

# HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 25

**HDRC CASE NO:** 2015-152  
**ADDRESS:** 428 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 520 BLK 24 LOT N 122.3 FT OF 7  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Lucas Davila/LOROM LLC  
**OWNER:** Lucas Davila/LOROM LLC  
**TYPE OF WORK:** Replace windows and install wood screens  
**REQUEST:**

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

1. Replace aluminum windows with new vinyl windows
2. Install wood frame screens

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for 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.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

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.

## FINDINGS:

- a. A request to replace the aluminum windows was heard by the HDRC on April 15, 2015. At that time, the Commission approved replacement of the windows with the stipulation that the applicant submits an appropriate replacement window option to staff for approval. An appropriate option was submitted to staff on April 15, 2015.
- b. A stop work order was issued on May 20, 2015 for going beyond the approved scope of work. Staff visited the property on May 28, 2015, and confirmed that the windows installed do not match the previously approved window style.
- c. Consistent with the Guidelines for Exterior Maintenance and Alterations, non-historic windows should be replaced with windows that are typical of the architectural style of the building. Although replacement of the existing windows may be appropriate, the proposed windows are not consistent with the architectural style of the building. In addition, the proposed windows will be mounted flush on the wall instead of set inside the opening as typical with historic windows. A replacement window that matches historic windows in proportion, size and placement of brickmolds, blind stops, and rails would be more appropriate.
- d. According to the Guidelines for Exterior Maintenance and Alterations, wood screen frames that match those historically found in profile, size and design should be used. The proposed wood window screens are compatible with the Folk Victorian house and consistent with the guidelines.

## RECOMMENDATION:

1. Staff does not recommend approval of item 1 based on findings a-c. Staff recommends the windows are replaced with new windows that match historic windows in placement of brickmolds, blind stops, and rails.
2. Staff recommends approval as submitted based on finding d.

**CASE MANAGER:**

Adriana Ziga





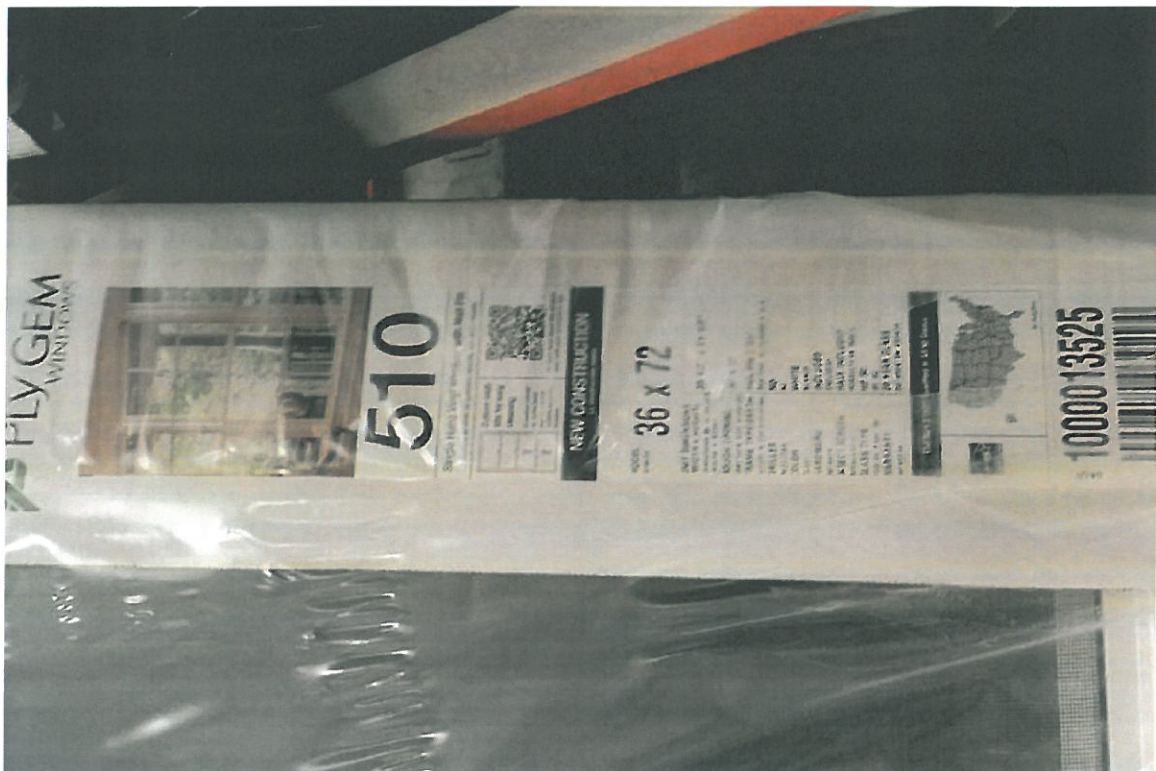
## 428 Burleson

Powered by ArcGIS Server

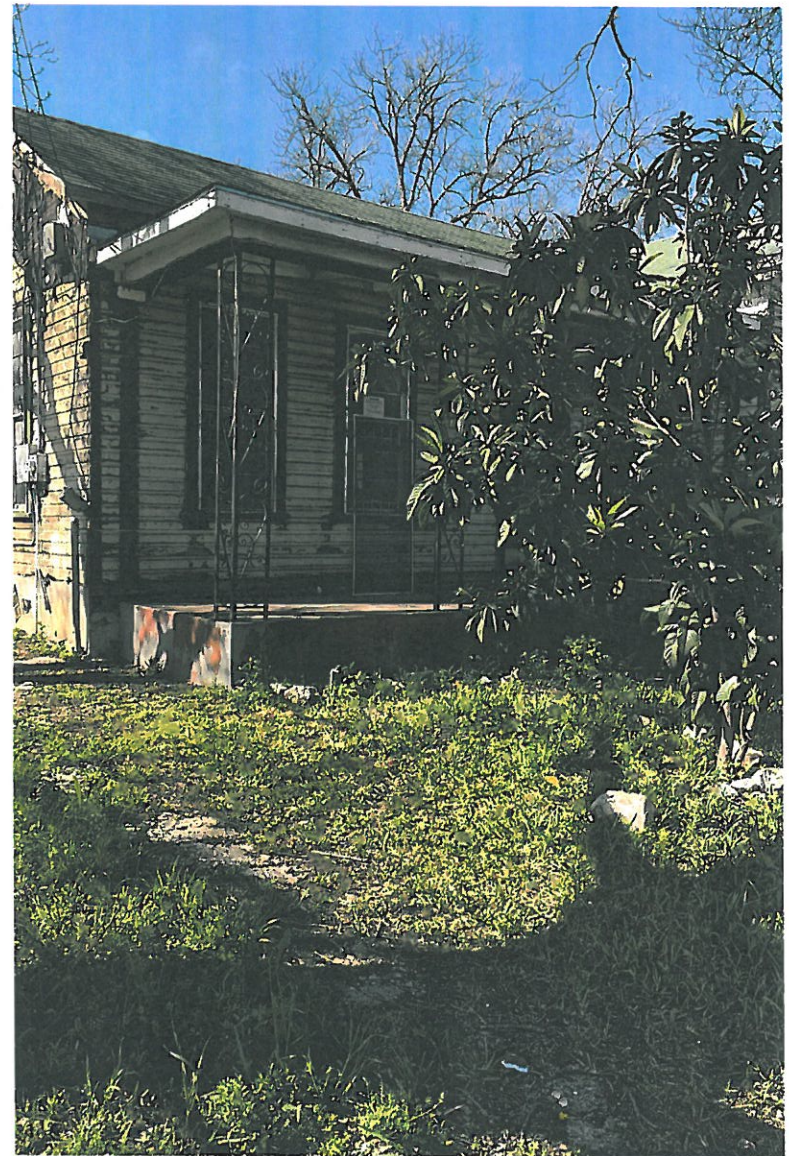
Printed: Apr 08, 2015

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## Original conditions









## Original windows



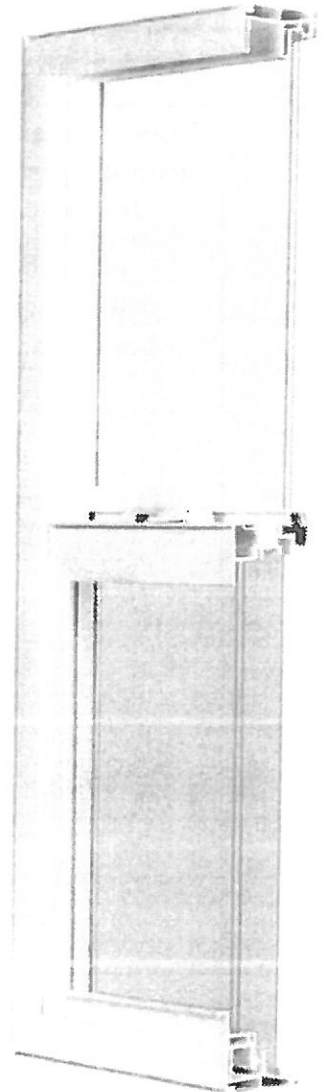


## Previously approved windows

### SERIES 8050

#### VINYL SINGLE HUNG WINDOW

- Multi-cavity vinyl lineals improve thermal performance and enhance sound absorbency
- Insulating glass provides energy saving thermal efficiency
- Fusion welded frame and sash minimizes air and water infiltration and enhances overall durability
- Sweep lock helps provide a weather-tight seal and added security
- Removable operable sash includes full-length interlock and bottom weather reflector
- Dual screw boss, metal reinforced meeting rail provides added strength
- Custom sized to the nearest 1/8"
- Dual weather-stripping helps block air and water infiltration, keeping harsh elements outside and energy saving comfort inside
- Dual lift rails for convenient sash operation
- Versatile half-screen\* installed from the inside or outside
- Sloped sill reduces air infiltration and accommodates easy water run-off
- Built-in accessory channels accommodate multiple installation options
- Transferable, limited lifetime warranty
- Modular sized so that rough opening widths for multiple units are easy to calculate:  
3050 Single = 35.5"  
3050 Twin = 71.5"  
3050 Triple = 107.5"
- DP Rating R50 (window size tested 36" x 96")
- Jamb depth: 2.625"



### CUSTOM Options

- Low-E Glass
- Low-E Glass + Argon Gas
- Ultra Low-E Glass + Argon Gas (May be required for Energy Star rating.)
- 5/8" or 3/4" flat, 5/8" or 1" contoured, 5/8" contoured valance grids available
- Factory mulling of twins, triples and architectural shapes
- Custom sizes available
- Safety latch for sash restriction (field applied)

White

Almond

### COLOR



All products may be ordered to meet Energy Star requirements.

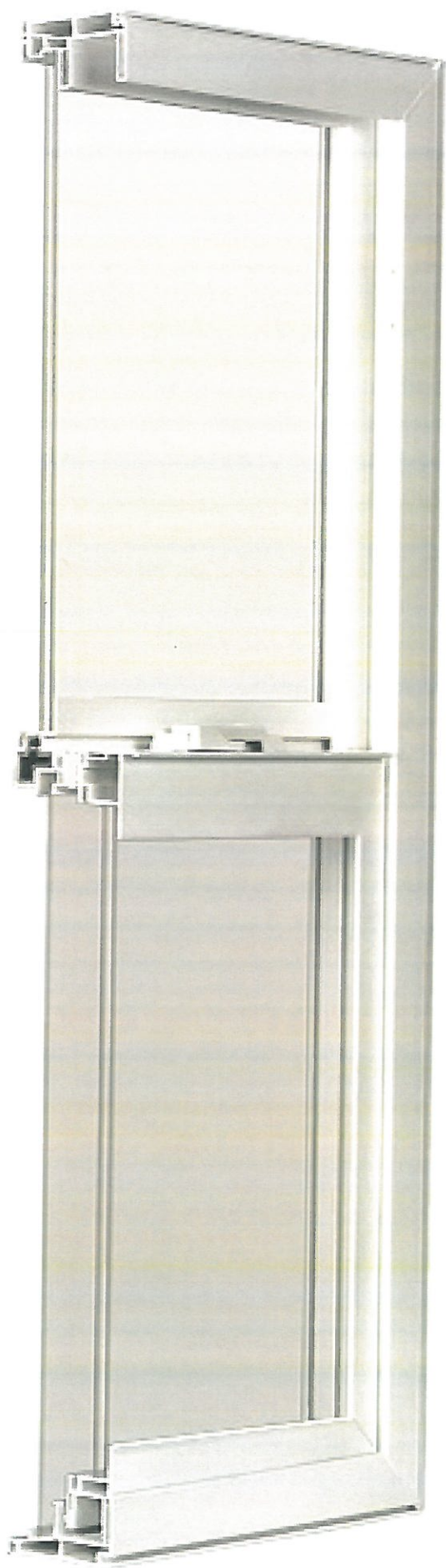
Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.

\* Screens are not meant to restrain a child from falling through an open window.

\*\* Printing process may affect color shown. Please refer to actual window sample when selecting colors.









# BUILDER SERIES

W I N D O W S



Proposed windows



## 1110 SERIES SINGLE HUNG



### MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy-efficient and offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.







# 1110 SERIES SINGLE HUNG



## SINGLE HUNG SELECTION GUIDE

| SERIES | NAIL FIN SETBACK | TOP SASH REMOVABLE | HIGH WIND ZONE | FLORIDA APPROVED | CONSTRUCTION TYPE |       |               |       |      |
|--------|------------------|--------------------|----------------|------------------|-------------------|-------|---------------|-------|------|
|        |                  |                    |                |                  | WOOD SIDING       | BRICK | 3 COAT STUCCO | BLOCK | EIFS |
| 1110   | 1"               |                    |                |                  | •                 | •     | •             |       |      |
| 1110N  | 1 1/8"           |                    |                |                  | •                 | •     |               |       | •    |
| 1111   | 1"               |                    | •              | •                | •                 | •     | •             |       |      |
| 1111FL | FLANGI           |                    | •              | •                |                   |       |               | •     |      |
| 1111N  | 1 1/8"           |                    | •              | •                | •                 | •     |               |       | •    |
| 1115   | 1"               | •                  |                |                  | •                 | •     | •             |       |      |
| 1115N  | 1 1/8"           | •                  |                |                  | •                 | •     |               |       | •    |

## THERMAL PERFORMANCE

|                             |      | NFRC CERTIFIED* |          |      |
|-----------------------------|------|-----------------|----------|------|
|                             |      | R Value         | U Factor | SHGC |
| WITH WARM EDGE              |      |                 |          |      |
| 3/4" Clear                  | 2.04 | 0.49            | 0.62     | 0.65 |
| 3/4" Low-E                  | 2.86 | 0.35            | 0.29     | 0.55 |
| 3/4" Low-E <sup>SC</sup>    | 2.86 | 0.35            | 0.23     | 0.43 |
| WITH WARM EDGE+             |      |                 |          |      |
| 3/4" HP Glass               | 3.23 | 0.31            | 0.29     | 0.55 |
| 3/4" HP <sup>SC</sup> Glass | 3.33 | 0.30            | 0.22     | 0.43 |

<sup>1</sup> All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 1" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Optional Low-E or Low-E<sup>SC</sup> (solar cooling) available.
2. Optional HP glass, combining Low-E with argon gas fill, or HP<sup>SC</sup> glass, combining Low-E<sup>SC</sup> with argon gas fill, available for high performance.
3. Optional Warm Edge+ spacer system for enhanced performance.

## STANDARD FEATURES

- Energy-efficient Warm Edge insulating glass
- Dual lift rails on bottom sash for easy operation
- Bottom sash tilts in and is removable for easy cleaning
- Integral nail fin (shown) with 1" or 1 1/8" setback or flange for simple installation
- Flush mounted tilt latches
- 2 3/4" frame depth
- Interior glazed top sash
- Exterior glazed bottom sash
- Cam locks and keepers
- Block and tackle balances
- Fully fusion-welded corners on sash and frame for superior structural strength
- Maintenance-free multi-chamber PVC construction



## OPTIONS

### GLASS OPTIONS:

Low-E, Low-E<sup>SC</sup>, HP, HP<sup>SC</sup>, Warm Edge+, obscure and tempered

### GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 3/4" flat

### PRODUCT CONFIGURATION:

Singles, twins, triples, fixed, combinations and a wide variety of architectural shapes

### HARDWARE OPTION:

Safety vent latch to meet ASTM F2090-2008 requirements

### COLOR OPTIONS:



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.



**PLY GEM BUILDER SERIES 1110 WINDOWS HAVE BEEN GREEN APPROVED BY THE NAHB RESEARCH CENTER.**

This means you can be assured that Ply Gem Builder Series 1110 windows comply with specific green practice criteria in the National Green Building Standard. Visit [www.GreenApprovedProducts.com](http://www.GreenApprovedProducts.com) for more details.



Proposed windows









Proposed screen  
example













