

Historic Home Specialist: Unique San Antonio
Course #34426
“Wood Windows 101”



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Provider: 0008 - REALTOR Academy

Historic House Specialist Designation

- Historic Home Specialist: Resources and City Processes, Course #34425
- Historic Home Specialist: Unique San Antonio, Course #34426
- Historic Home Specialist: Preservation in Action, Course #34424

Course Objectives

- Learn why original windows and other materials are important, and why OHP cares.
- Understand how the approval process is achieved through OHP (obtaining a COA).
- Know the parts of a window.

Why Wood Windows?

Original wood windows (and original material in general)...

- ...greatly contribute to a property in terms of character and craftsmanship.
- ...were custom made for the building in which they are installed.
- ...are designed to be repaired and maintained for years to come!
- ...were/are necessary (still) as a functioning component to the building by providing light and ventilation.
- ...create preservation and trades related jobs. By hiring an artisan to repair those beautiful windows you are creating a job for someone and adding value to your historic home.

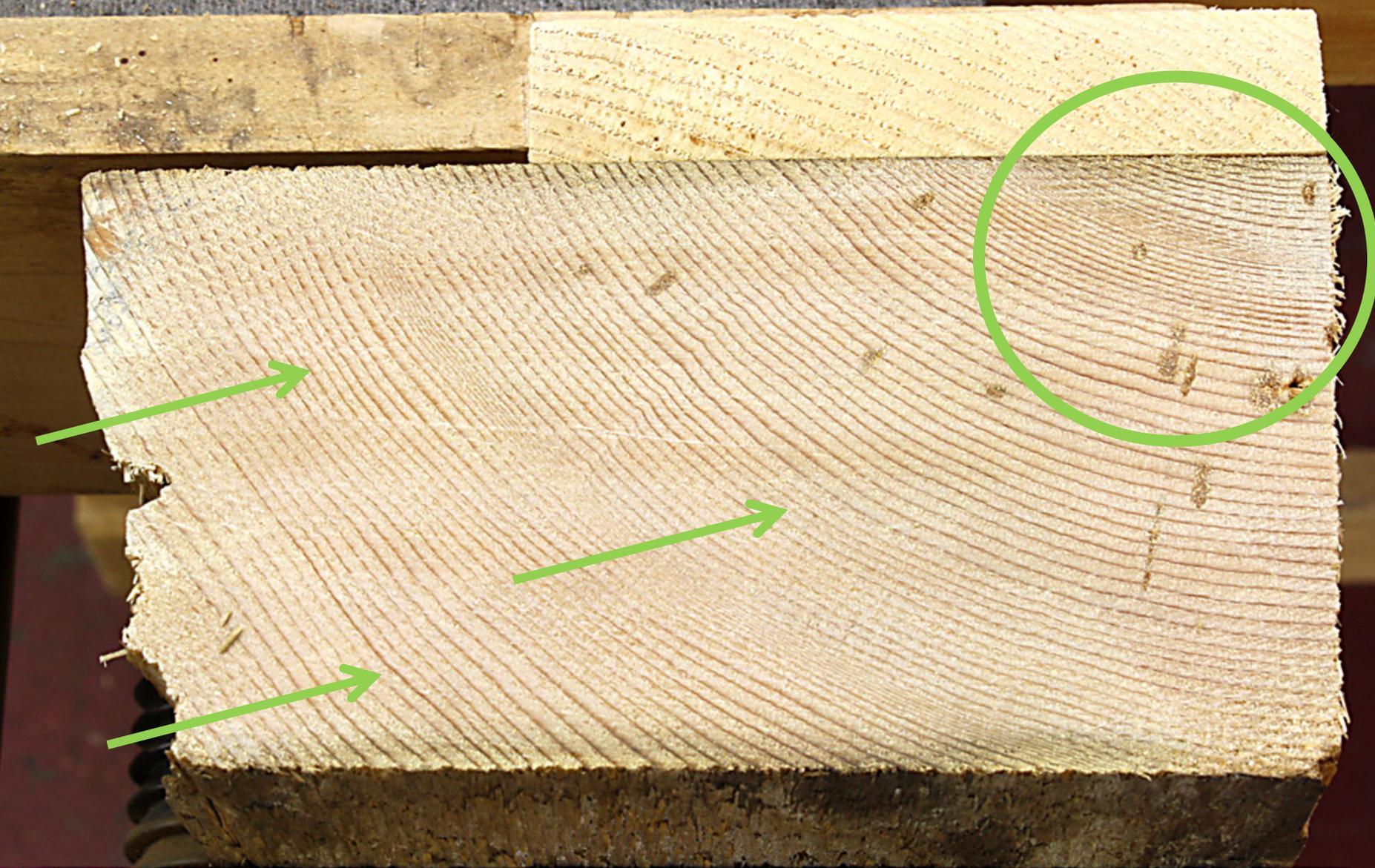


March 29, 2019
515
San Antonio
Uni





Old Growth Wood!!



Design Review Process



New On-line Application Portal

APPLICATIONS PORTAL

HISTORIC HOME

ABOUT >

DESIGN REVIEW >

EVENTS >

NEWS & ANNOUNCEMENTS >

PROGRAMS & INITIATIVES >

RESOURCES & TOOLS >

SCOUTSA >

SA GOV RELATED SITES

DEVELOPMENT SERVICES

PLANNING AND COMMUNITY DEVELOPMENT

WORLD HERITAGE OFFICE

...MORE

PRESERVATION PARTNERS

CONSERVATION SOCIETY

POWER OF PRESERVATION

PRESERVATION TEXAS

...MORE

SUBMITTING AN APPLICATION

All forms and applications may be submitted in-person at the OHP counter located on the first floor of the Cliff Morton Development and Business Center (OneStop) located at 1901 S Alamo. Business hours are 7:45 am – 4:30 pm; no appointment is necessary.

For your convenience, requests for a COA or Demolition Review may be submitted online through the new online application portal. These request types are no longer accepted via email.

Before submitting a request online, we *strongly* recommend that you visit the [Before Getting Started](#) page for the following resources:

- Learn what to expect during the design review process
- Identify your assigned OHP case manager
- Review applicable design standards or guidelines
- View examples of successful application materials

Follow the links below to access the online application portal:

[Certificate of Appropriateness \(COA\)](#)

Request a COA for:

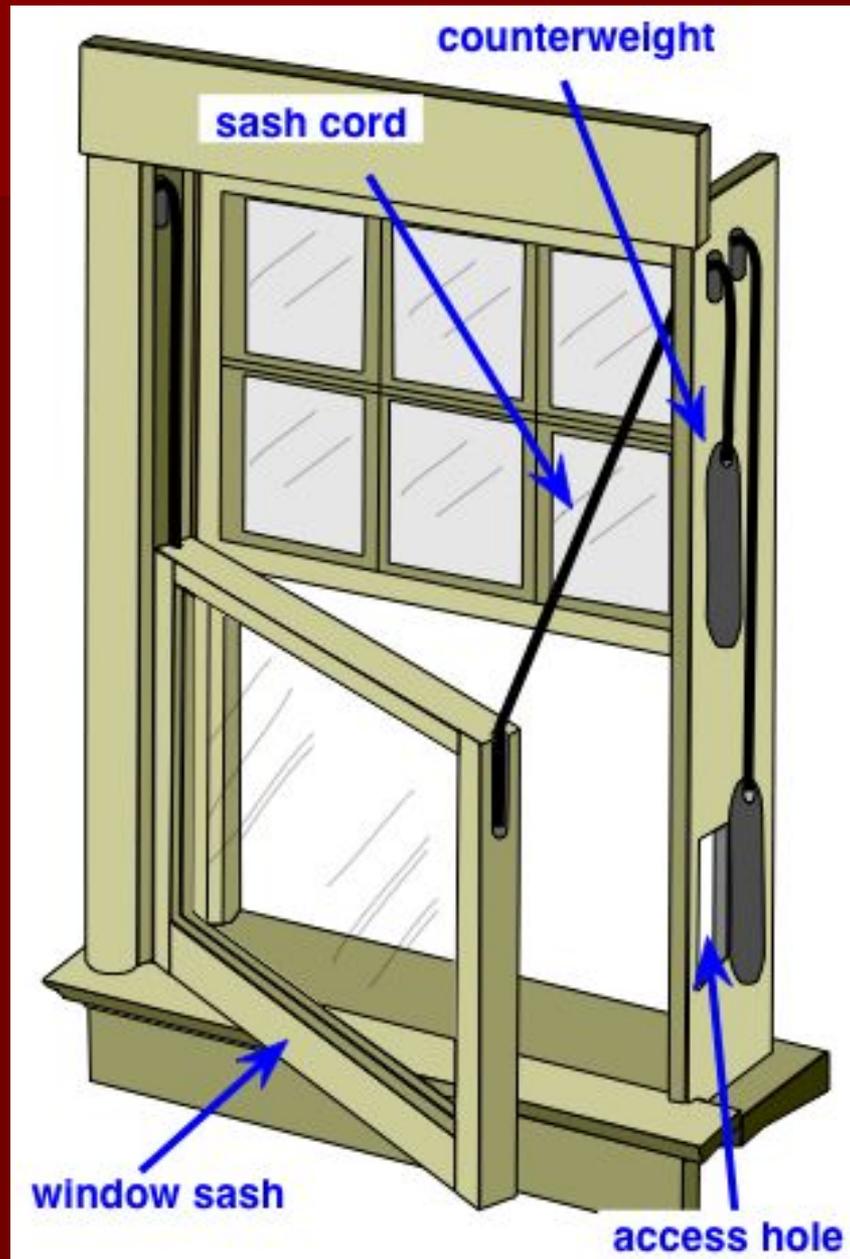
- Exterior building repairs or alterations such as a change in materials, wood replacement, or re-roof
- Additions or new construction
- Site improvements such as hardscaping, driveways, or sidewalks
- New or replacement building signage
- Demolition of a landmark of building located in a historic district
- Requests may be approved administratively by OHP staff or [referred to the HDRC](#).

[Demolition Review](#)

Request a Demolition Review for:

- Review the demolition of a building that does not have a historic zoning overlay (check using the Explorer Map)
- This is a **required** step for anyone seeking a demolition permit

Anatomy of a Sash Window



Assessing Your Windows

Each window should be assessed for its individual performance.

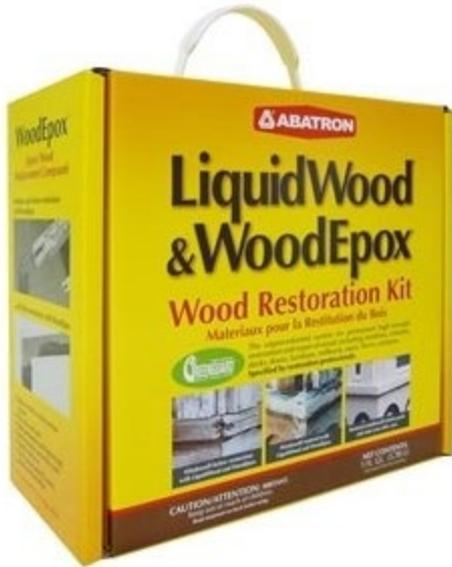
Consider the following questions:

- Is the window operable?
- Are there any noticeable gaps in 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?

Repair the Damages



Wood Fillers (Not Bondo)



Physics!

Heat gain/loss through windows occurs in three different ways:

- Air infiltration aka drafty old windows.
- Heat transfer (conduction) – warm air passing through the window frame and panes.
- Solar gain (radiation) – rays of sunshine coming in contact with the window frame and panes.

Cost Effective Ways to Retrofit Wood Windows

- Weather-stripping
- Exterior/interior storm windows and screens
- Interior shutters
- Adding a stop gap
- Solar films
- Insulating other parts of the house
- Exterior screens
- Repair any damaged parts

Weatherstripping



Screens and Storm Windows



Interior Shutters & Curtains



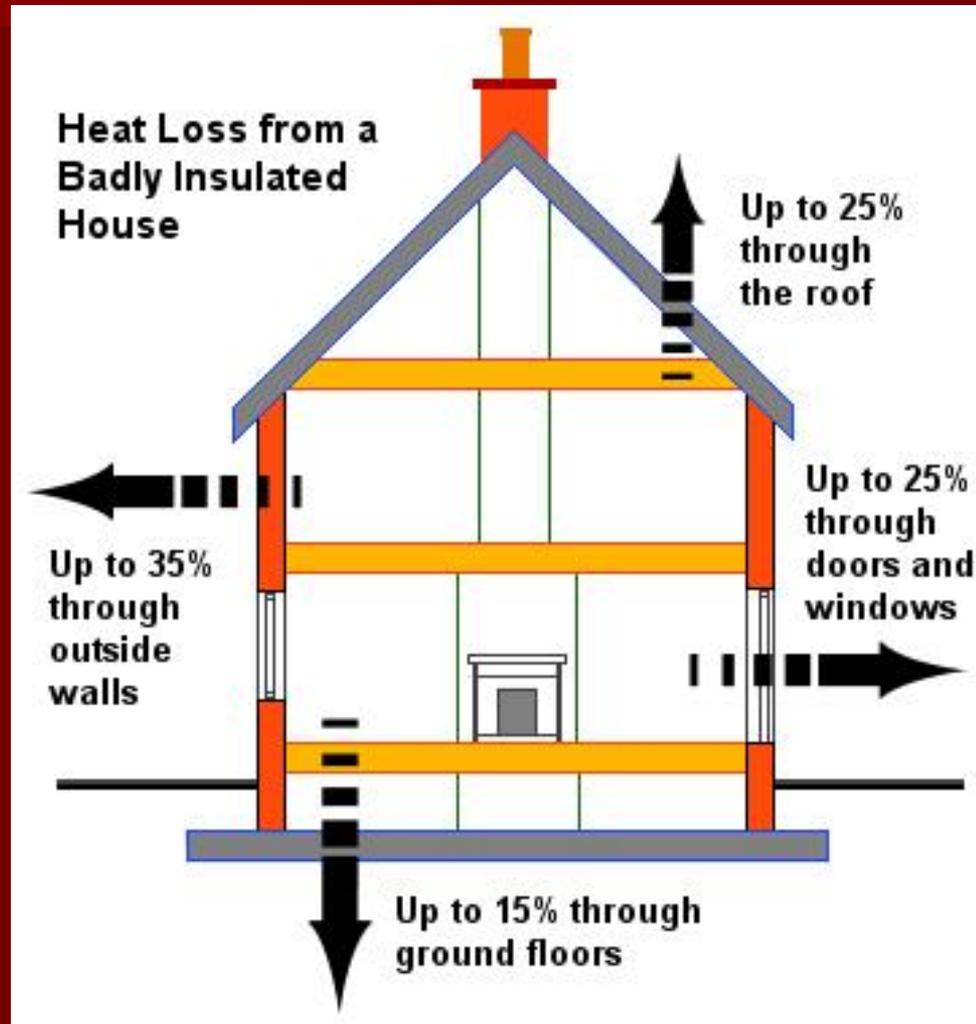
Stop Gap



Add Solar Film



Insulate Other Areas of Your Home



RESOURCES!

Select Language

CITY OF SAN ANTONIO

Google Custom Search

GET CONNECTED RESIDENTS VISITORS BUSINESS YOUR GOVERNMENT ESPAÑOL

OFFICE OF HISTORIC PRESERVATION
sa.Gov Home > Office of Historic Preservation

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LEADERSHIP

SHANON SHEA MILLER
Director



RESTORED BY LIGHT: REINSPIRED
Don't miss the live art, music, and fun at Restored By Light: Reinspired, Friday, October 12, at Mission San Juan.

Connect with the OFFICE OF HISTORIC PRESERVATION



SIGN UP FOR E-ALERTS!

QUICK LINKS

DESIGN REVIEW UPCOMING EVENTS READ OUR BLOG

SCOUTSA REHABBER CLUB VACANT BUILDINGS

OUR MISSION



IS MY PROPERTY HISTORIC?
Browse Historic Sites Using the new OHP Address Search Tool

SEARCH APPROVALS
Search through The Office of Historic Preservation Approvals

S.T.A.R. PROGRAM
S.T.A.R. is a partnership between the OHP, UTSA and San Antonio College

REPORT A VIOLATION
Report work without approval to The Office of Historic Preservation staff

TWITTER

Tweets by @sapreservation

San Antonio OHP @sapreservation

Comment Period Open: Review the Final Draft of the Mission District Design Manual, and tell us what you think! The district specific manual will include historic design, signage and low impact development guidelines. [conta cc/2yqW1wW](#)

FACEBOOK

City of San Antonio Off. 9,054 likes

Liked Sign Up

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CONTACT US

Office of Historic Preservation

Physical Address
Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204

Phone: 210.207.0035
Hours: Monday - Friday, 7:45am - 4:30pm

Take Our Customer Service Survey

GET CONNECTED

RESOURCES!

- www.SARehabberClub.com
- www.sanantonio.gov/historic/Resources/Windows
- [Pinterest Design Resource Center](#)
- Realtor Tips Blogs sapreservationstories.wordpress.com/
- [Sign up for notifications on our events at](#)
www.SApreservation.com







