

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

HDRC CASE NO: 2020-487
ADDRESS: 523 SHOOK AVE
LEGAL DESCRIPTION: NCB 6328 BLK 1 LOT N 71.71 FT OF 28 AND 29
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Aaron Ely/CS CROSS
OWNER: Vicki Boyce/BOYCE JOHN K III & VICKI G
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: October 26, 2020
60-DAY REVIEW: Not Applicable Due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 2 window units with aluminum-clad 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.

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.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 523 Shook is a 2-story, single-family residence constructed circa 1920. The property first appears on the Sanborn Map in 1951. The house features a composition shingle hip roof, stucco cladding, and original one-over-one wood windows. The property is contributing to the Monte Vista Historic District.
- b. **WINDOW REPLACEMENT: EXISTING CONDITION** – The applicant has proposed to replace 2 existing original wood windows. The applicant has proposed to replace a unit of 2 ganged windows at the rear of the property and a single window that faces Bushnell. Guideline 6.A.iii for Exterior Maintenance and Alterations states that historic windows should be preserved. Guideline 6.B.iv. for Exterior Maintenance and Alterations states that new windows should be installed 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. The documentation provided does not provide evidence that the windows are deteriorated beyond repair. Staff finds the proposal inconsistent with the Guidelines and finds that the existing windows should be repaired in place.
- c. **WINDOW REPLACEMENT: REPLACEMENT PRODUCT** – The applicant has proposed to replace the existing one-over-one wood windows with aluminum-clad wood Pella Architect Traditional Double Hung Windows in Eldridge Gray. The proposed windows match existing Pella windows previously installed in the same room of the house. According to the Standard Specifications for Original Wood Window Replacement, meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved. The proposed replacement product matches the existing product in material, configuration, and form. However, documentation has not been provided to show that the proposed replacement product meets the standard window specifications for the meeting rails and stiles.

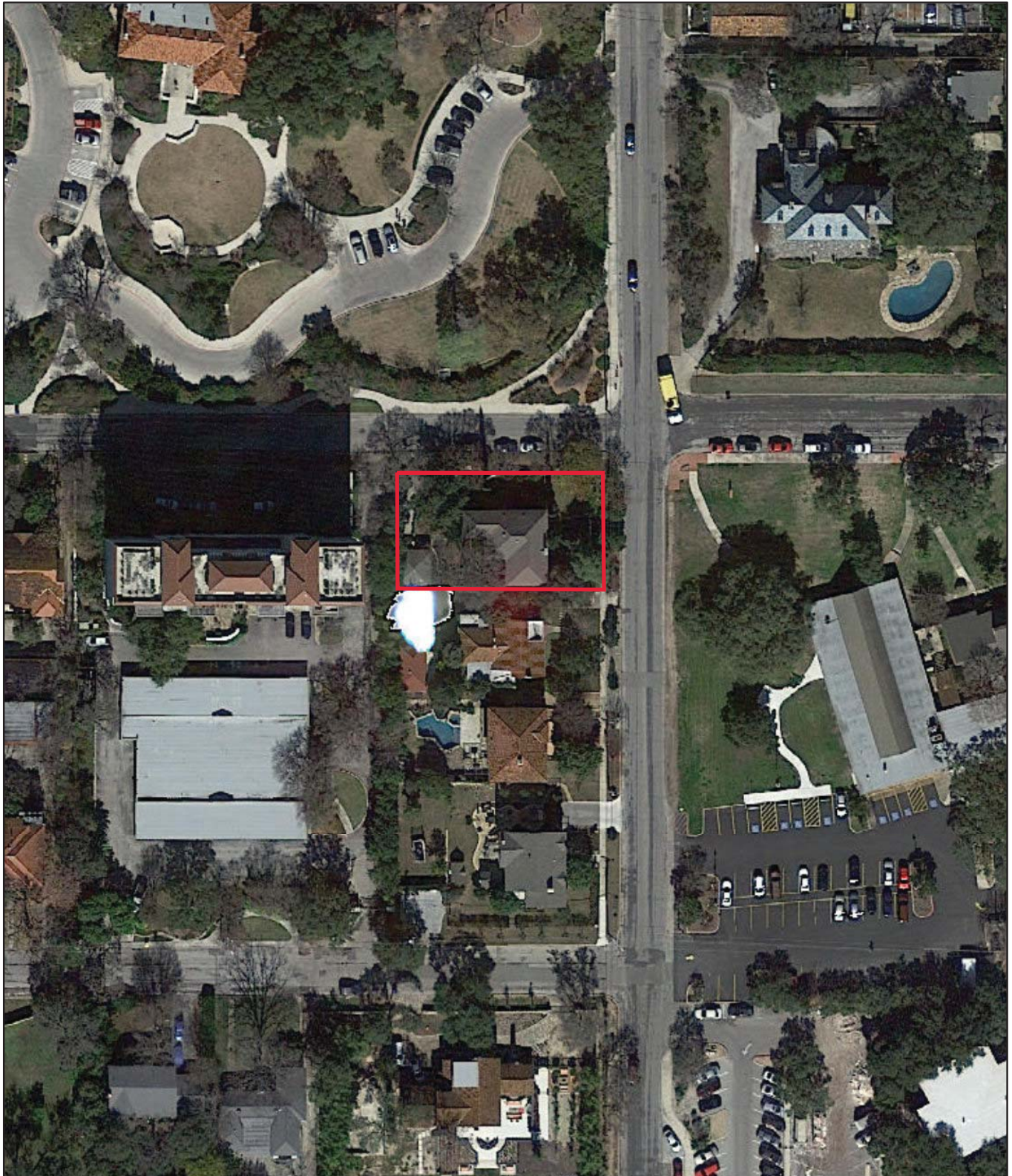
RECOMMENDATION:

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

If the HDRC finds the window replacement appropriate, staff recommends the following stipulation:

- i. That the applicant replaces the existing windows with a fully wood window product that meets staff's standard window specifications and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

City of San Antonio One Stop

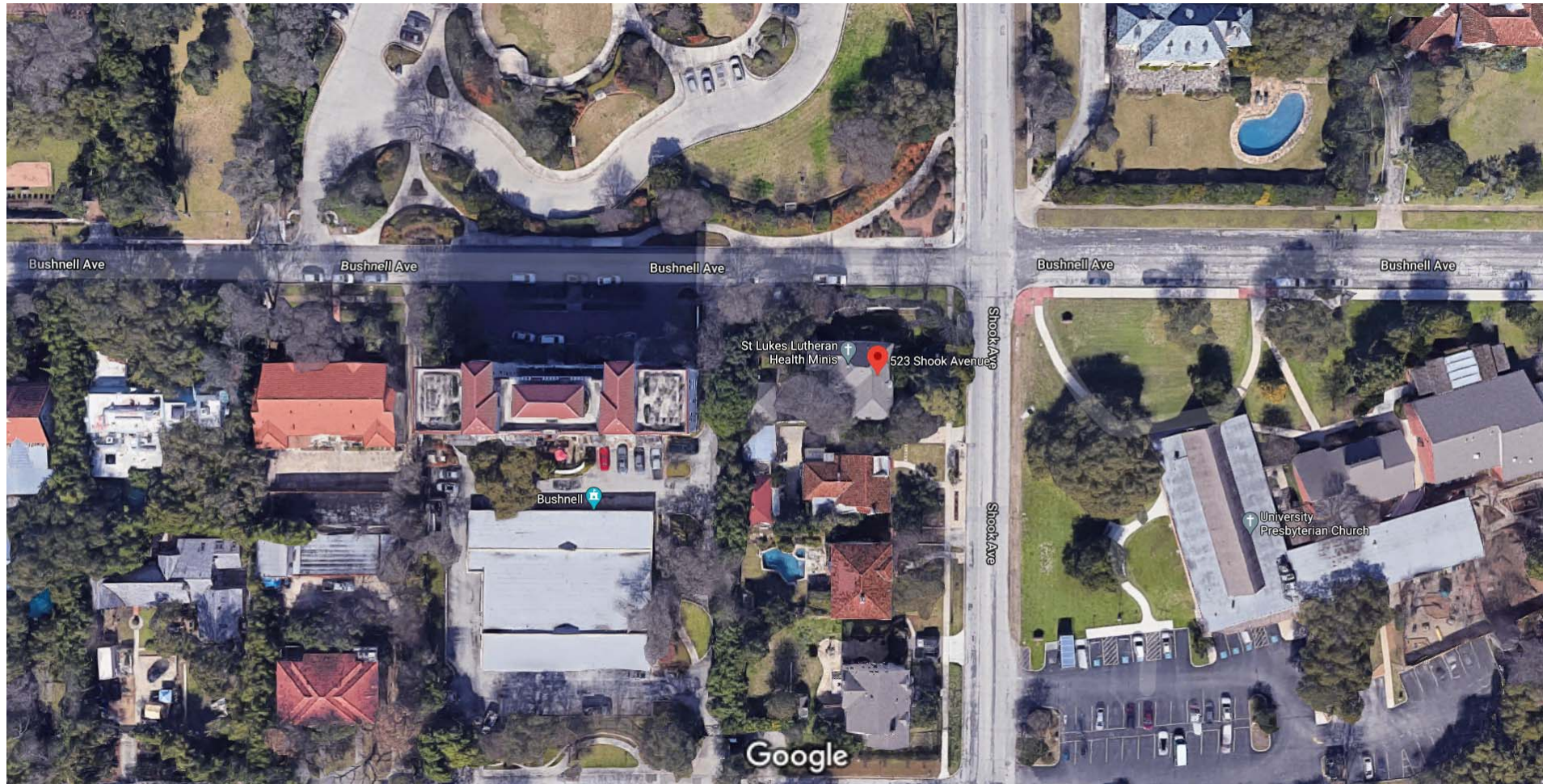


November 8, 2020

— User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

Google Maps 523 Shook Ave



Imagery ©2020 Google, Imagery ©2020 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2020

50 ft

Google Maps 523 Shook Ave



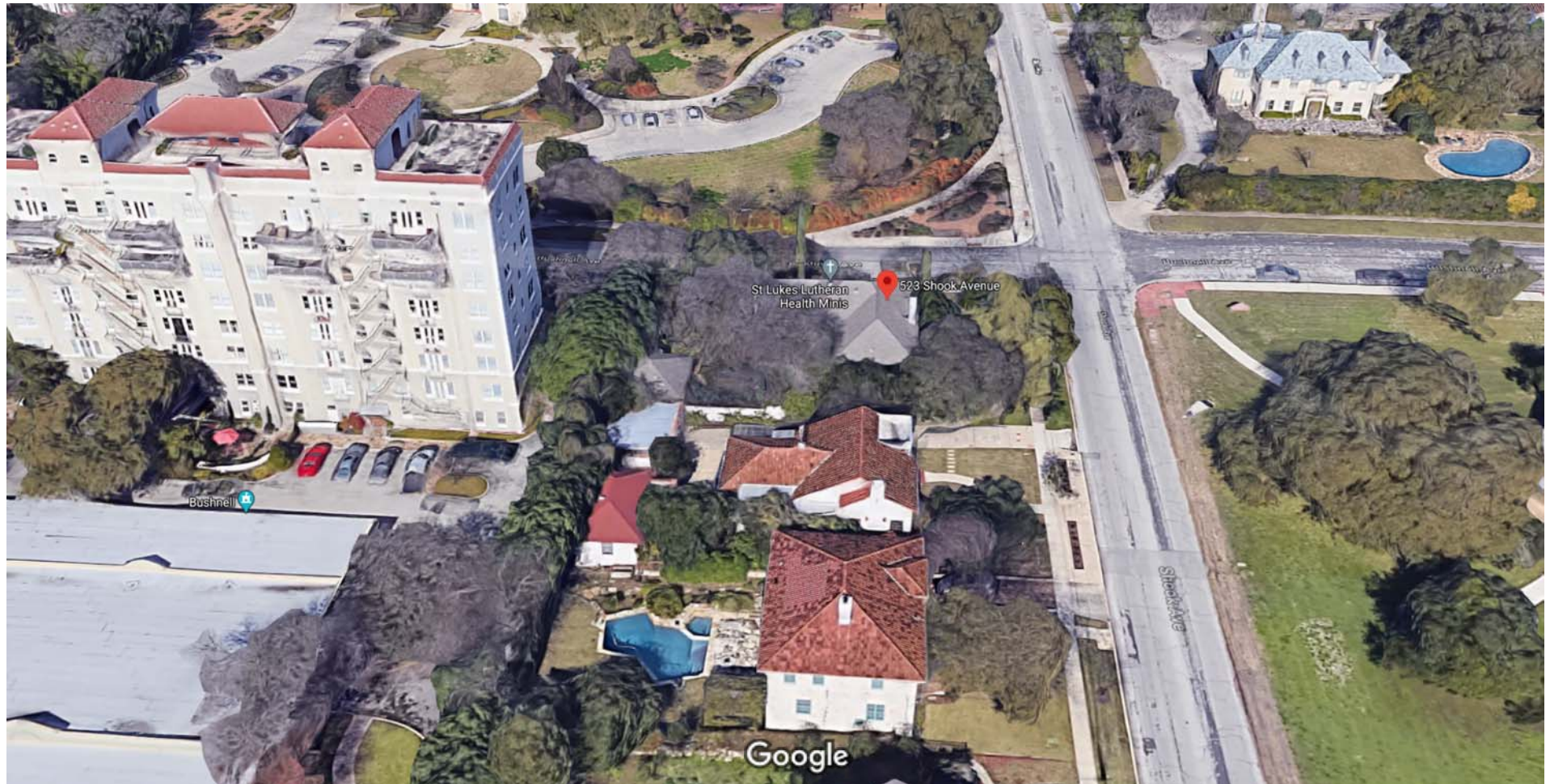
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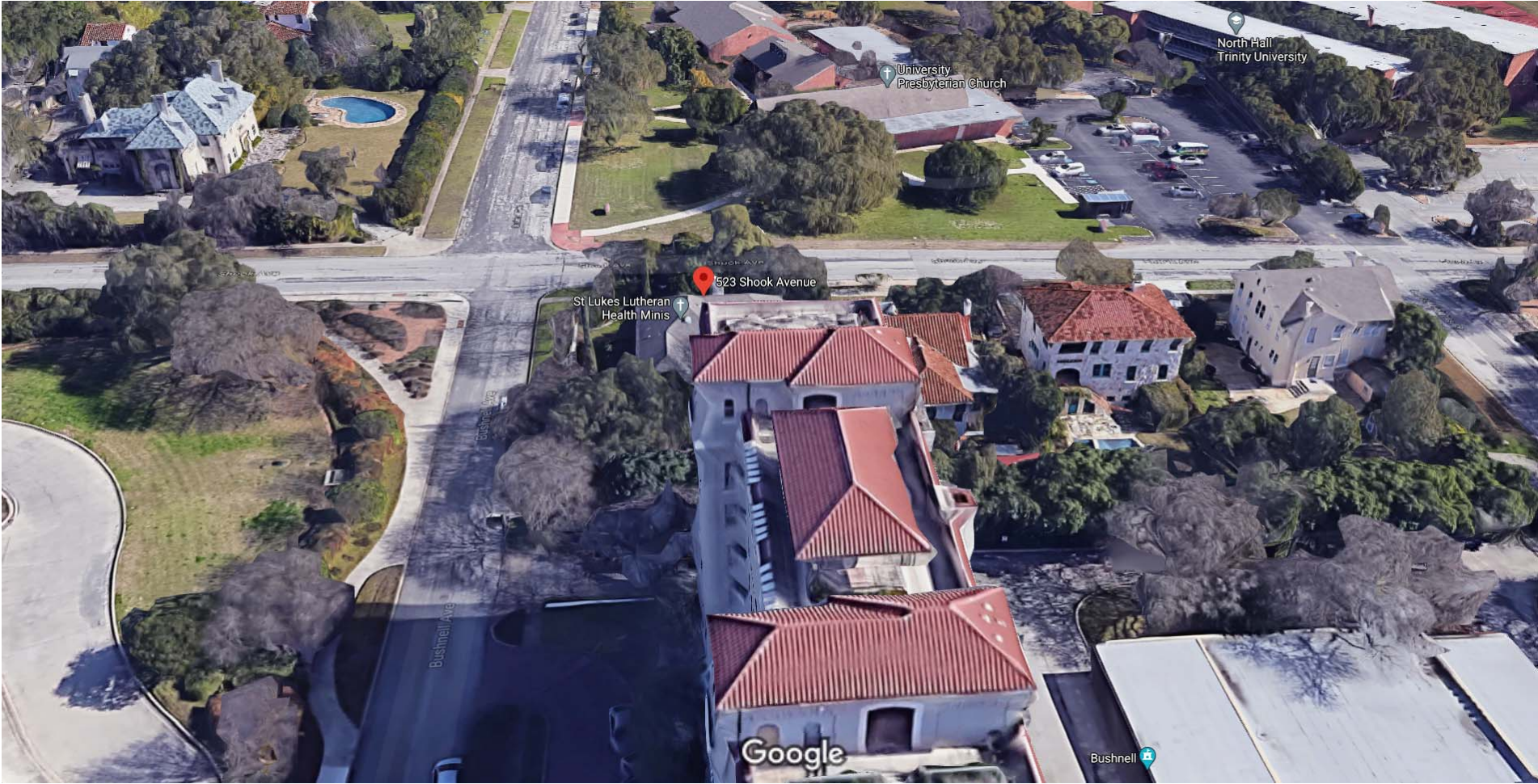
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Google Maps 523 Shook Ave



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1951

232

(203 204)
ADDL. SHEET
SEPT. 1928

S E E U I U M E F I U E

E. BUSHNELL AV.

AV.

6" W. PIPE

6328

LAUREL HTS. PL.

6327

ERKINGS HIGHWAY

203

SHOOK AV.

6882

6885

B

E. MULBERRY AV.

204

CITY ROCK QUARRY

PARK

LEDGE LANE

3094

3095

3093

3096

STADIUM DR. (ALAMEDA AV.)

Scale 100 Ft. to One Inch.

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VOL. 834 PAGE 275 DEED RECORDS VOL. 1691 PAGE 340 DEED RECORDS
VOL. _____ PAGE _____ RECORDS VOL. _____ PAGE _____ RECORDS

 - WINDOW REPLACEMENT











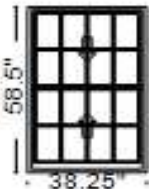


Contract - Detailed

Pella Window and Door Showroom of San Antonio
6510 Blanco Road
San Antonio, TX 78216

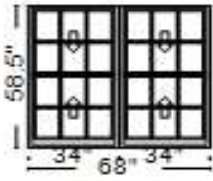
Sales Rep Name: Owens, Marcus
Sales Rep Phone: 210-735-2030
Sales Rep Fax:
Sales Rep E-Mail: mowens@pellasouthtexas.com

Customer Information	Project/Delivery Address	Order Information
CS CROSS, LLC 11818 Warfield St San Antonio, TX 78216-3213 Primary Phone: (210) 760-4002 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1005734349 Customer Number: 1009591924 Customer Account: 1005734349	523 Shook Lot # , County: Owner Name: Owner Phone:	Quote Name: 523 Shook Order Number: 370 Quote Number: 12738204 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: SATGROUPTX Cust Delivery Date: None Quoted Date: 6/17/2020 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes	
10	KITCHEN	Architect, Traditional, Double Hung, 38.25 X 58.5, Eldridge Gray	Qty 1
	 <p>Viewed From Exterior</p>	PK # 2060	<p>1: Traditional, 38.2558.5 Double Hung, Equal Frame Size: 38 1/4 X 58 1/2 General Information: Standard, Style, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Eldridge Gray Interior Color / Finish: Primed Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Air Conditioner Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift Screen: Full Screen, Standard EnduraClad, Eldridge Gray, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00303-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-1090, Year Rated 08 11, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: ILT, No Custom Grille, 7/8", Traditional (4W2H / 4W2H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 194".</p>

Rough Opening: 39" X 59.25"

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Line #	Location:	Attributes	
15	KITCHEN	Architect, Traditional, 2-Wide Double Hung, 68 X 58.5, Eldridge Gray	Qty 1
 <p>PK # 2060</p> <p>Viewed From Exterior</p> <p>1: Traditional, 3458.5 Double Hung, Equal Frame Size: 34 X 58 1/2 General Information: Standard, Style, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Eldridge Gray Interior Color / Finish: Primed Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Air Conditioner Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift Screen: Full Screen, Standard EnduraClad, Eldridge Gray, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00303-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-1090, Year Rated 08/11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only) Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20</p> <p>2: Traditional, 3458.5 Double Hung, Equal Frame Size: 34 X 58 1/2 General Information: Standard, Style, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Eldridge Gray Interior Color / Finish: Primed Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Air Conditioner Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift Screen: Full Screen, Standard EnduraClad, Eldridge Gray, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.19, VLT 0.43, CPD PEL-N-232-00303-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-1090, Year Rated 08/11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only) Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 253".</p>			

Rough Opening: 68 - 3/4" X 59 - 1/4"

Line #	Location:	Attributes	
20	None Assigned	BD - Basic Delivery - Tailgate Only	Qty 1

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

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YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions

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and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

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Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature**Order Totals**

Taxable Subtotal	\$3,531.63
Sales Tax @ 8.25%	\$291.36
Non-taxable Subtotal	\$50.00
Total	\$3,872.99
Deposit Received	\$0.00
Amount Due	\$3,872.99