



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Preservation News

February 2014



A Message from the Director

Shanon Shea Miller, AICP

2014 is underway! This year many of our popular events will return. We'll present a Window Restoration Workshop, Spring and Fall S.T.A.R. (Students Together Achieving Revitalization) Projects, popular Preservation Month events in May such as the Amazing Preservation Race and the Amazing Preservation Race for Kids, a series of Go! Historic SA running and walking tours, the 6th Annual Historic Homeowner Fair, Power of Preservation Social events, and the 3rd annual Power of Preservation PROMenade. We also have a few surprises in the works for this year!

We'll do all of this while continuing our core duties of providing design review for our 27 local historic districts and more than 2,000 local landmarks, cultural resource compliance for city projects, as well as providing protection of San Antonio's historic resources through new landmark and historic district designations.

We couldn't do all that we do every year without the support of people like you. If you would like to get involved in our hands on work days or as an event volunteer, tour guide, or historic survey volunteer, please register through the City's new [SA Volunteer website](#). Please contact us at OHP@sanantonio.gov if you have questions about how to sign up and find out about volunteer opportunities.

Thanks for your ongoing interest and support. Enjoy this month's newsletter!

February 2014

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Calendar of Upcoming Events

- [February 8: Go! Historic Downtown Churches Guided Tour](#)
- [February 14: “Isn’t it Romantic?” at Villa Finale](#)
- [February 15: San Antonio Latino Legacy Summit](#)
- [March 6: Texas State Historical Association Annual Meeting](#)
- [March 6: French Parlor Concert at Villa Finale](#)
- [March 8-9: TAS Academy-Lithics: Reading Stone Artifacts](#)
- [March 27: Fete Napoleon at Villa Finale](#)
- [AIA San Antonio](#)

City News and Events

Go! Historic SA Guided Running and Walking Tours



Our first Go! Historic Guided Tour of 2014 will feature **Historic Downtown Churches** on Saturday, February 8. Our guided tours are a great way to experience San Antonio's historic sites and get fit. Different tours are offered throughout the year, so stay tuned for future tour dates coming soon. Registration is \$15 and includes one of our new "Know This Place?" t-shirts (see the end of this newsletter for the new design).

If you would like to register online with a credit card go to www.active.com and enter the keyword "Go! Historic SA". Please be aware there is a service charge for online registrations. If you would like to register by mail download and print the registration form at www.sanantonio.gov/historic/events.aspx.

You can also register on-site the day of the tour. Please make checks payable to the City of San Antonio. The tour will begin at 9:00 am at the old Ursuline Academy (Southwest School of Art) at 300 Augusta. Please arrive by 8:30 am for check-in at the Copper Kitchen dining room. Free parking will be available. For questions or suggestions regarding the Go! Historic SA Guided Tours, please contact Nicholas Fuqua at 210.207.0066 or nicholas.fuqua@sanantonio.gov.



S.T.A.R. Project Now Taking Applications

Applications are now open for our next STAR event which will take place the weekends of March 29-30 and April 5-6 in the Dignowity Hill Historic District. The deadline to submit an application is March 7. [Click here](#) for more information about applying as a homeowner or becoming a volunteer or sponsor. For questions and assistance in submitting an application contact Adriana Ziga at 210.207.0166 or adriana.ziga@sanantonio.gov.

Volunteer SA

Through the City of San Antonio's new electronic volunteer application form, residents can make a difference in their community by joining the City's Volunteer Program, which was established to encourage residents and City employees to become more actively engaged in the community. Residents, age 14 and older, can complete and submit the application online. Applicants can search a variety of service projects and activities organized by community partners and City departments including the Library, Parks and Recreation, Animal Care Services, Development Services/Code Enforcement, and the Office of Historic Preservation. Such activities include assisting with Preservation Month activities, becoming a volunteer tour guide during our Running and Walking Tours, or getting hands on working experience with the S.T.A.R. or Preservation Day. For those interested in becoming volunteers for OHP, registration forms are available through the [City's Volunteer SA](#) portal. For more information contact Adriana Ziga at 210.207.0166 or adriana.ziga@sanantonio.gov.

San Antonio Conservation Society Names Recipients of 2013 Community Grants Program



Using the proceeds from its 2013 presentation of "A Night In Old San Antonio" (NIOA[®]), the San Antonio Conservation Society (SACS) is awarding \$93,000 in grants to 12 historic preservation projects that fulfill its purpose to "preserve and to encourage the preservation of historic buildings, objects, places, and customs relating to the history of Texas, its natural beauty, and all that is admirably distinctive to our State." Since 2000 alone, the Society's grants program has awarded more than \$1.5 million dollars to individuals and organizations for rehabilitation, restoration, and educational programs related to historic preservation. For the complete list of 2013 recipients, please [click here](#).

Stone Artifacts Archaeological Workshop

The *Lithics: Reading Stone Artifacts* workshop will be held March 8-9 in Georgetown, TX at the Public Library. Dr. Harry Shafer, TAMU Professor Emeritus, will teach the class with Chris Ringstaff, archeologist at TxDOT. This valuable Academy will introduce the manufacture of stone tools by early people and analysis by archeologists (you!).

Participants will engage in hands-on activities that include sorting, classifying, measuring, and recording sample artifacts. Advanced analysis will include understanding the process of making a stone tool from cobble to finished product and tracing the use-life of stone tools.

Deadline for registration is February 21. The registration fee is \$100 for the two-day course and includes a TAS membership, digital manual, and lunch for both days. A certificate of participation will be awarded to attendees upon completion. Continuing Professional Education (CPE) credit is available for teachers as approved by the Texas State Board of Education Certification (SBEC). No previous archeological experience is needed to enjoy these sessions. Scholarships are available. For more information and registration instructions, visit www.txarch.org/Activities/academy.

For more information on archaeology news and events please contact City Archaeologist Kay Hinds at 210.207.7306 or kay.hinds@sanantonio.gov.



Preservation How-To

Deciphering the Guidelines: Window Preservation

By Cory Edwards, OHP Planner

Why are Windows Important?

A value of a historic home is equal to the sum of its parts. As original materials are removed from a historic property, it begins to lose its integrity and ultimately its historic value. Historic windows greatly contribute to a property in terms of character and craftsmanship. They were expertly designed and constructed from high-quality materials. Preserving historic windows in place keeps original, high quality materials with the property and out of the landfill.

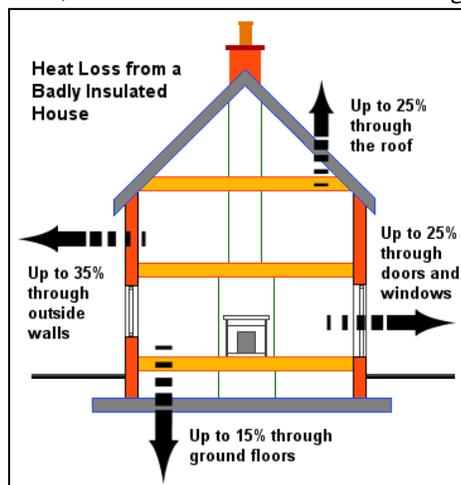
In historic homes, the windows are an integral part of the design. They were designed to not only be aesthetically pleasing, but were necessary as a functioning component to the building by providing light and ventilation. The loss of original windows also has great potential to negatively impact the appearance of a historic home. Building facades lose proportionality and depth as modern replacements are introduced. Historic wood windows can certainly be maintained or restored to working order. Preservation of original architectural features, including windows, is encouraged in the City of San Antonio Historic Design Guidelines. Nevertheless, there is an abundance of replacement window products that are too often used by historic home owners seeking to “upgrade” their aging properties.



Why the Replacement Craze?

In an age where energy reduction is at the forefront of every homeowner’s mind, windows are often blamed as the leading culprit of heat gain/loss. The criminalization of “drafty old windows” is nothing new; window manufacturers have long been pointing out the faults of old windows while promoting

attractive solutions (their products). New low-e, gas-filled and triple pane replacements may seem like an exciting solution for homeowners coping with their monthly energy bill. Walk into any home-improvement store, and you may be feeling the pressure to replace. Imagine the savings!



In reality, heat gain/loss occurs evenly throughout the home, with windows only accounting for a small percentage of waste. Poorly insulated walls and attics are probably the greater culprit, especially locally. The San Antonio climate offers many days of full sun. While we enjoy these sunny days in the winter, during the hot summer months that same sun bears down on rooftops, turning attics into ovens. Trying to solve an energy problem by only addressing the windows is like trying to hold water in a leaky bucket and only patching a few of its holes.

The Real Costs

Because many historic windows feature single pane glass, a multi-pane, energy efficient replacement will, in fact, reduce heat/gain loss through the windows of a home, and most homeowners experience 20-25% annual savings in energy costs. The preservation community has not denied the ability of replacement windows to be energy efficient. However, there is a very real economic tradeoff between the costs of replacing windows, their lifespan, and the actual energy savings that must be considered. Studies

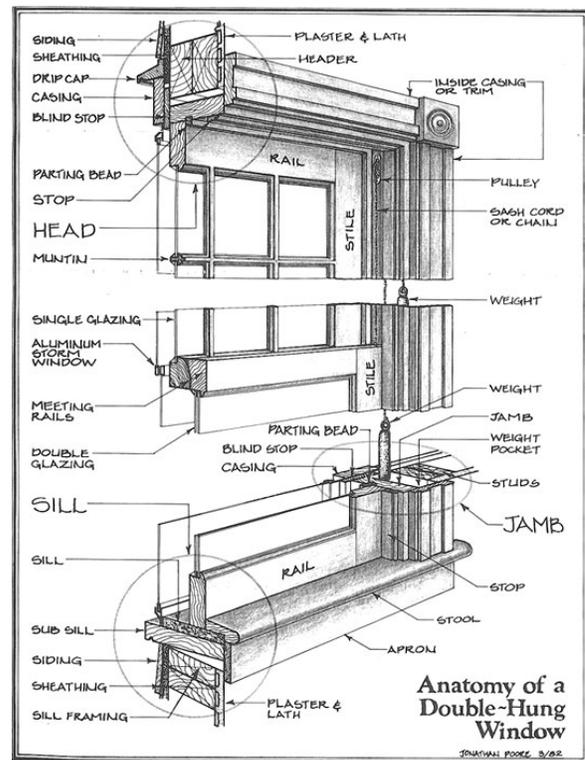
provided by the National Trust for Historic Preservation indicate that replacement windows offer a relatively low return on investment compared to traditional window maintenance and shading. In determining the true savings achieved through window replacement, one should assess:

- 1) The initial replacement costs: The cost of an in-kind (wood) replacement window can range between \$250-\$1,000 per window. Including installation and general construction costs, homeowners undertaking full window replacement may spend anywhere from \$10,000 to \$20,000 depending on the quality, glazing options, and number of windows.
- 2) Annual savings: Assuming that full window replacement yields a 25% reduction in annual energy costs, the average homeowner would save approximately \$400-\$600 per year. However, no assumptions about energy savings should be made until an energy audit has been performed to determine where heat gain/loss is really occurring.
- 3) The lifespan of the replacement: Historic wood windows were constructed using high-quality, “old growth” hardwoods. These materials are extremely durable and naturally resistant to deterioration. In many cases, wood windows in historic properties have withstood the elements for over 100 years. A repaired historic window that is maintained over time can easily last for another 100 years. Replacement windows have a much shorter lifespan, with aluminum or vinyl products on the lower end. Even the most reputable wood window manufacturers only offer limited 10-year warranties on their products. Keep in mind, when a replacement window fails, the entire factory unit must be replaced again (and again).
- 4) Payback period or return on investment: Assuming an annual savings in the \$400-600 range (which is probably generous), the average historic homeowner would experience a payback period of at least 20 years in order to see a return on investment. The payback period may be greater depending on the size of the home and number of windows that were initially purchased. After more than 20 years, it will most likely be time to replace again!

Window Repair

In most cases, window repair is not only the more affordable solution upfront, but offers a much greater return on investment than replacement. Repairing and maintaining an old wood window may seem like a daunting task. It is important for historic property owners to familiarize themselves with the anatomy of their windows and standard practices of maintenance and repair. By educating themselves on these practices, repairs can become something that any homeowner can tackle one window at a time (although feel free to obtain the services of a professional!) Each window should be assessed for its individual performance. Consider the following:

- Is the window operable?
- Are there any noticeable gaps between meeting rails, sills, or stops?
- Do the joints between the rails and stiles seem soft or spongy?
- Is the glazing loose or missing?
- Is the paint cracked, peeling, or faded?
- Is there trapped or infiltrating moisture?
- Are there any rotted or broken components?
- Is hardware intact and functioning?



By identifying and addressing problem areas, any window can be improved in both efficiency and function. Remember that historic windows were intended to be taken apart so that if one piece fails, only that piece needs to be replaced. Check out the resources section at the end of this article for guidance on window repair.

Other Solutions

Even windows in the best condition can be made more energy efficient. Heat gain/loss through windows occurs in three different ways: air infiltration, heat transfer (conduction), and solar gain (radiation). There are a number of low cost, reversible, and historically appropriate strategies that can be used to reduce heat gain/loss. It should be noted that implementing a combination of any of these techniques can be just as effective in arresting heat gain/loss as a brand new window.

Weather stripping is perhaps the cheapest and easiest solution for improving window efficiency. Proper weather stripping drastically reduces air infiltration at meeting points in the window. This can easily be done by any homeowner and offers a great return on investment.

Storm windows can be used to provide an additional transparent barrier between the outside and inside of a historic home. Their installation creates an insulating air pocket which reduces heat transfer. Storm windows can be hung from the interior of a window and simply clipped or wedged into place (some even use magnets) for easy removal and cleaning. Some exterior storm windows may be appropriate provided that they have a thin frame and are used with either a decorative screen or in a manner that does not obscure any architectural details.

Shades, Shutters, and Screens can all be used to prevent solar gain during the hot summer months or seasons where windows receive direct sunlight. Some interior shades also have insulating qualities that can reduce heat transfer. Solar screens are gaining in popularity but are only appropriate when installed on the rear of a building so as to not have a visual impact from the street.

Interior window films can be applied to reduce the impact of solar gain and are another affordable, easy solution. A wide variety of products are available, but homeowners should be cautious to avoid films that are deeply tinted or reflective as they have the potential to alter the exterior appearance of the glass.

When You Must Replace

Not every historic building will have repairable windows. In instances where windows have been neglected or poorly maintained over time, original wood windows may have deteriorated beyond repair. When 50% or more of the original window components must be replaced with new material, a full replacement may be considered. Office of Historic Preservation staff is available to meet on your property to help you determine if your windows are repairable or if replacements are appropriate. According to the Historic Design Guidelines, new windows (when approved) should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. The Office of Historic Preservation recommends searching through architectural salvage yards or online markets before paying for expensive custom replacements. Only in-kind replacements are recommended; replacing wood windows with aluminum or vinyl alternatives should be avoided.

In instances where original windows are no longer intact or have previously been replaced with inappropriate materials, look for replacements that restore the look and feel of the original construction. Use nearby historic buildings that are similar in style to make your selections. Restoring historically-appropriate wood windows to a property is encouraged by OHP and can usually be approved administratively by staff.



Resources

OHP periodically hosts a Historic Window Restoration Workshop. The workshop is open to all, and for a small tuition participants receive hands-on training in window repair. Past workshops have been held at the Fire Station No. 1 and the Acosta/Halff House in Hemisfair Park. To date, over 45 historic wood windows have been restored by workshop participants. Stay tuned for announcement of the next workshop!

There are countless online resources from a number of reputable sources. Perhaps some of the best materials come from the National Trust for Historic Preservation and National Park Service:

http://www.preservationnation.org/information-center/sustainable-communities/buildings/weatherization/windows/additional-resources/nthp_windows_repair_replace.pdf

<http://www.preservationnation.org/information-center/sustainable-communities/green-lab/saving-windows-saving-money/>

<http://sanantonio.gov/historic/Docs/2009-Revised-Window-Tip-Sheet.pdf>

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Of course, OHP staff is always available for consultation. We look forward to helping you find appropriate solutions for you and your property!

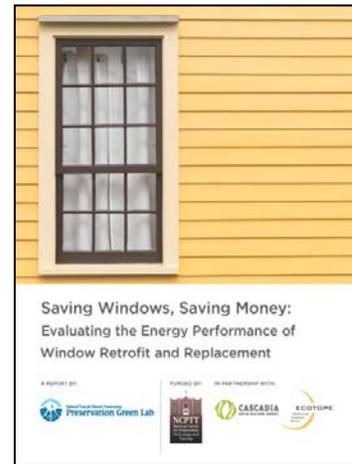


Photo Credits:

Heat loss diagram: <http://www.lowenergyhouse.com/house-insulation.html>

Woman installing storm window: <http://stormwindows.com/products-styles/compression-window>



Preservation Partner Profile



Roberto Carlos Treviño is a seasoned entrepreneur vested in the great City of San Antonio's art and business cultures. Roberto is a licensed architect and enthusiast of classic and modern art and architecture. Roberto is committed to preserving San Antonio's unique history. He is currently spearheading the Little Italy San Antonio community project in conjunction with the Italian society. His keen interest and expertise in Italian architecture stem from working on a project that took him to the renowned marble quarries of Carrara, Italy.

His ambitious pursuits have earned him an MBA from the Rawls College of Business and a Bachelor of Architecture, both at Texas Tech University. In 2013, Roberto was appointed to the San Antonio Airport Advisory Commission and elected to the Board of Directors for the Bexar Appraisal District. As an active member of the San Antonio Hispanic Chamber of Commerce and Leadership San Antonio Class 38, he continually seeks out opportunities to contribute to the progress of our community.

In his spare time, Roberto also enjoys the region's skyline piloting his airplane and dedicates himself to exploring the many historic sites in Texas and Mexico.

“Did you know...?”

- The Office of Historic Preservation and the San Antonio Conservation Society are conducting a number of historic buildings surveys of the original 36 square mile boundary of San Antonio, which was established in 1852. Currently being surveyed are the Alta Vista neighborhood and downtown San Antonio's Mid-Century resources. If you are interested in helping out as a volunteer on one of these survey committees, please contact Elizabeth Porterfield at 210.207.3327 or at elizabeth.porterfield@sanantonio.gov.
- The Office of Historic Preservation keeps a “house rescue list” which contains historic homes available to be relocated. Go to www.sanantonio.gov/historic. The house rescue list is in the bottom right of the page. Contact Nicholas Fuqua at 210.207.0066 or nicholas.fuqua@sanantonio.gov for more details.
- The Office of Historic Preservation now has a specific staff person assigned to each historic district and street for HDRC (Historic and Design Review Commission) cases. [Click here](#) to view the chart and find out which staff person to contact for your specific project.

Preservation Advocacy

P R E S E R V A T I O N

Action



The mission of Preservation Action is to make historic preservation a national priority by advocating to all branches of the federal government for sound preservation policy and programs through a grassroots constituency empowered with information, training, and through direct contact with elected representatives. What happens in Washington directly impacts the work we do at the local level: grant funding to Certified Local Governments, Preserve America and Save America's Treasures programs, federal rehabilitation tax credit policy, etc. This feature is intended to provide information to those who are interested about the status of current national legislative priorities within the preservation movement. For more information about Preservation Action or current issues on the national legislative agenda or for information about becoming a member, visit www.preservationaction.org or contact Shanon Miller at shanon.miller@sanantonio.gov. [Click here](#) for the latest legislative updates from Preservation Action. [Click here](#) for more information on getting involved with National Historic Preservation Advocacy Week.

Helpful Information

Reporting Potential Violations to the Historic Building Enforcement Officer

To help protect the City's historic resources, residents are encouraged to notify the Office of Historic Preservation's Historic Building Enforcement Officer of potential violations. To report a concern:

- 1) Gather information. Be prepared to provide the address of the property in question and a brief description of the potential violation or concern. Photographs are helpful but not necessary.
- 2) Call 210.219.2093 or email Ron Meyers, Historic Building Enforcement Officer, at ron.meyers@sanantonio.gov or OHP@sanantonio.gov during regular business hours (7:45 am to 4:30 pm) to report your concerns. After-hours complaints should be registered by phone through 311 or by email at OHP@sanantonio.gov.
- 3) You can report potential problems anonymously or provide contact information for follow-up.

Historic Structure Plaques



Historic Structure Plaques are available for purchase for individual local landmarks and contributing properties within local historic districts. These plaques visually identify properties and districts that have been officially recognized by the City of San Antonio for their architectural or historical significance. They are available for purchase for \$95 and are of cast aluminum with raised silver letters on a dark grey background. The plaques are approximately 7½ inches in diameter and ¼ inch thick. Fill out an application available on our [website](#) or stop by our office to purchase yours today.

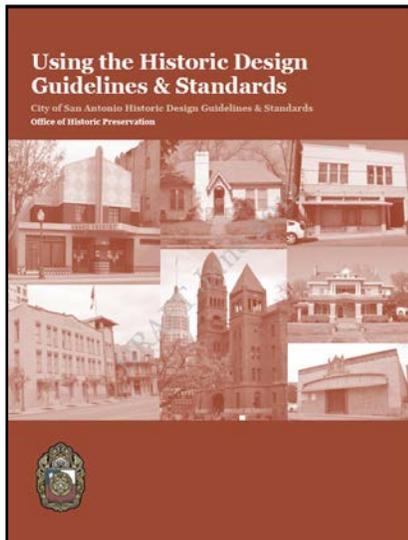
HPTV: Historic Preservation Television

HPTV is back with all new episodes!
See the show on TVSA Channel 21:

Tuesdays @ 9:00am
Wednesdays @ 1:00pm
Fridays @ 7:00pm



View current and past episodes of HPTV online at the OHP Website [here](#) (sorry, PC only). If you have a suggestion for a topic you would like to see covered on HPTV, contact Nicholas Fuqua at 210.207.0066 or nicholas.fuqua@sanantonio.gov.

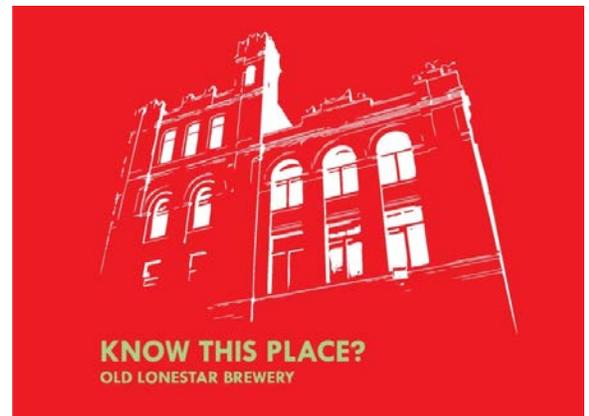


Historic Design Guidelines Available

We currently have hardcopies of our Historic Design Guidelines available for purchase for \$20 each. This is a useful tool for historic property owners, contractors, and design professionals. Pick up your copy from OHP staff at 1901 S. Alamo today. The guidelines are also available to view and download for free on our [website](#).

Limited Edition ***“Know This Place?” T-Shirts***

Get your *Know This Place?* t-shirt today! The OHP is now offering the second design in a new series of *Know This Place?* t-shirts highlighting historic sites in San Antonio. This all new design features the beautiful Old Lone Star Brewery Building, now the San Antonio Museum of Art, and is only available while supplies last. Get it while it's here! Look out for new designs in the *Know This Place?* series in 2014. T-shirts are \$15.00. Contact the OHP at 210.215.9274 to purchase yours today!



Office of Historic Preservation Online!

The Office of Historic Preservation is on Facebook! Facebook is a great resource for promoting preservation events and networking with other people in the community interested in preservation topics. Go to Facebook and search for “City of San Antonio Office of Historic Preservation” and “Power of Preservation San Antonio.”

The Facebook logo, consisting of the word "facebook" in white lowercase letters on a blue rectangular background.

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