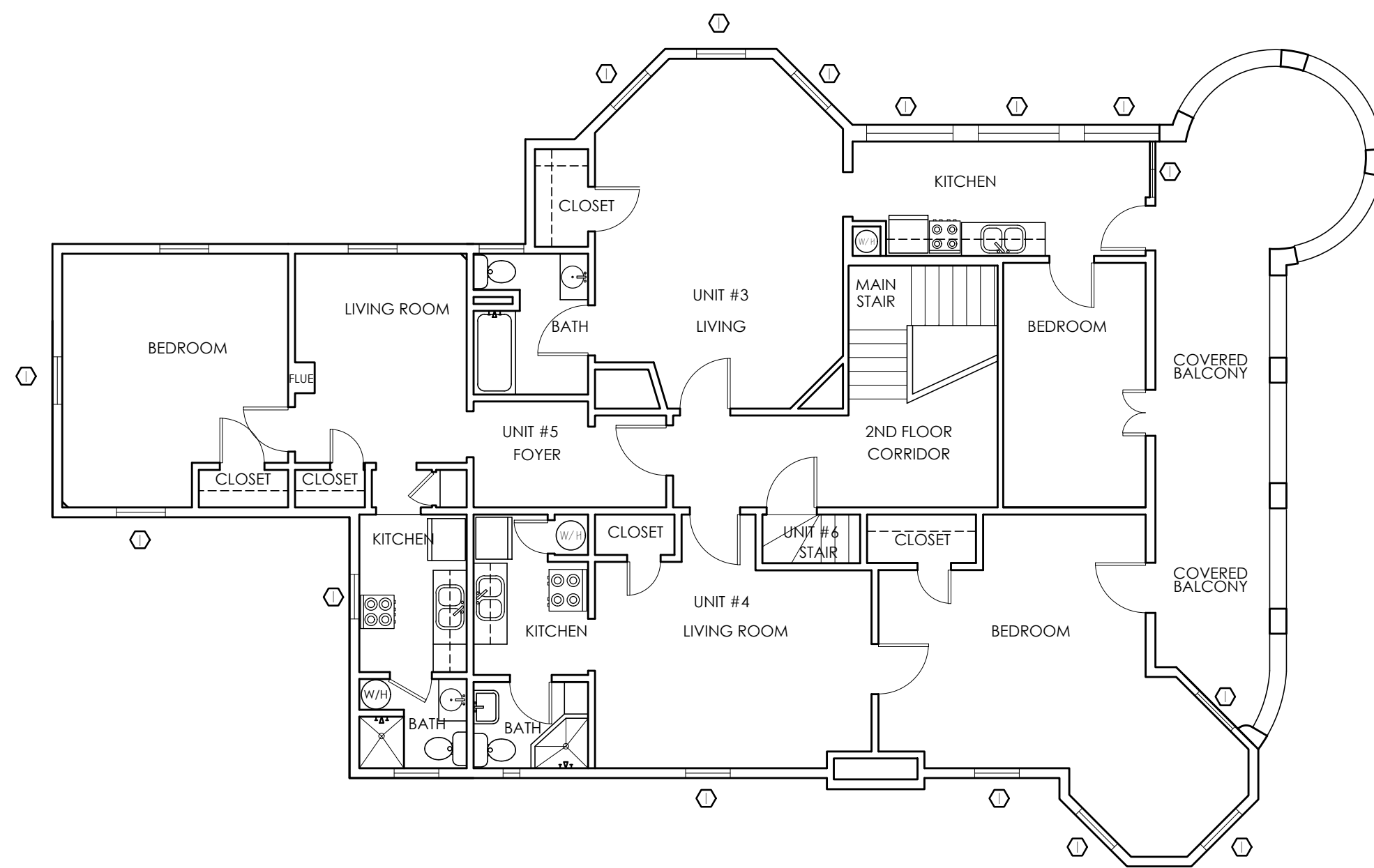
Castle Arms



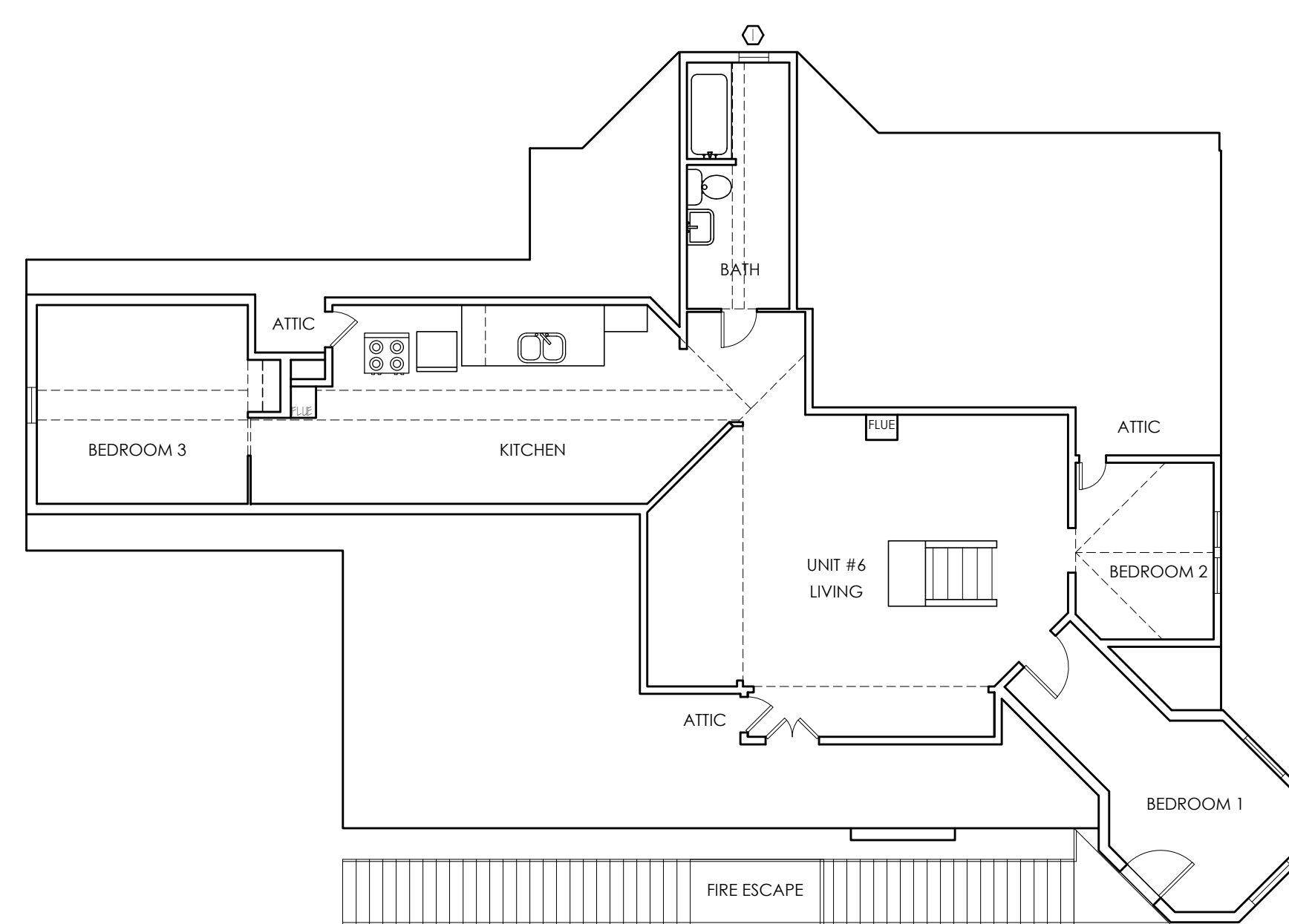




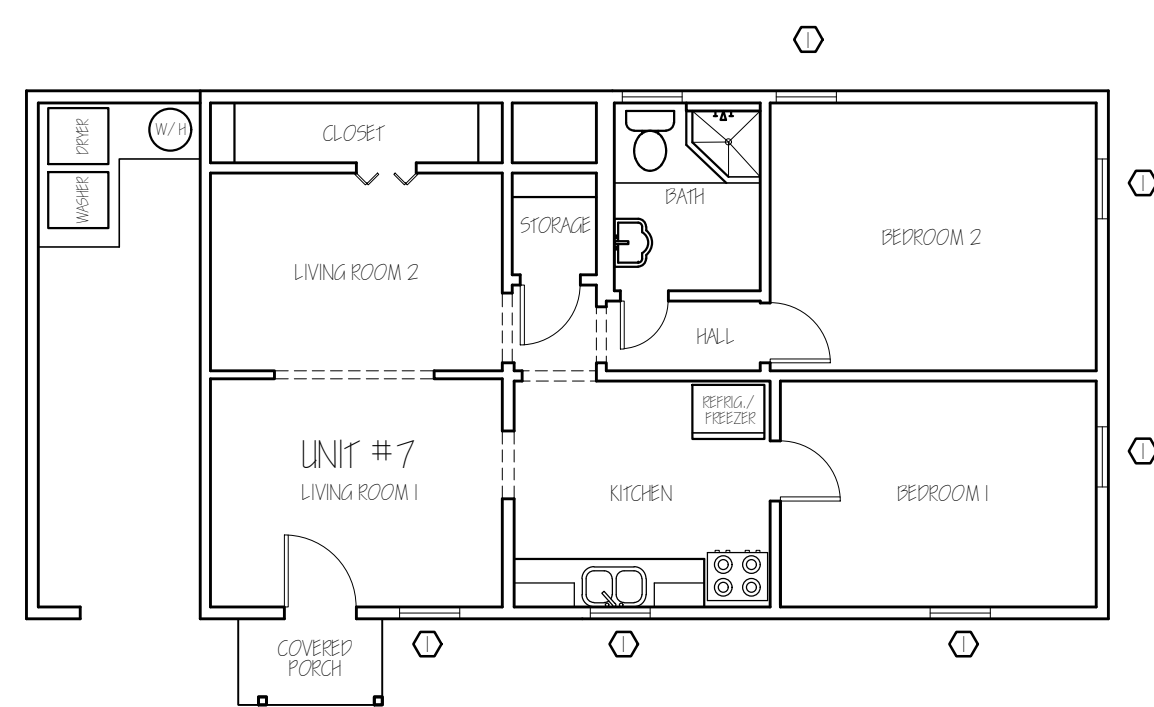
A
A-1 MAIN HOUSE 1st FLOOR
1/4" = 1'-0"



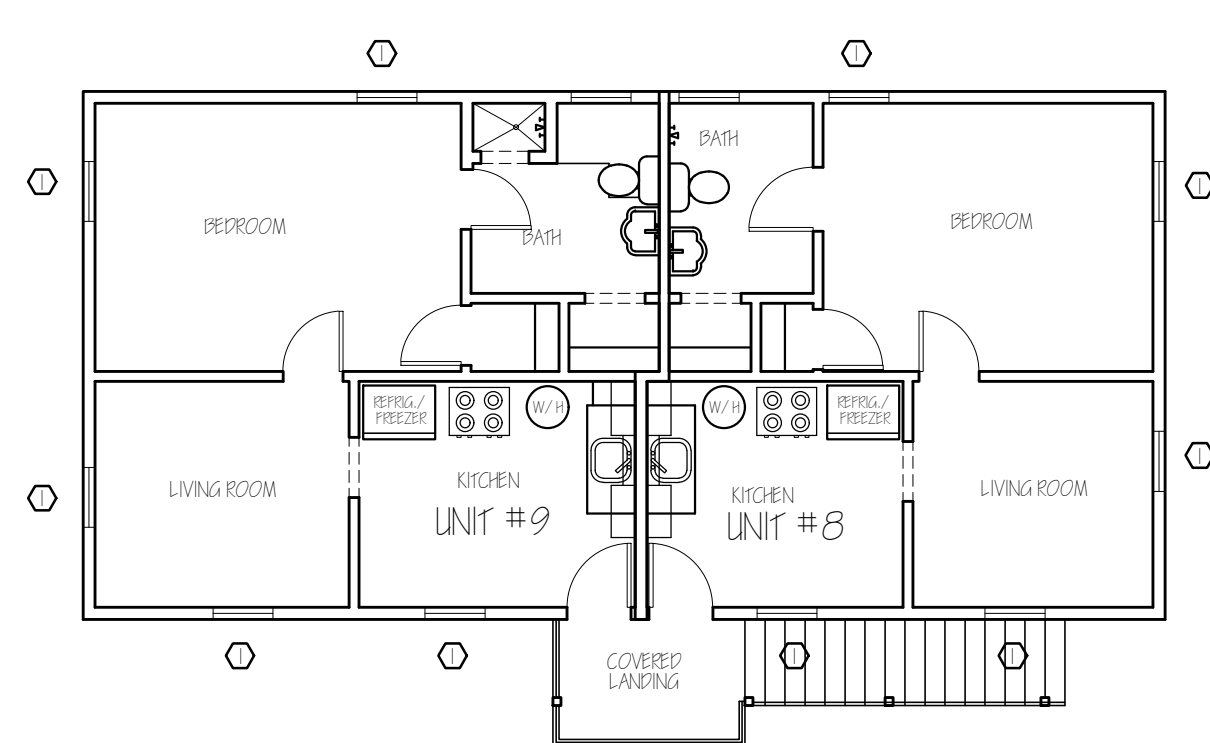
B
A-1 MAIN HOUSE 2nd FLOOR
1/4" = 1'-0"



C
A-1 MAIN HOUSE 3rd FLOOR
1/4" = 1'-0"



D
A-1 CARRIAGE HOUSE 1st FLOOR
1/4" = 1'-0"



E
A-1 CARRIAGE HOUSE 2nd FLOOR
1/4" = 1'-0"

THE CASTLE
133 W. CRAIG PLACE
SAN ANTONIO, TX

drawn: 5-14-19
checked: scale:
revisions:

A-1



































Dear Historic & Design Review Commission,

We purchased the property at 133 W Craig Place in September 2017. There are two structures on this property: a large “main” house and a small structure behind the main house. The former owner made changes to some, not all, of the windows. We learned the former owner did not go through the proper channels of approvals. Thus, our home has a hodgepodge of mismatched updated and old windows which we are attempting to update to a more uniform look.

We met with members Bob, Ryan and Tony of the Monte Vista Historic Association in February 2019 to review the proposed window replacement on both buildings. When we looked for the property’s classification, we found that it was designated as NC for non-contributing. They agreed that the bulk of the historic fabric had been replaced and they shared that they have no authority other than to recommend we take the next step and visit the City’s Office of Historic Preservation to discuss repair and maintenance and start the application process.

Although we understand that historic windows contribute to a property in terms of character and craftsmanship, many of the original windows have been previously replaced (before our ownership) with non-historic vinyl alternative windows.

We have found that the majority of the windows in the Carriage House have been neglected for years and are no longer operational. There are noticeable gaps between the meeting rails, sills and stops. Much of the glazing is loose or missing. Many of the windows are missing the pulls and most of the original glass has been replaced with Plexiglas. Additional hardware that would secure and latch the windows is missing from many of the windows.

We are requesting to replace the non-matching windows in apartments 2, 3, 4, 5 and 6 with replacement windows that match those already installed as well as replace the windows in the small structure (aka the Carriage House) behind the Main House in units 7, 8 and 9.

We are trying to achieve a uniform look and consistency in the Main house to match the current replacement windows. All of the replacement windows will have meeting rails of 1-3/4”, stiles that are 1-5/8” and are white.

We hope you can consider the situation we have inherited and are attempting to update in the most consistent fashion.

We appreciate your attention and look forward to meeting you on June 5th.

Best regards,

The Brights



Product Specifications

1650 VINYL DOUBLE-HUNG WINDOW

Mainframe - Head, jamb, and sill shall be made from rigid, multi-hollow, polyvinylchloride (PVC) extrusions, which are .070" thick. Main frame to be of welded corner construction. Overall frame depth is 3-1/4". Integral mounting fin and J-channel standard and integral fin without J-channel frame is optional.

Sash - Shall be made from rigid PVC extrusions, which have a minimum wall thickness of .062". Sash to be of welded corner construction. The bottom sash to have a metal reinforcement in the top rail. The top sash to have a metal reinforcement in the bottom rail.

Glazing - Sash to be drop-in silicone glazed using 3/4" thick insulating glass with rigid, extruded, vinyl, exterior glazing bead. Low-E glass, argon gas and other glazing options available. Moveable sash glass panel shall consist of 3/4" thick insulated glass. Glass to be held securely in place with silicone and with rigid, extruded, vinyl, interior glazing beads. Note: 7/8" thick insulated glass used on select configurations.

Weather-stripping - A fin-seal weather-strip to be located on both the main frame head and sill. Two strips of fin-seal weather-stripping to be located at each sash stile. The top rail of the top sash and each interlock rail are to receive fin-seal weather-stripping. The bottom rail of bottom sash is to receive two "bulb type" weather-strips. A poly-pile dust plug shall be located at the top of each interior sash stile.

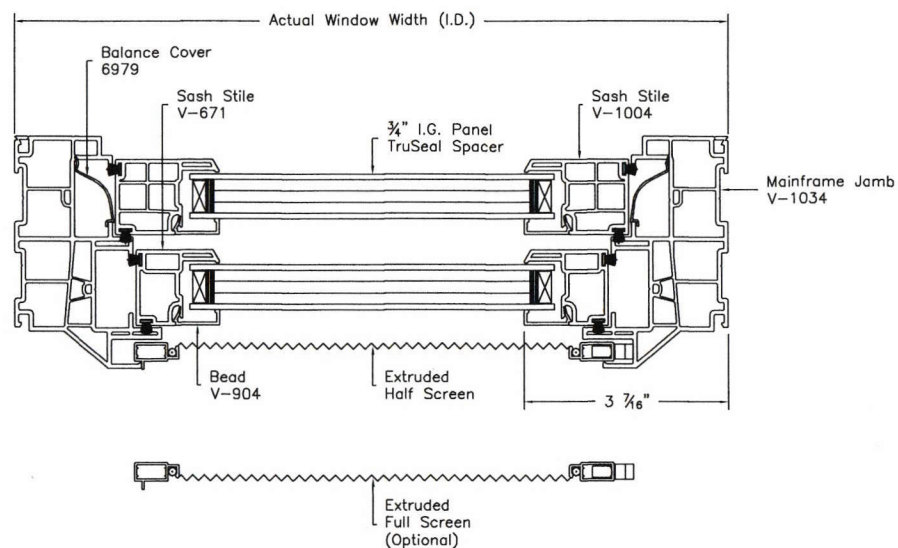
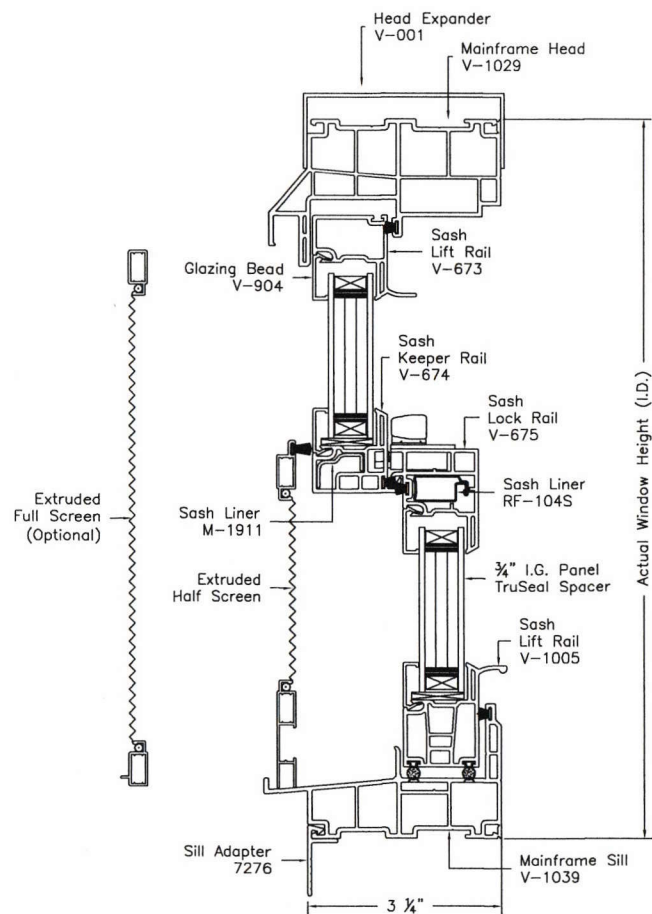
Hardware - Sash balancing mechanisms to consist of stainless steel constant force springs. Two hybrid, recessed mount, cam-type sweep locks are to be located equidistant from each end of the interlocking rail. Two metal, recessed sweep lock keepers to be fastened to the exterior interlocking rail. One injection molded thermo-plastic tilt latch shall be used at the ends of the top rail of each sash. A vinyl sash stop shall be used at the bottom of each exterior jamb track and a rigid vinyl balance cover on the interior jamb track. All screws, clips and other fasteners to be made of non-corrosive materials compatible with reinforcements.

Screen - Latching half screen to be standard, full screen is optional. Screens to be made from extruded aluminum, 5/16" x 3/4", with a .040" thickness. Screen cloth shall be made from 18x16 fiberglass mesh and held secure by flexible, vinyl spline. Screens meet ANSI/AAMA standard. (NOTE: Insect screens are intended only to provide reasonable insect control. They are not intended to prevent people or objects from exiting the window or to provide security against forced entry.)

Installation - To be done by others. Frame must be installed straight, plumb and level, without twisting, bowing or springing. Manufacturer's recommended installation procedures are to be used. Installer should make final adjustments to ensure proper sash operation and window performance.

NOTE: MI WINDOWS AND DOORS LLC designs and manufacturing methods are continually being improved. Individual products may be subject to a variation in performance. Due to this and other factors, we reserve the right to change specifications without notice. It is the sole responsibility of the purchaser/installer to be sure that the intended use of this product complies with any and all applicable buildings codes (i.e. egress, safety glass near doorways, etc.). If you require further technical information regarding this product please contact your retailer/salesman.





				MATERIAL:		MIWD MI WINDOWS AND DOORS <small>650 WEST MARKET STREET, SUITE, PA 17033-0070</small> The information, design or data shown on this document or electronic media is the exclusive property of MI Windows and Doors, LLC. It is considered confidential and proprietary and is made available for limited use only. Its use or reproduction without the expressed written consent of MI Windows and Doors, LLC., is prohibited.	DESCRIPTION: 1650 Series Double Hung with Finless Mainframe	
				FINISH:	UNSPECIFIED WALL:			
				AREA:				
				WEIGHT:	BREAK ALL CORNERS R.015, UNLESS OTHERWISE SPECIFIED			
B	095A-17 116A-17	Removed pile from top sash Increased sash height 1/16"	11-6-17	VMR		PRODUCT: 1650DH SCALE: 1:2 DFTM: BRS	DATE: 01/08/16	
A	163A-16	Added optional DP Upgrade liner	12/27/16	VMR			PART NUMBER:	
LTR	ECN #	REVISIONS	DATE	BY	PERIMETER:		DRAWING NUMBER: CS-000279	