

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-322
ADDRESS: 648 LEIGH ST
LEGAL DESCRIPTION: NCB 2739 BLK LOT A15
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Jennifer Barrar/Bobo Custom Builders
OWNER: DUNN LATASHA
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: May 31, 2019
60-DAY REVIEW: July 30, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace seventeen (17) one over one wood windows with new wood windows.

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 primary structure located 648 Leigh St is a 1-story single family home constructed in 1920 in the Craftsman style. The home features a cross gable configuration, decorative gable vent detailing, and several pairs of ganged windows. The house has been modified over time and features a non-original front porch overhang and a combination of vinyl and faux stone siding. The structure is contributing to the Lavaca Historic District. The applicant is requesting approval to replace approximately 17 existing one over one wood windows with new one over one wood 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 or louvers 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 the windows are in good condition and are fully repairable.
- c. EXISTING WINDOWS: FUNCTIONALITY AND EFFICIENCY – 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. Additionally, missing or cut pulley cords or weights is a common issue that can be repaired, and windows that have been painted shut over time can be cut and freed for functionality. 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 does not recommend approval of the window replacement 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 an updated 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 fully wood windows to match the existing configuration as closely as possible. The proposed replacement product is 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.









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R6228184

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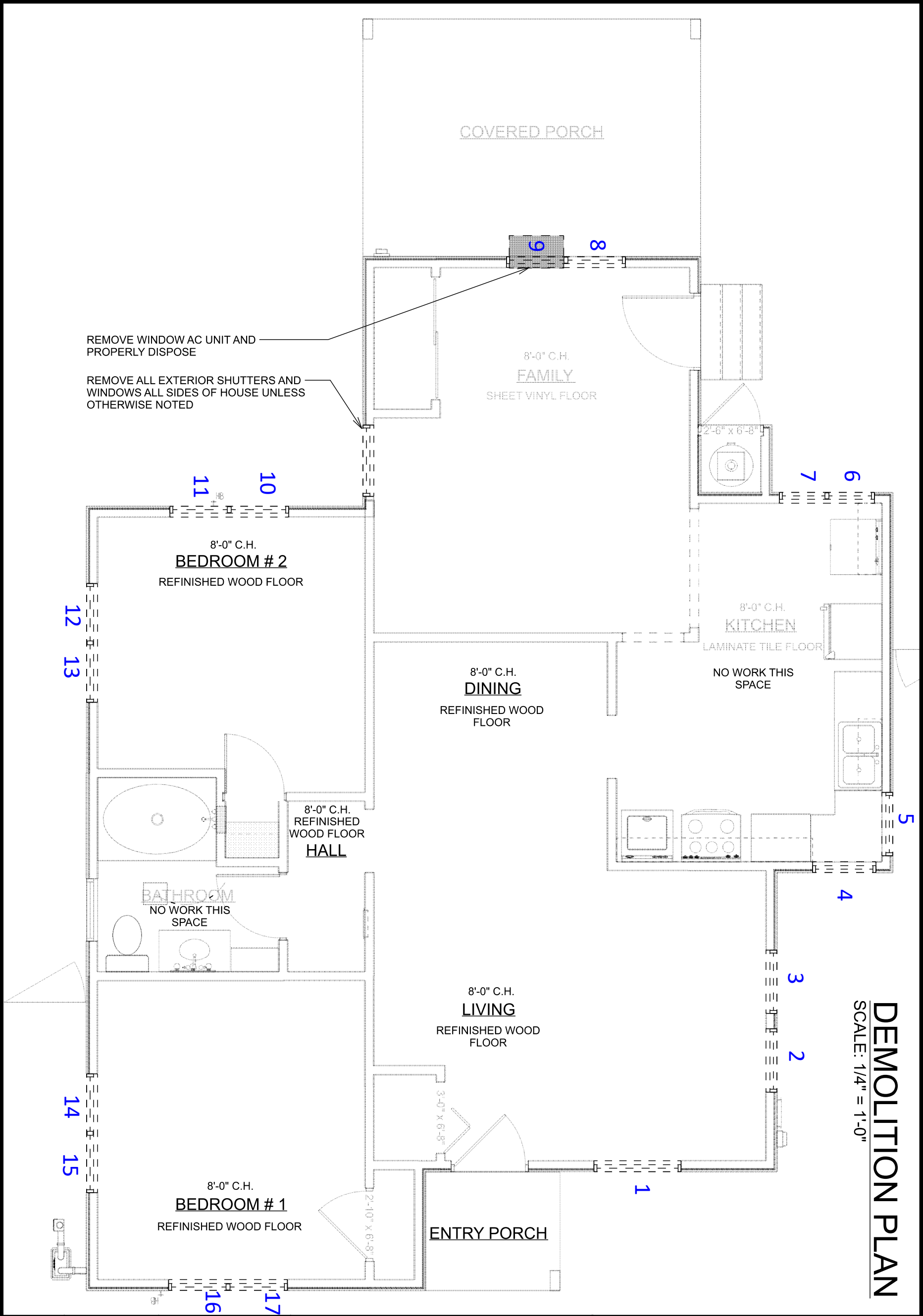












DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

Dunn, Latasha
648 Leigh Street
San Antonio, TX 78210

PAGE: DEMOLITION PLAN

DRAWN BY:

DATE: Friday, May 31, 2019

Bobo Custom Builders

431 Isom Road, Ste. 226
San Antonio, Tx 78216

PHONE: (210) 349 - 6160
FAX: (210) 349-6133

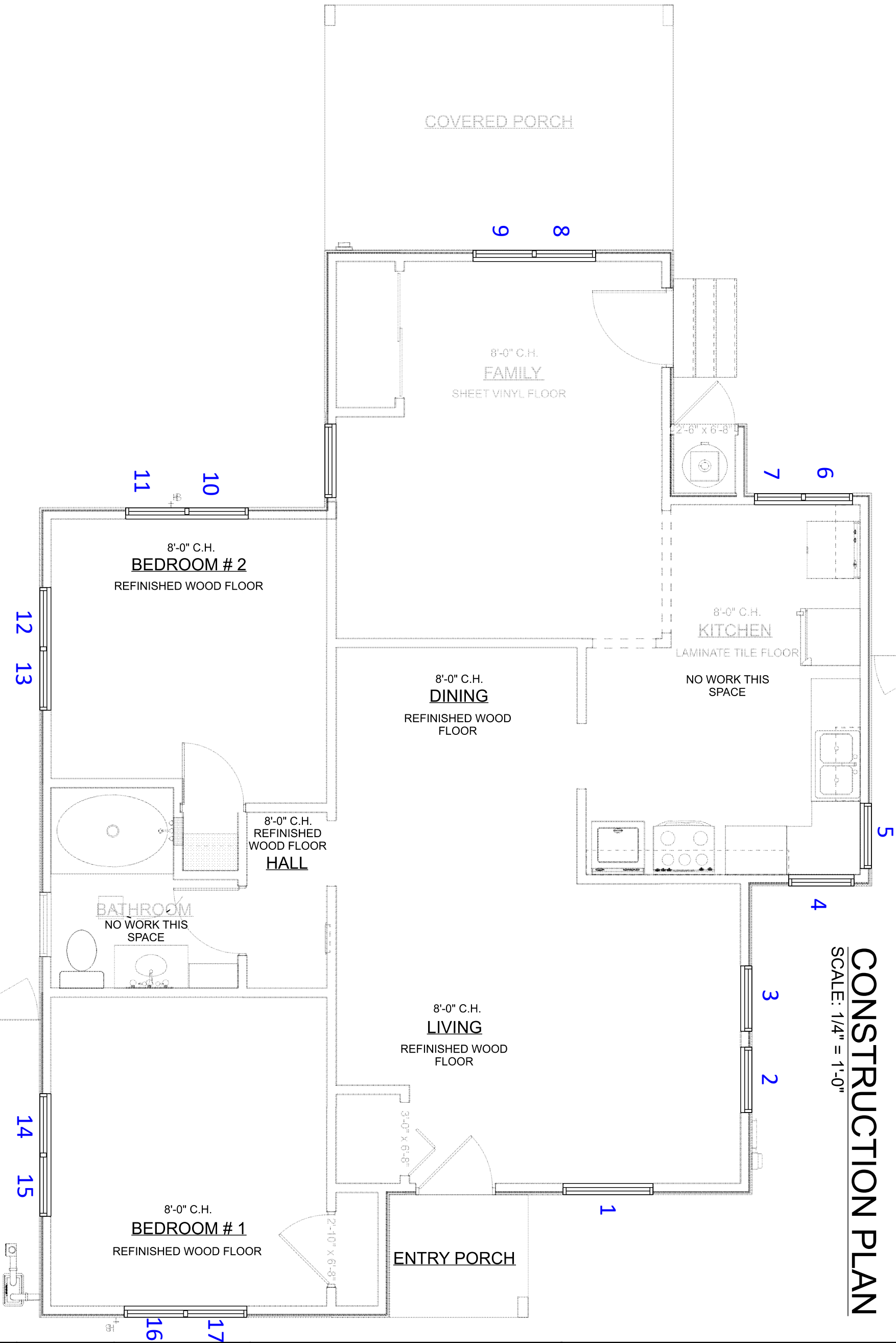
PHASES

BB:
DR:
TW:
IHR:
PRE-CON:
AFC:



Initials: _____

Date: _____



CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

Initials: _____

Date: _____



PHASES
BB:
DR:
TW:
IHR:
PRE-CON:
AFC:

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PAGE: CONSTRUCTION PLAN

DRAWN BY:

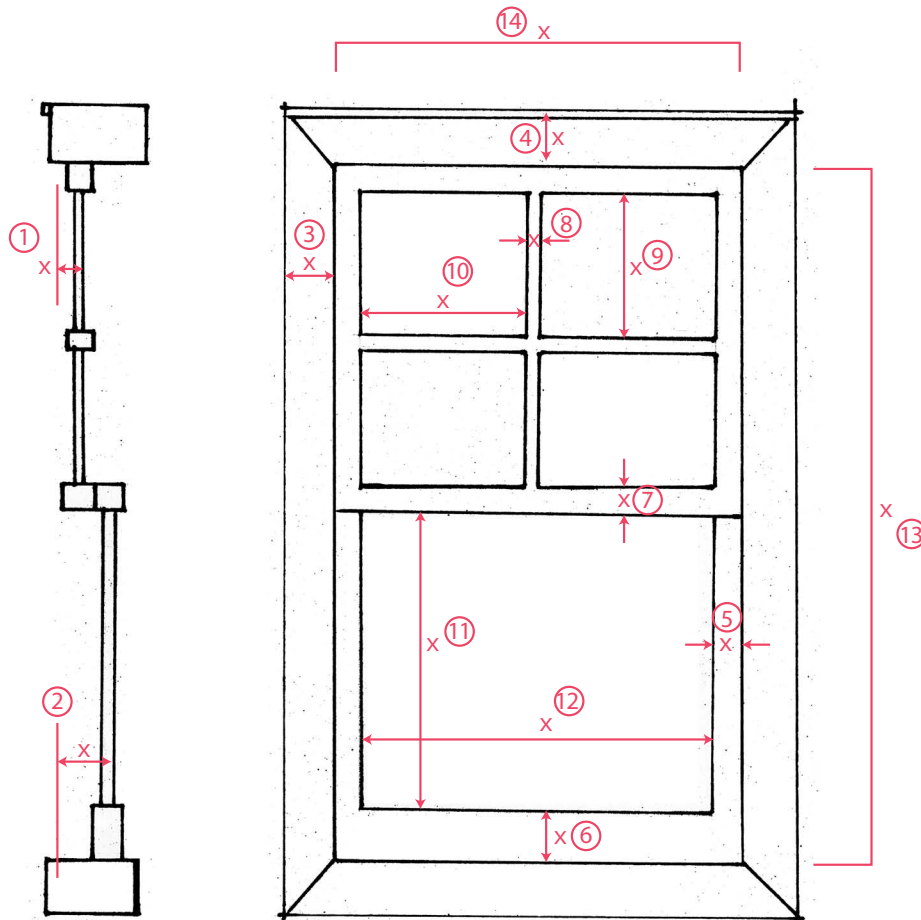
DATE: Friday, May 31, 2019

Number	Description of Window			General Information						Frame		Sash						Recommendation
	Style	Width & Height	Material	Historic?	Paint Condition?	Square?	Operable?	Glazing Condition?	Weather Stripping?	Sill	Jamb	Sash Only Replacement?	Bottom Rail	Rails	Muntins	Meeting Rail	Total Value	Treatment
1	Double Hung	44" x 57 ¾"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
2	Double Hung	31 ¾" x 57 ¾"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
3	Double Hung	31 ¾" x 57 ¾"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
4	Double Hung	31 ¾" x 34"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
5	Double Hung	31 ¾" x 34"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
6	Double Hung	44" x 53 ¾"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
7	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
8	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
9	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
10	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
11	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
12	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
13	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
14	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
15	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
16	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	
17	Double Hung	31 ¾" x 57 ½"	Wood	Yes	Poor	Yes	No	N/A	Poor	1	1	No	2	1	No	1	6	

ALL WINDOWS

Frame and Sash Comparison - Single and Double Hung Windows

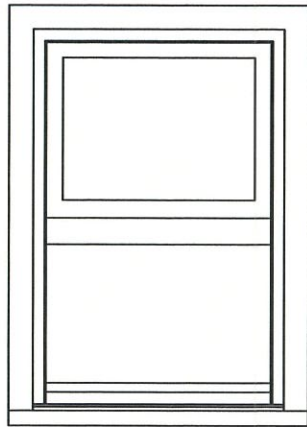
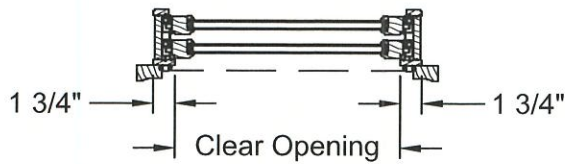
Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to notate any other measurements that you feel is important to the replacement discussion.



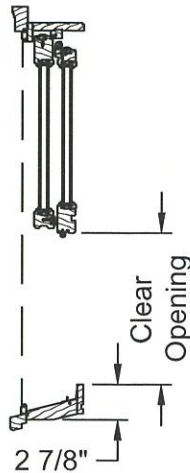
Existing Frame and Sash Exterior Material	<u>WOOD</u>	
Proposed Frame and Sash Exterior Material	<u>WOOD</u>	
	Existing	Proposed
1. Upper Sash Measurement from exterior façade to glass (Shadow Profile)	<u>3 1/8"</u>	<u>3 1/8"</u>
2. Lower Sash Measurement from exterior façade to glass (Shadow Profile)	<u>4 1/8"</u>	<u>4 1/8"</u>
3. Side trim Measurement	<u>3 1/8"</u>	<u>3 1/8"</u>
4. Top/bottom Measurement	<u>1 1/2"</u>	<u>1 1/2"</u>
5. Stile Measurement	<u>1 3/4"</u>	<u>1 3/4"</u>
6. Rail Measurement	<u>2 1/2"</u>	<u>2 1/2"</u>
7. Meeting Rail Measurement	<u>1 5/8"</u>	<u>1 5/8"</u>
8. Muntin Measurement	<u>N/A</u>	<u>N/A</u>
9. Glass Height upper	<u>1/1 No Bars</u>	<u>1/1 No Bars</u>
10. Glass Width lower	<u>1/1 No Bars</u>	<u>1/1 No Bars</u>
11. Glass Height lower	<u>25" +/-</u>	<u>25" +/-</u>
12. Glass Width lower	<u>Frame - 6"</u>	<u>Frame - 6"</u>
13. Overall Sash height	<u>Frame - 3 1/8"</u>	<u>Frame - 3 1/8"</u>
14. Overall Sash width	<u>Frame - 2 1/2"</u>	<u>Frame - 2 1/2"</u>



LITE CUT INFORMATION



Double-Hung Window



Double-Hung
Clear Opening Formula

Interior Glazed Sash

Vertical

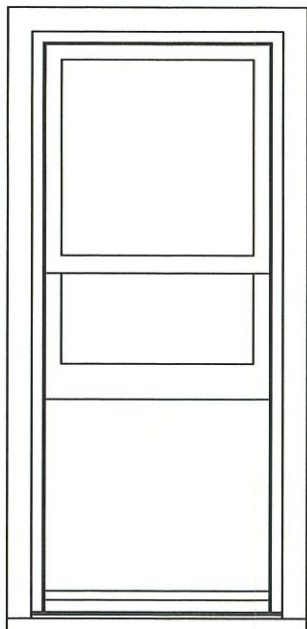
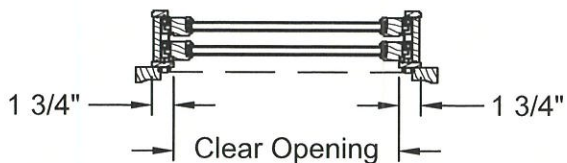
$(\text{frame Height} / 2) - 3 \frac{13}{16}'' = \text{Clear Opening}$

Horizontal

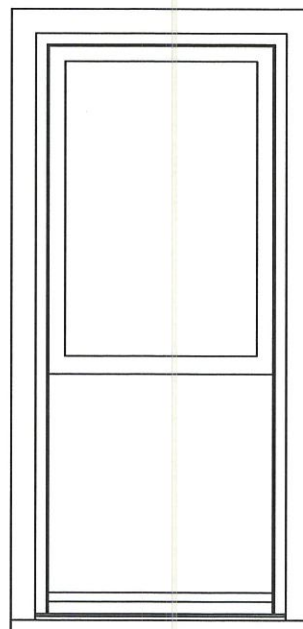
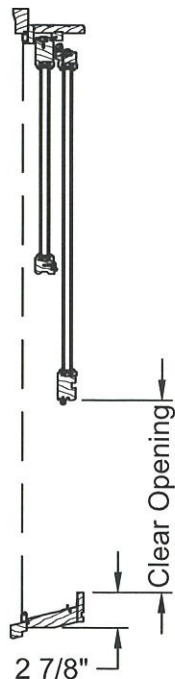
$\text{Frame} - 3 \frac{1}{2}'' = \text{Clear Opening}$

Cottage & Reverse Cottage

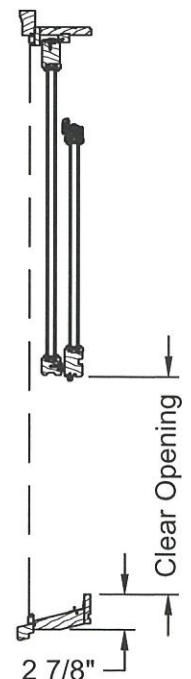
For dimensional units, contact
Jeld-Wen - Bend Window Division
Technical Services Department for
Clear Opening information.



Cottage Window

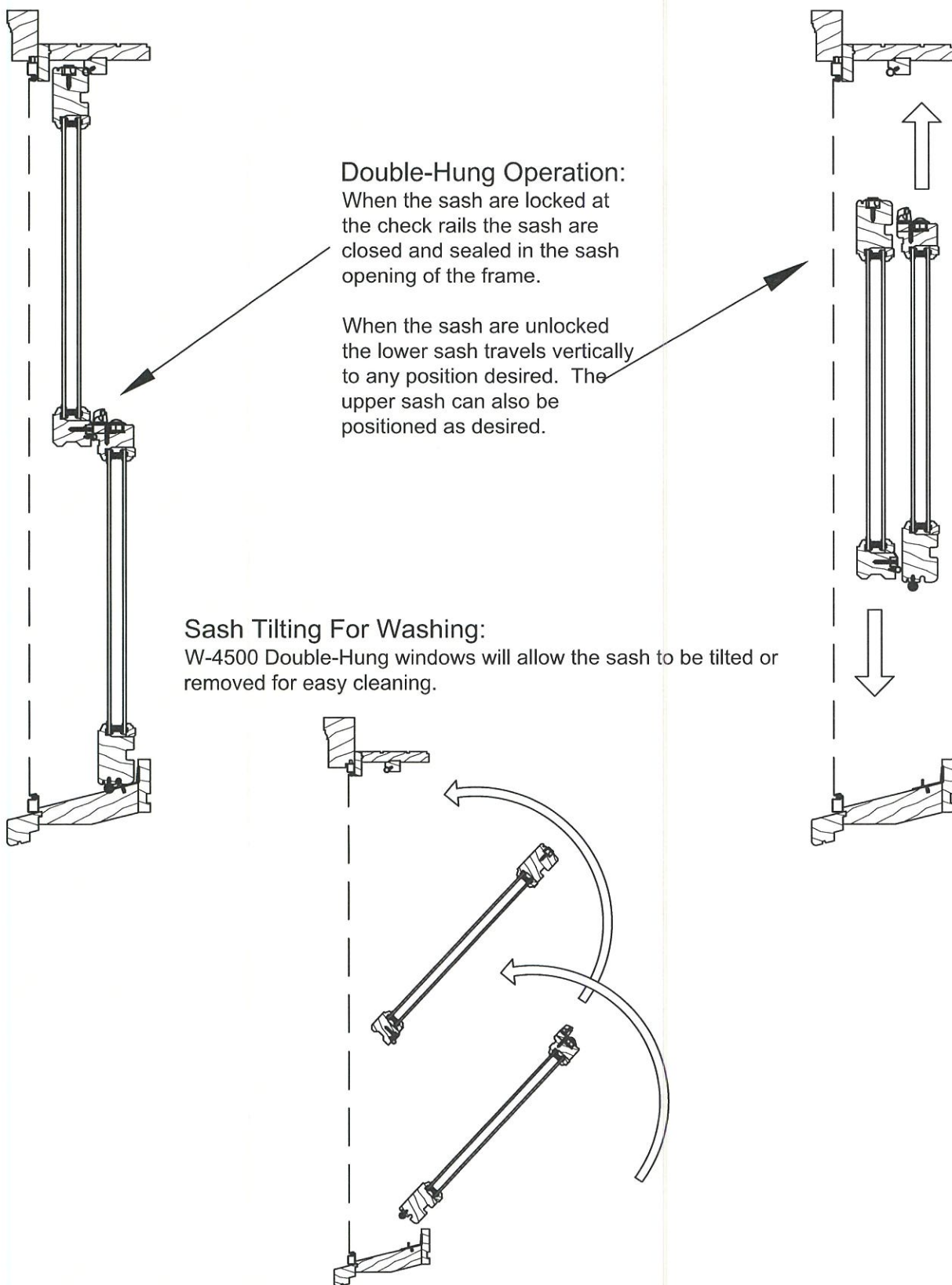


Reverse Cottage Window





CLEAR OPENING LAYOUT





UNIT SIZING & MASONRY OPENINGS

General Notes:

Unit size is always the maximum size of the window with or without trim and does not include nail fin.

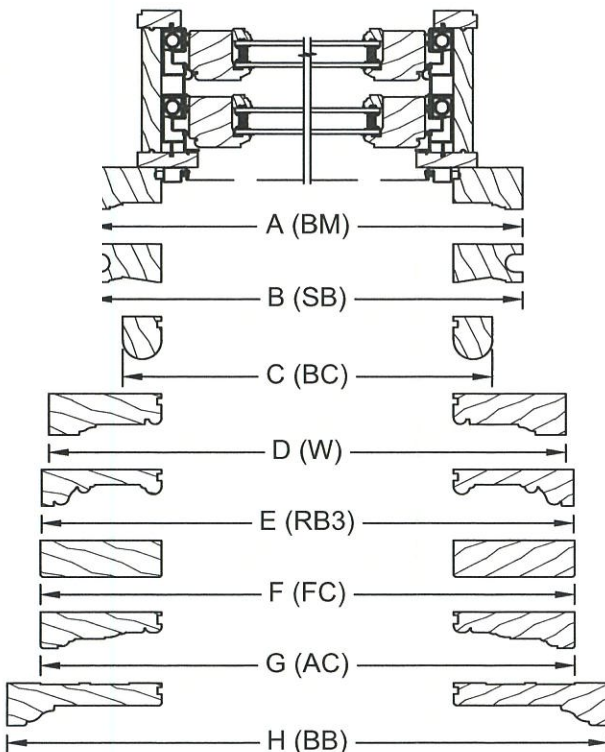
Masonry Opening:

Masonry opening is always 1/2" over (height and width) the unit size or the outside of the trim of the window.

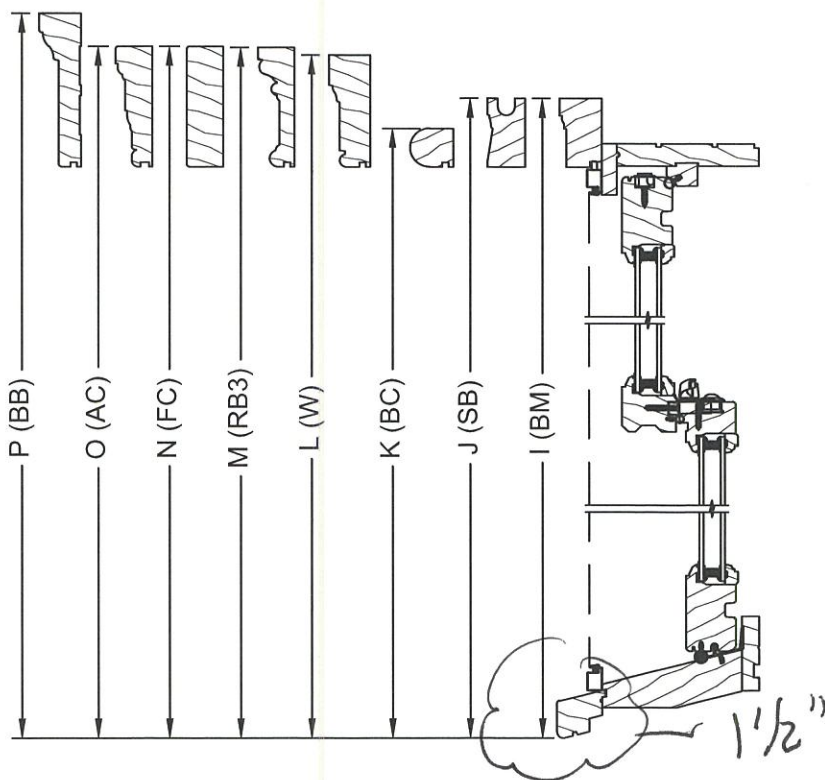
Rough Opening:

Rough opening is always 3/4" over frame size of the window.

Horizontal exterior trim offerings below
are the same with or without sill nose.



Vertical exterior trim offerings with
standard sill nosing. Trim on 3 sides.

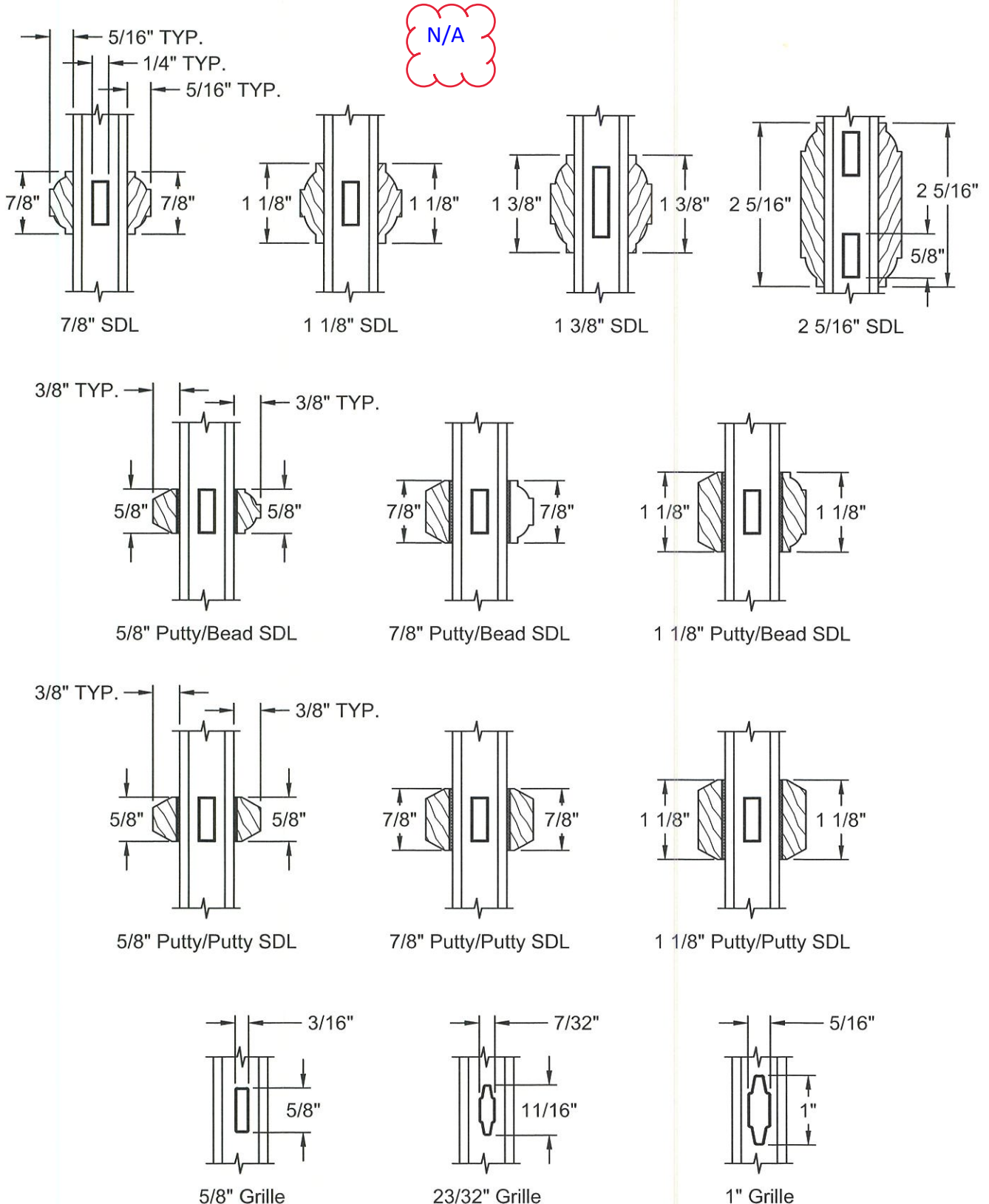


Horizontal Sections		
Trim Option	Dimension	Frame +
Brickmould (BM)	A	2 5/8"
Stucco Brickmould (SB)	B	2 5/8"
Bullnose Casing (BC)	C	7/8"
Williamsburg (W)	D	5 1/8"
RB 3 Casing (RB3)	E	5 9/16"
3 1/2" Flat Casing (FC)	F	5 5/8"
Adams Casing (AC)	G	5 5/8"
1 X 4 Backband (BB)	H	7 5/8"

Vertical Sections w/ Sill Nose		
Trim Option	Dimension	Frame +
Brickmould (BM)	I	2 3/16"
Stucco Brickmould (SB)	J	2 3/16"
Bullnose Casing (BC)	K	1 5/16"
Williamsburg (W)	L	3 7/16"
RB 3 Casing (RB3)	M	3 21/32"
3 1/2" Flat Casing (FC)	N	3 11/16"
Adams Casing (AC)	O	3 11/16"
1 X 4 Backband (BB)	P	4 11/16"

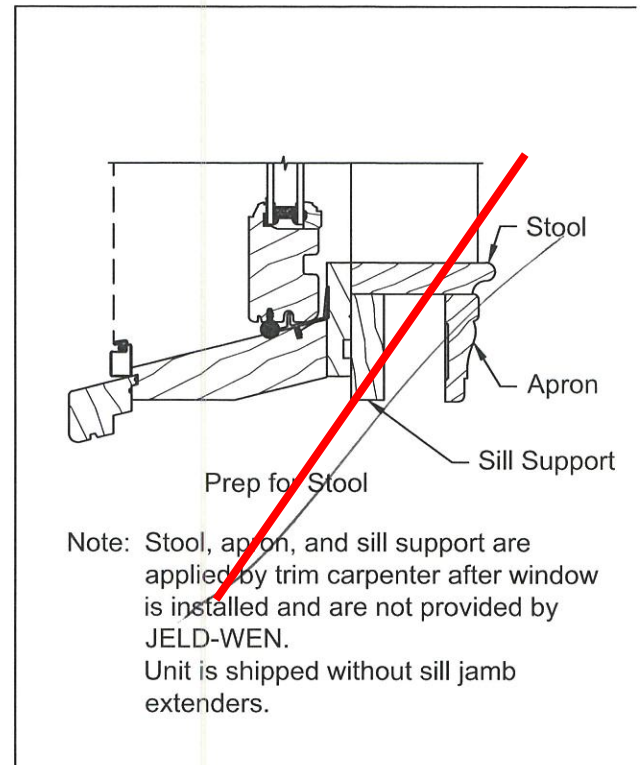
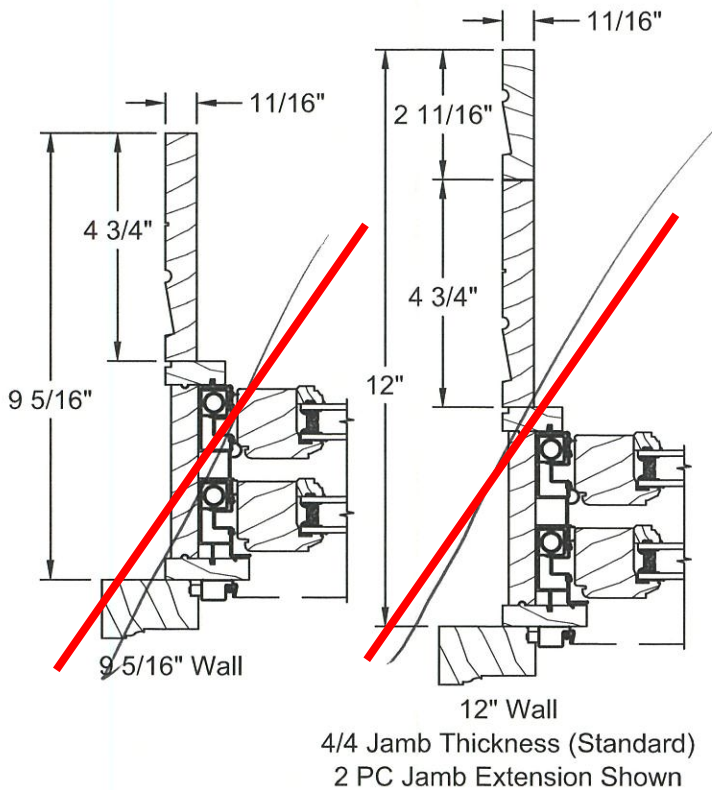
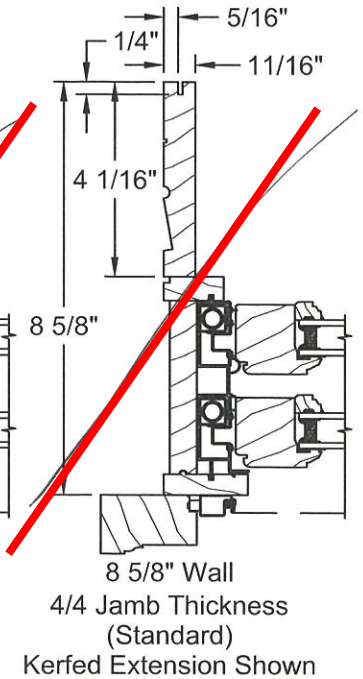
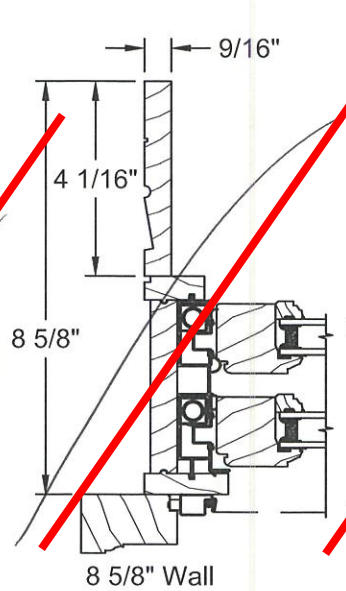
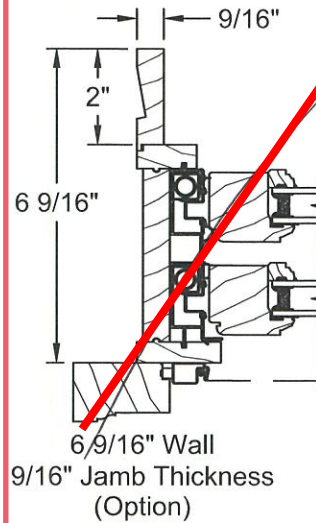
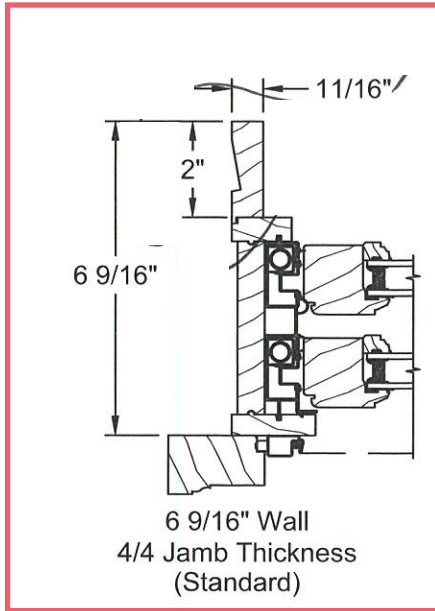


DIVIDED LITE OPTIONS





JAMB EXTENDER & PREP FOR STOOL OPTIONS

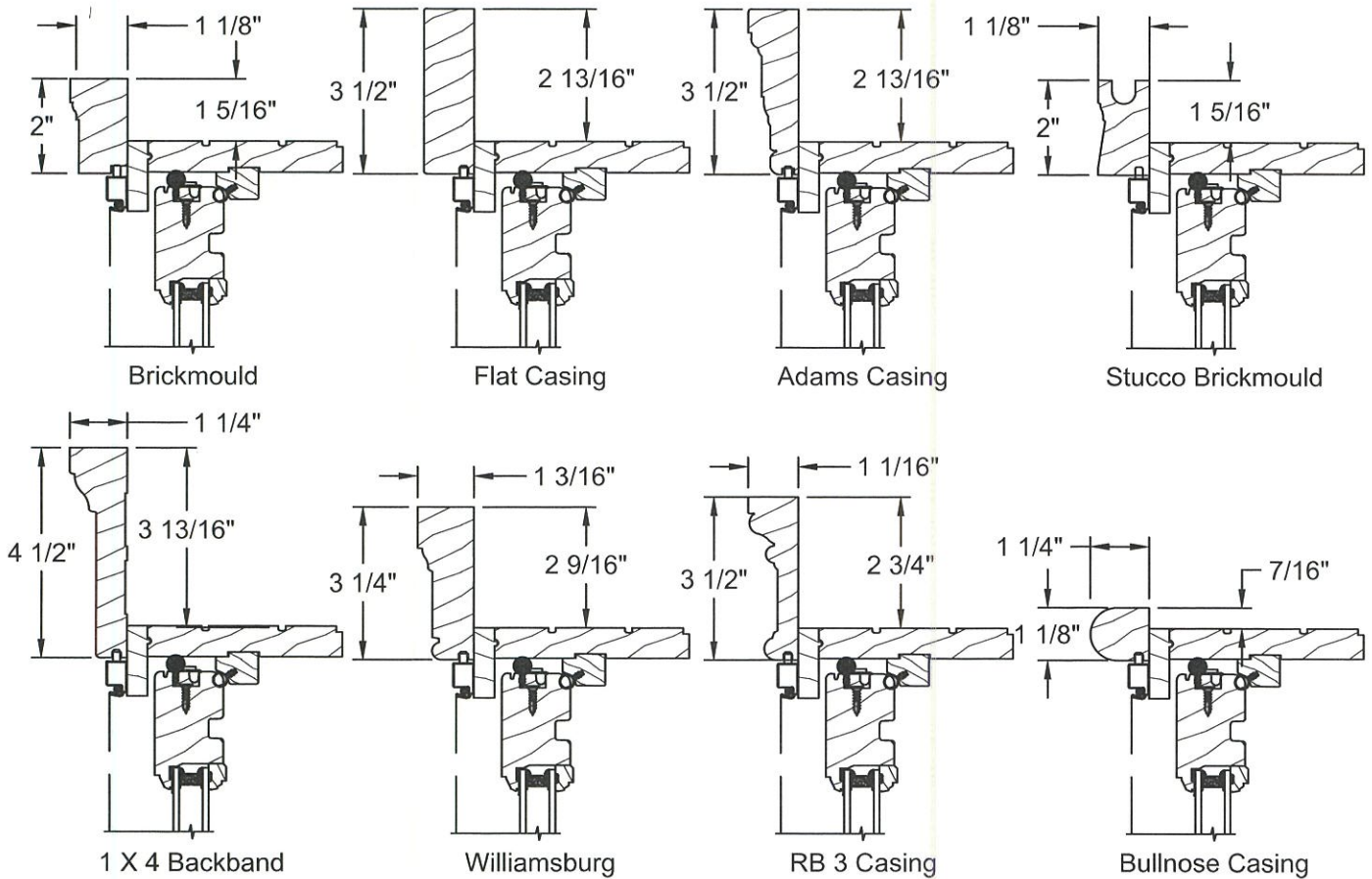




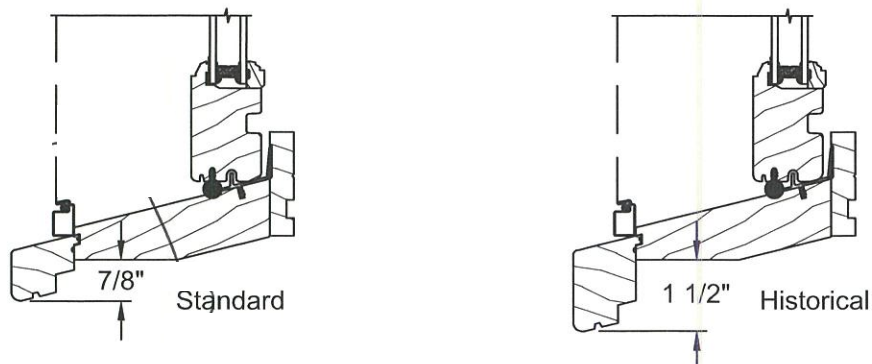
TRIM OPTIONS

ALL OPTIONAL

Exterior Trim

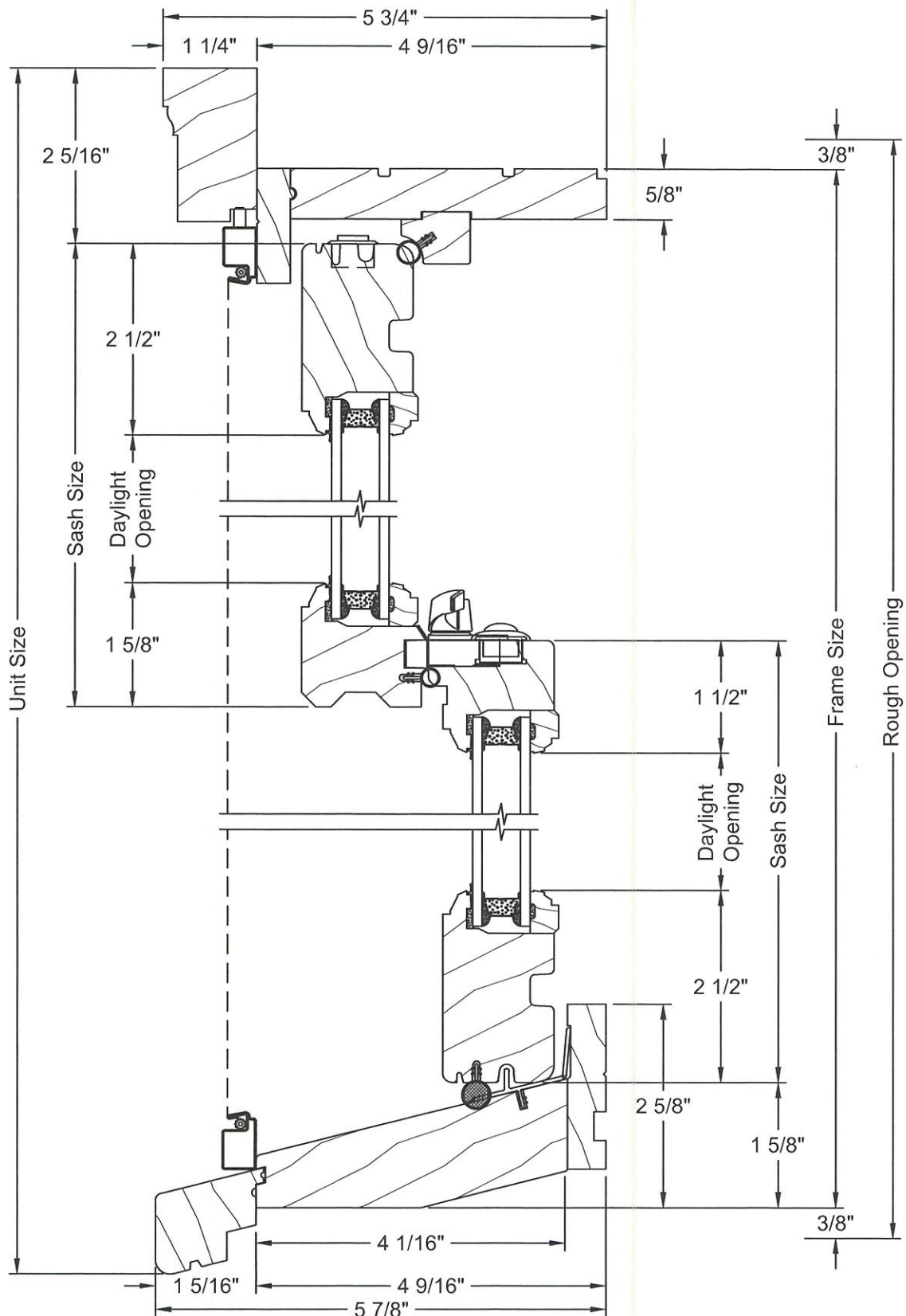


Sill Options



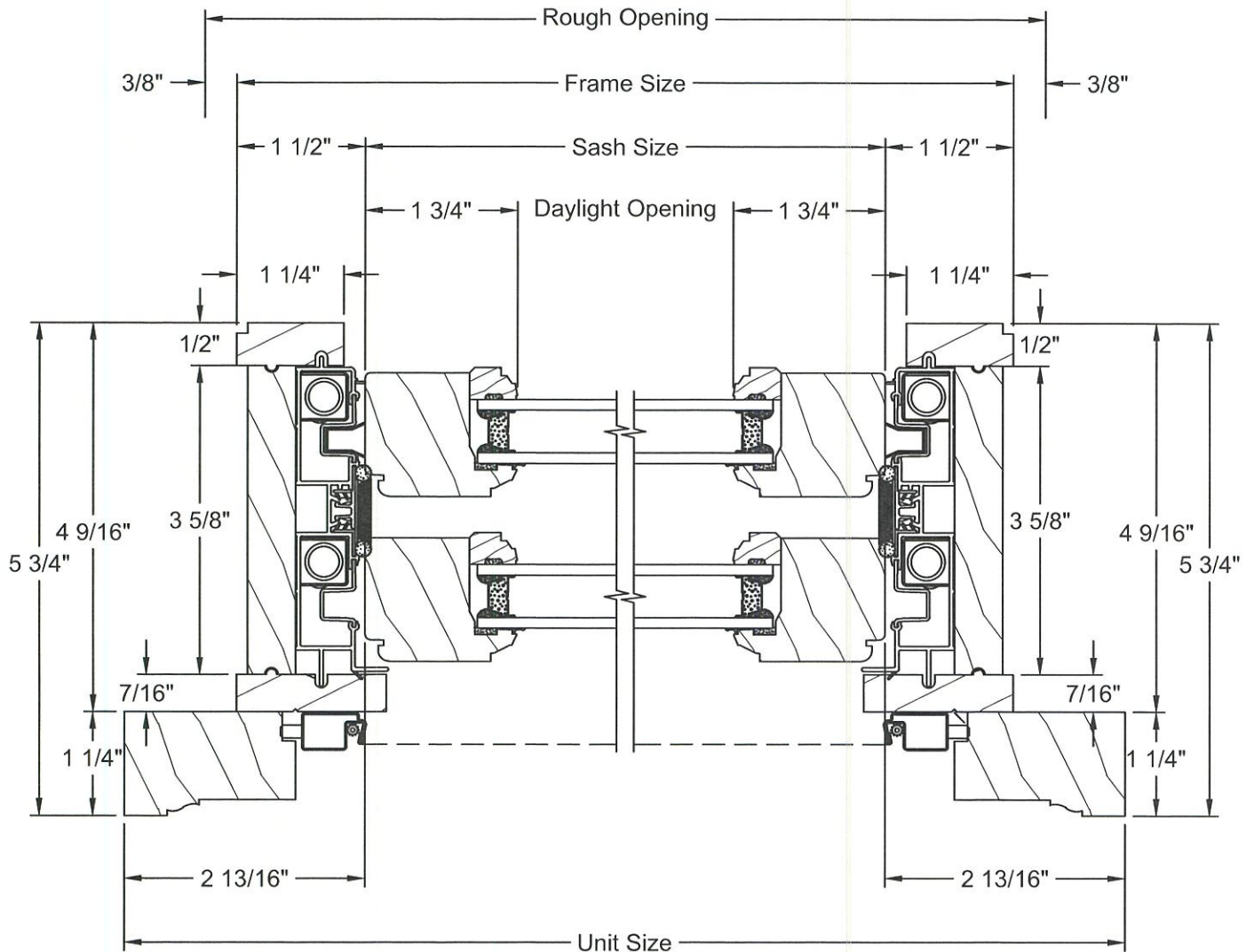


DP35 OPERATOR - VERTICAL SECTION





DP35/50 OPERATOR - HORIZONTAL SECTION





Date: 5/31/2019

Client: Latasha Dunn

Project Address: 648 Leigh Street
San Antonio, Texas 78210

Phone: (504) 756-5897

Email: ta1she95@gmail.com

Proposed Specifications

General Scope of Work

Bobo Custom Builders will provide material and labor to construct an office addition, replace all exterior windows, and install central air for the entire house.

These specifications are based on visual observations and inspections. No physical destruction or penetrations were made; therefore, the remodeling process may expose problems not yet evidenced. If this occurs, the Homeowners will be advised of the problem and cost. A signed agreement between Bobo Custom Builders and the Homeowners will be needed before the work will be done.

Homeowner Responsibilities

- It is understood that Bobo Custom Builders may create paths through lawn areas or landscaping to be able to access the remodeling area. It is the responsibility of Bobo Custom Builders to identify these areas so the homeowner can remove any shrubs or plants and repair any lawn paths after this scope of work has been completed. It is the responsibility of the homeowners to repair or re-landscape areas damaged during the course of construction.
- The Homeowners are responsible for containing any children and/or pets away from the construction area during the construction period so as to protect them from harm.
- The Homeowners are responsible for allowing the access to the project site during the hours of 8am until 5pm from Monday through Friday during the projected construction schedule.
- The Homeowners are responsible for making all decisions on finishes (finish colors, window and door styles & color selects) before the start of construction.
- The Homeowners are responsible of removing all items from adjacent walls, shelves, cabinets, and floor areas that might be in the way or otherwise be damaged during the course of construction.
- The Homeowners are responsible for removing/securing any 'portable' valuables that could be accidentally removed from the jobsite.

- The Homeowner understands that all materials used with the intent to match existing is limited to the materials available at the time of construction and may vary from the existing material and finishes due to effects of time and weathering as well as unavailability from the original supplier.
- The Homeowner understands that they will not attempt to hire any of Bobo Custom Builders' employees, or sub-contractors to do any work beyond the scope of work defined by these specifications.
- The techniques and procedures for construction that Bobo Custom Builders/Remodelers will use to do the work required to complete the project will meet or exceed guidelines addressed in the Residential Construction Performance Guidelines for Professional Builders and Remodelers. Any other technique or procedure requested or required by the Homeowner will be considered at an additional cost, can be estimated at the time of the request, described on an extra work order and collected before further work is performed.
- The contractor will provide a portable toilet at the construction site during the length of construction.
- A 2.5% surcharge will be added for any allowed item overages.

Project Exclusions

Items not included in project, unless otherwise noted:

- The repair of any existing electrical lines or service, or the upgrade of any service to the home or to circuit breaker panel boxes not specifically detailed in the scope of work.
- The repair of any sprinkler lines, plumbing lines or service, not specifically detailed in the scope of work. (See plumbing section).
- The repair or replacement of alarm or intrusion systems is the responsibility of the Homeowner.
- Mold remediation or repair. If mold is found in covered areas work will be halted and the Homeowner will be advised to contact their insurance company to assess the problem and determine the course of action.
- Salvage and surplus material- If the Homeowner would like to keep any items during the demolition process those items must be clearly marked prior to the start of demolition. If it is requested that those items be disposed of at a later date a fee will be charged for labor and disposal. Any materials that are brought to the jobsite are the property of Bobo Custom Builders until they are installed. Unused materials are to be removed by Bobo Custom Builders.
- Change orders-Any deviation from the scope of work in the specifications is considered a change order. A cost for the additional work will be presented to the Homeowner prior to the initiation of the additional work. The Homeowner can accept or decline the change order at the time of presentation. Change orders are paid for before work begins.

Demolition

1. Remove all exterior fixed shutters and associated trim. Existing framing to remain for new window installation.
2. Remove seventeen (17) exterior window units per plans and prepare for new window units in same locations.
3. Remove window AC unit in Family room and properly dispose.
4. Exterior trim, siding, sheathing, and insulation to remain, protect during construction.

Windows

Note: All new windows to be Don Young, single hung, white Aluminum, Insulated, Low E windows. Color to be Bronze.

5. Install seventeen (17) single hung windows in existing openings per plans.

Trim

6. Patch / repair exterior trim as required due to replacement of windows.

Painting

7. Paint all new windowsills and casings.
8. Paint exterior siding and trim as required due to renovation and new construction.

Note: Any additions, changes, and/or deviations, SUCH AS BUT NOT LIMITED TO, FINAL CABINET SELECTIONS, TILE LAYOUTS, ANY AND ALL FINAL DETAILS, unless otherwise agreed upon by both parties, will result in additional charges.