

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-559
ADDRESS: 533 E CARSON
LEGAL DESCRIPTION: NCB 993 BLK 3 LOT S 96.91 FT 7 (ARB 7C)
ZONING: MF-33, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Mary Vargas/VARGAS MARY JOSEPHINE
OWNER: Mary Vargas/VARGAS MARY JOSEPHINE
TYPE OF WORK: Window replacement and fenestration modifications
APPLICATION RECEIVED: December 14, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace windows M, K and F with Pella Architectural series.
2. Relocate wood window L to window E, which was fully removed by fire damage and approved for new wood window replacement. If approved, window L would then feature the new wood window.
3. Remove west side non-historic window located in the enclosed balcony porch and replace with waterfall siding.

APPLICABLE CITATIONS:

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.

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.

Standard Specifications for Original Wood Window Replacement

1. **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.
2. **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.

3. **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.

4. **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Sashes must be equal in size.

5. **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 finish. 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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

FINDINGS:

- a. The primary historic structure at 533 E Carson was constructed circa 1920, first appears on the 1951 Sanborn map, and contributes to the Government Hill Historic District. The two-story, multi-family structure features a wraparound porch and an enclosed balcony, a standing seam metal roof with wood shingled gable faces, wood sash windows, and a variety of wood and aluminum siding.
- b. **WOOD WINDOW REPLACEMENT** – The applicant has proposed to replace 3 windows labeled M, K, and F in the application materials. Per the *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. Staff finds that the extent of deterioration on all three windows is limited to dislocation of bottom rails in a number of sashes. Staff finds that the frames, casing, sills, and glazing are wholly intact and should be spot replaced when wood rot is found. Staff finds that individual repair and potential reconstruction of individual sashes should be considered prior to wholesale window replacement. If replacement is approved by the commission, staff finds that the submitted Pella Architectural Series windows is generally consistent with *Standard Specifications for Original Wood Window Replacement*.
- c. **WINDOW RELOCATION** – The applicant has proposed to relocate wood window L to window E, which was fully removed by fire damage and approved for new wood window replacement. If approved, window L would then feature the new wood window. Staff finds window L is adjacent to window M that the historic wood window should be preserved in place to prevent further damage from relocation and retro fitting. However, if window M is approved for replacement, then staff finds that that relocation of window L appropriate to occur simultaneously.
- d. **NON-ORIGINAL WINDOW REMOVAL** – The applicant has proposed to remove the non-original, west side-facing window on the second floor of the enclosed front balcony and infill with matching wood siding. Per the Guidelines for Exterior Maintenance and Alterations 7.B.i., applicants should refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric. Staff finds that that enclosing the existing window opening with a shutter configuration or interior

treatment while keeping the window opening in-place will maintain the visual appearance of a balcony and would be more appropriate than furthering the non-conforming condition of a front porch enclosure.

RECOMMENDATION:

Staff does not recommend approval of item 1. window replacement M, F, K based on finding b. Staff finds that individual repair and potential reconstruction of individual sashes should be considered prior to wholesale window replacement. If replacement is approved by the commission, staff finds that the submitted Pella Architectural Series windows is generally consistent with *Standard Specifications for Original Wood Window Replacement*.

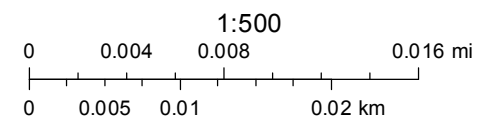
Staff does not recommend approval of item 2. window relocation based on in finding c. However, if window M is approved for replacement, then staff finds that that relocation of window L is appropriate to occur simultaneously.

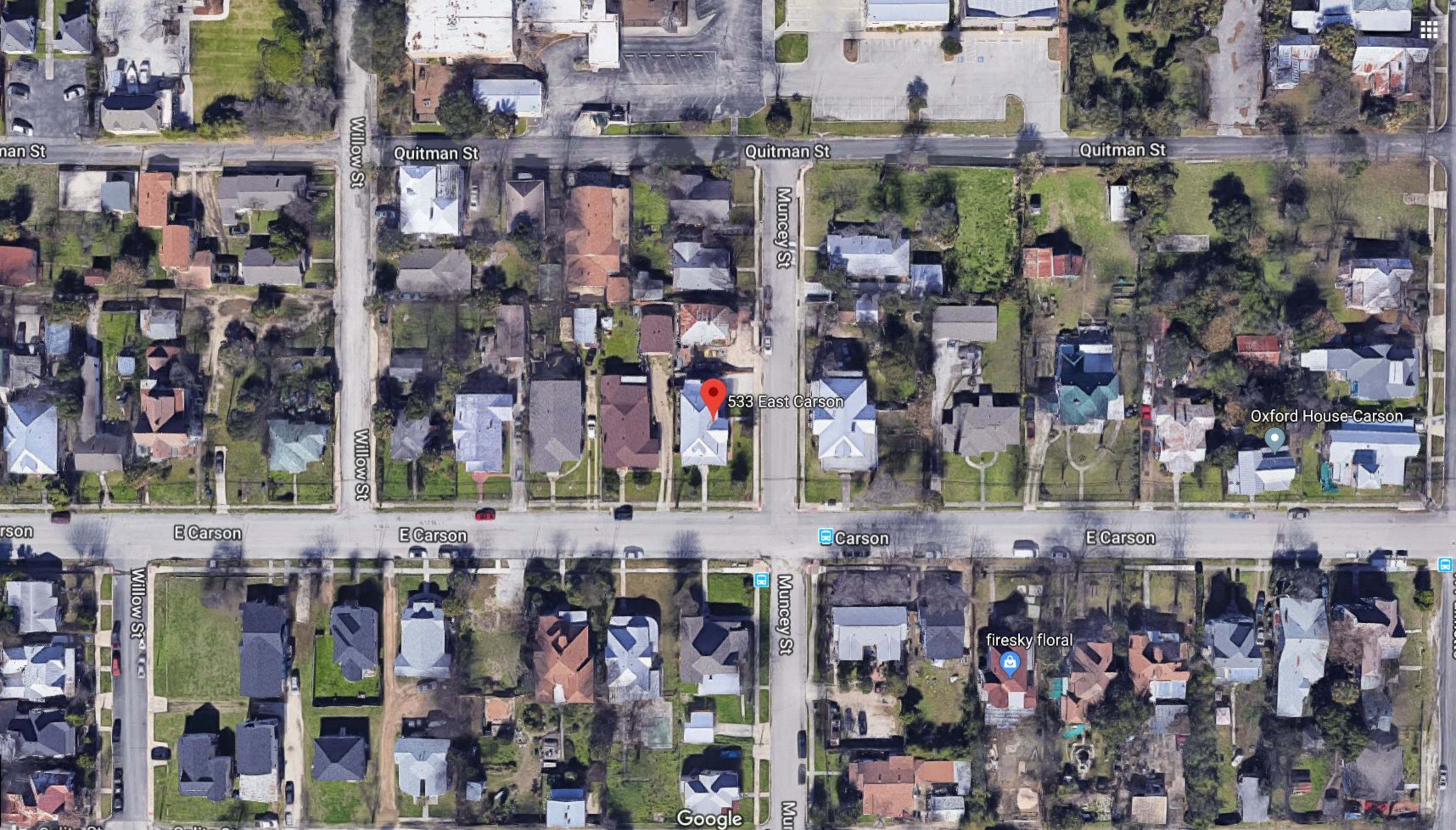
Staff does not recommends approval of item 3 based on finding d. Staff recommends enclosing the existing window opening with a shutter configuration or interior treatment while keeping the window opening in-place will maintain the visual appearance of a balcony and would be more appropriate than furthering the non-conforming condition of a front porch enclosure.

533 E Carson



January 10, 2020





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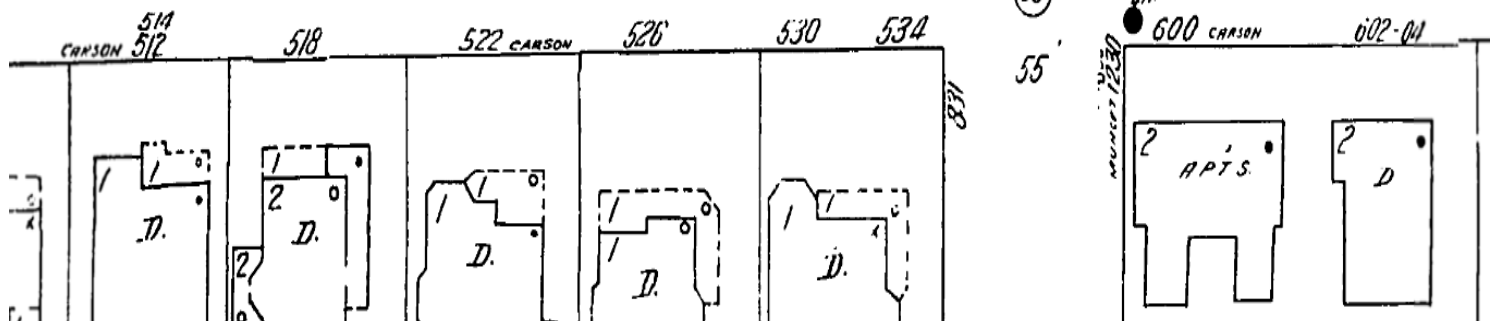
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Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and left/right arrow buttons for panning.

E. CARSON

GRAVELED.



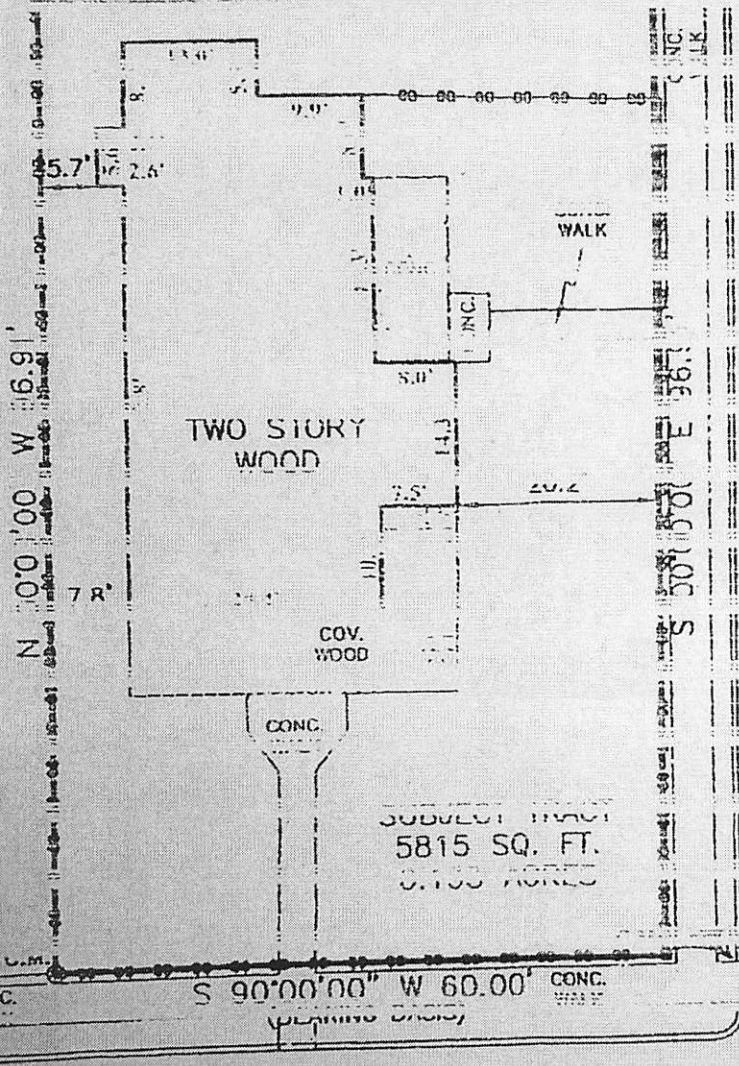
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REMAINDER OF
LOT 7B
W.A. DUNFORD, INC.
0.073 ACRES
13537/785

N 90°00'00" E 60.00'

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533 E Carson

Windows - December 2020

Background

- Property Built in 1920s
 - Multiple additions and renovations.
 - Converted from single family dwelling into a 4-plex apartment.
 - Sustained 2 major fires, last one in 2017, damage exceeded 75% of property.
 - Property has lost significant portions of historic character and most of its original fabric due to alterations and fire damage.
 - 13 historic wood windows in the original structure (3'x7').
 - All windows need repair in some fashion.
 - Commission has approved replacement Window E with a Pella Architectural series window.

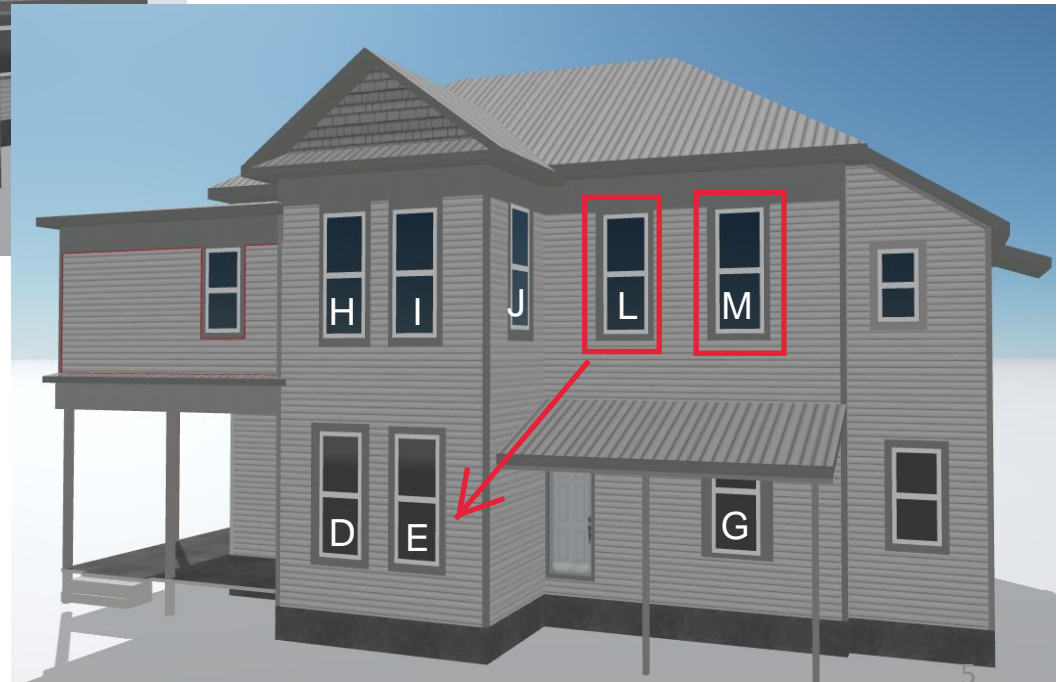
Request Approval

1. Replacement of Windows M, K and F with Pella Architectural series, single hung, 35.5 x 84 wood window manufactured by Pella.
2. Switch location of previously approved Window E with Window L.
3. Remove west side non-historic window located in the enclosed balcony porch and replace with waterfall siding.

Location of Front Windows



Location of East Windows, cont.



Location of West Windows, cont.



Request 1. Supporting Material, cont.

- Window M, Exterior



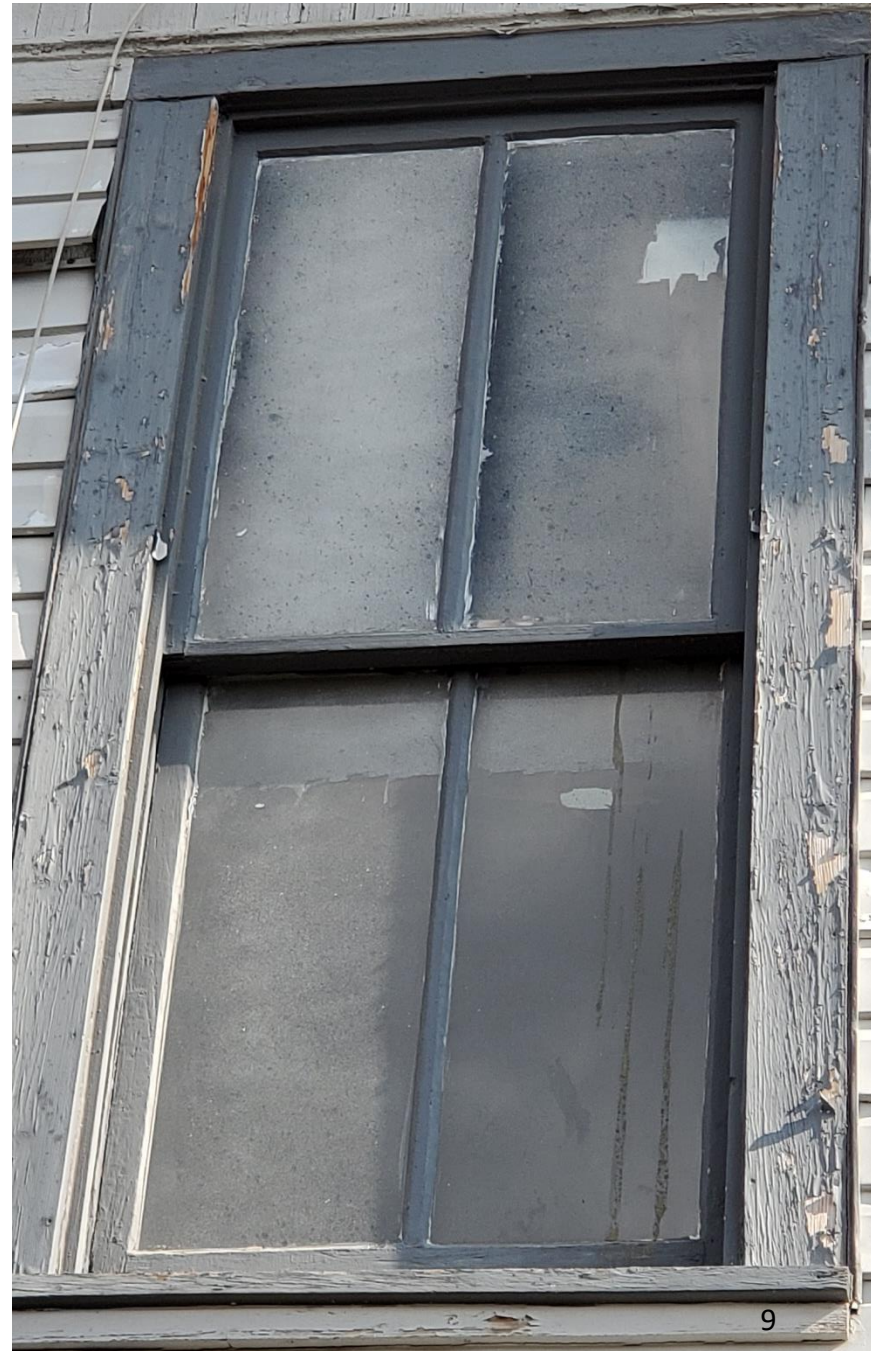
Request 1. Supporting Material, cont.

- Window M, Interior



Request 1. Supporting Material, cont.

- Window K, Exterior



Request 1. Supporting Material, cont.

- Window K, Interior



Request 1. Supporting Material, cont.

- Window F, Exterior



Request 1. Supporting Material, cont.

- Window F, Interior



Request 1. Supporting Information

1. Replacement of Windows M, K and F

- a. Window M is not likely to be salvageable.
- b. Windows K and F could be salvaged as parts for the remaining windows that still require repairs: Windows H, I and J.
- c. Windows would be replaced with Pella Architectural Series windows.
 - They are approved by the Office of Historic Preservation.
 - They have the same look and size as the original historic windows.
 - They are single hung, 3'x7' wood windows that are primed with insulated low-e glass.
- d. Windows K and F are West facing and do not face the street.
- e. Benefits of Pella Architectural Series Windows.
 - Maintains the historic look of the original windows
 - Addresses lead remediation
 - Energy efficient
 - Cost impact

Request 2. Supporting Information

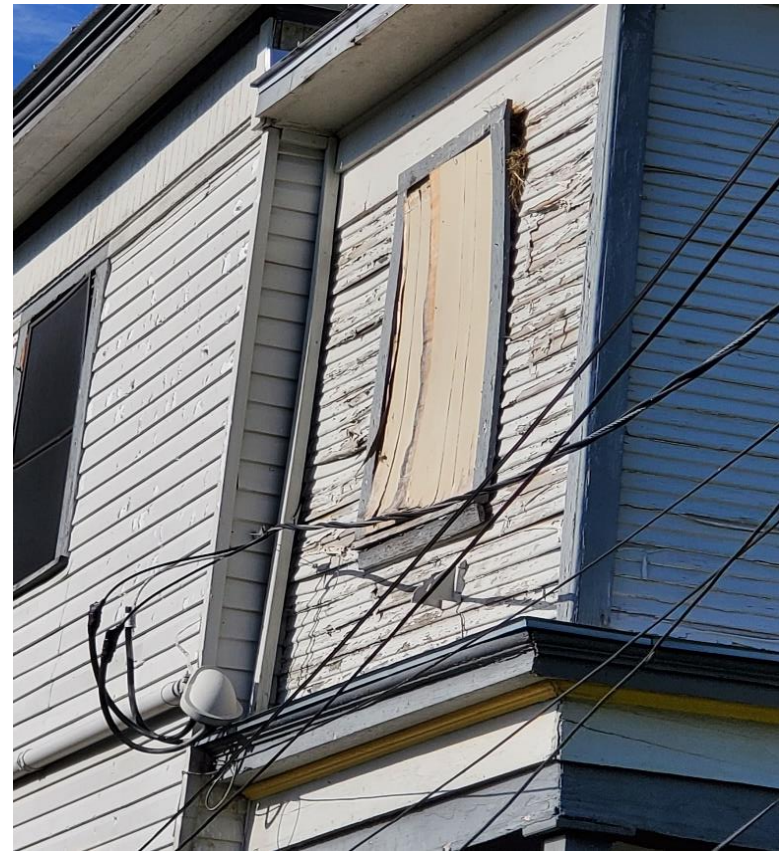
2. Switch Window E with Window L

- a. Window E was previously approved for replacement with a Pella Architectural Series.
- b. Relocating Window L to Window E's location would place it in a more prominent area that matches other historic windows. This would also keep all three windows in the room the same.
- c. Locating previously approved Pella Architectural Series window to second floor would still maintain the same look and size of the original historic windows.



Request 3. Supporting Information

3. Remove west side non-historic window located in the enclosed balcony porch and replace with waterfall siding.
 - a. Violation of City Electrical Codes.
 - b. Window is located within 18 inches of high voltage electric lines.
 - c. Safety issues for workers performing regular maintenance.



Summary

In keeping with the spirit of historic preservation, the Historic Preservation Commission is requested to consider approval of:

1. Replacement of Windows M, K and F with Pella Architectural series, single hung, 35.5 x 84 wood window manufactured by Pella.
2. Switch location of previously approved Window E with Window L.
3. Remove west side non-historic window located in the enclosed balcony porch.

Thank you for your
consideration.



Contract - Detailed

Pella Window and Door Showroom of San Antonio
6510 Blanco Road
San Antonio, TX 78216
Phone: (210) 735-2030 Fax: (210) 735-3837

Sales Rep Name: Blok, Derek
Sales Rep Phone: 210-330-8788
Sales Rep Fax:
Sales Rep E-Mail: dblok@pellasouthtexas.com

Customer Information	Project/Delivery Address	Order Information
Randy Mendiola 533 E Carson St SAN ANTONIO, TX 78208 Primary Phone: (210) 4170967 Mobile Phone: Fax Number: E-Mail: randymendiola@hotmail.com Contact Name: Great Plains #: Customer Number: 1009321078 Customer Account: 1005421406	Mendiola,Randy,533 E Carson St,San Antonio,TX,US,7 533 E Carson St Lot # San Antonio, TX 78208 County: Owner Name: Owner Phone:	Quote Name: Mendiola,Randy,533 E Carson St,San Antonio,TX,US,7 Order Number: 775 Quote Number: TBD Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: SATGROUPTX Cust Delivery Date: None Quoted Date: 9/19/2019 Contracted Date: Booked Date: Customer PO #:

Line #	Location	Attributes
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10

Architect, Single Hung, 35.5 X 84

Qty



Viewed From Exterior

PK #
2045

1: 35.584 Single Hung, Equal

Frame Size: 35 1/2 X 84

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Unfinished Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.28, SHGC 0.19, VLT 0.44, CPD PEL-N-234-00302-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-2038, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), White, White

Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 239".

Rough Opening: 36 - 1/4" X 84 - 3/4"

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. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

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.

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 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.

REPLACEMENT WINDOW REQUEST

Cost vs. Repair

Estimated cost to repair east facing Window M is \$1,800 and does not include lead remediation. Cost to replace with Pella Architectural Series Window is \$907.

Estimated cost to repair west facing Windows F and K is \$1,200 each and does not include lead remediation. Cost to replace west facing windows is \$907 each. Parts from Windows F and K would be used to repair remaining windows.

Estimated Costs for 3 Windows

	Repair	Replace
Window M	\$1,800	\$ 950
Window F	\$1,200	\$ 950
Window K	\$1,200	\$ 950
Total	\$4,200	\$1,900

Pella makes an Architect, single hung, 35.5 X 84 wood window that is primed, with sash panel and insulated dual low-e that costs \$907 per window. This window is in keeping with the architectural design of the era while ensuring the safety and health of occupants by eliminating any lead-based contaminants found in the existing original windows.

Based on health and safety issues, cost, along with being energy efficient windows that would not require constant maintenance and repair, I am requesting consideration and approval to replace 3 (3'x7') windows with energy efficient Pella wood windows of the same look and size as the original windows.