HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO:	**2019-470**
ADDRESS:	323 LEIGH ST
LEGAL DESCRIPTION:	NCB 721 BLK 3 LOT S 80.04 FT OF 6
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Desiree Williams
OWNER:	Patrick Baccelieri
TYPE OF WORK:	Window replacement
APPLICATION RECEIVED:	September 23, 2019
60-DAY REVIEW:	November 22, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace nine (9) one over one wood windows with new windows. The four (4) one over one wood windows on the front façade will be retained.

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 323 Leigh St is a 1-story single family home constructed circa 1920 in the Craftsman style. The home features a side gable configuration with asymmetrical recessed front porch, one over one ganged windows, woodlap siding, and a standing seam metal roof with exposed rafter tails. The structure is contributing to the Lavaca Historic District. The applicant is requesting approval to replace 9 existing one over one wood windows with new one over one aluminum clad wood windows.
b. EXISTING WINDOWS: CONDITON AND SITE VISIT – The applicant provided several photographs of the existing windows taken from outside the structure. Additionally, staff conducted a site visit with the applicant and homeowner on August 29, 2019, to examine the existing condition of the windows. The applicant pointed out several conditions that were contributing to the deterioration of the existing sashes, particularly ill-installed exterior framing, trim, and flashing. Several sills also exhibited deterioration. The window pulleys and pulley cords had also been removed, and a metal strip system had been installed in its place, rendering the operability of the windows difficult. Since the site visit, the applicant has proposed to retain the front four windows and replace the nine windows on the side elevations, which exhibit a majority of the conditions listed. Based on the substantial information provided, staff finds the proposal appropriate.
c. EXISTING WINDOWS: FUNCTIONALITY, EFFICIENCY, AND SUSTAINABILITY – 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, foundation, 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. 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. Additionally, the life cycle cost of replacement windows offers one of the lowest returns on investment. Studies have shown that payout for window replacements in historic houses located in hot-humid climates like San Antonio is generally between 15-20 years, with minimal energy costs saved per year comparatively. Replacement products have limited warranties averaging 10 years, so by the time payout is realized (or before), the product has failed and replacement is again required. This creates a continuous cycle of window replacement, which contributes to landfill waste, greenhouse gas emissions, and extraction of raw materials and depletion of natural resources. A wood window that is maintained over time can last for decades and can be spot repaired. Replacement window products have a much shorter lifespan and cannot be repaired once they fail. In general, staff encourages the repair of historic wood windows where feasible.
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. Based on the information provided as outlined in finding b, staff finds the window sashes to be beyond repair.

RECOMMENDATION:

Staff recommends approval of the window replacement based on findings a through d with the following stipulations:
i. That the applicant installs one-over-one fully wood windows with no cladding to match the existing configuration as closely as possible. 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

August 15, 2019

User drawn lines

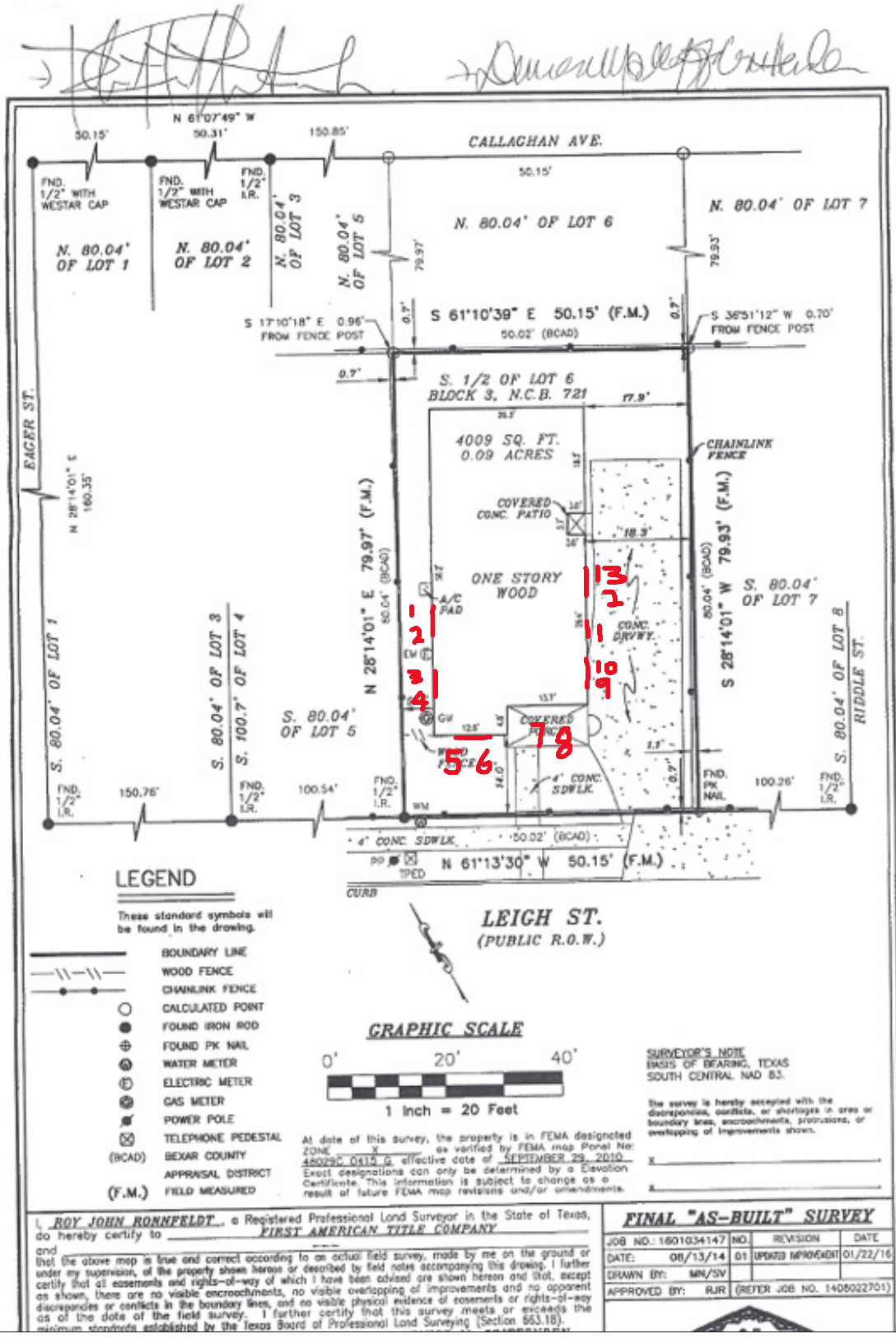
1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

CoSA


323
POST



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- CHAINLINK FENCE
- CALCULATED POINT
- FOUND IRON ROD
- FOUND PK NAIL
- WATER METER
- ELECTRIC METER
- GAS METER
- POWER POLE
- TELEPHONE PEDESTAL
- (BCAD) BEXAR COUNTY APPRAISAL DISTRICT
- (F.M.) FIELD MEASURED

GRAPHIC SCALE

0' 20' 40'

1 Inch = 20 Feet

At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

SURVEYOR'S NOTE
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIRST AMERICAN TITLE COMPANY and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

FINAL "AS-BUILT" SURVEY

JOB NO.: 1601034147	NO.	REVISION	DATE
DATE: 08/13/14	01	UPDATED IMPROVEMENT	01/22/16
DRAWN BY: MN/SV			
APPROVED BY: RJR	(REFER JOB NO. 1408022701)		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Lifestyle Series Double-Hung

Unit Sections