

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-200
ADDRESS: 415 WILLOW ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT N 55 FT OF 17 & 18
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Aldo Ramirez /ARLA Corp
OWNER: Eduardo Ramirez/VILLALON EDUARDO L
TYPE OF WORK: Window modification
APPLICATION RECEIVED: May 11, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding fenestration on the street facing façade. The applicant has proposed to modify the three ganged windows under the second story gable to feature two windows, and for the 2 ganged windows under the first story bay to feature two separate window openings.

APPLICABLE CITATIONS:

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** 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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding fenestration on the street facing façade. The applicant has proposed to modify the three ganged windows under the second story gable to feature two windows, and for the 2 ganged windows under the first story bay to feature two separate window openings.
- a. **PROPERTY HISTORY** – A site visit was conducted on March 26, 2020, where OHP staff observed work being done outside of the scope of approval that included the installation of aluminum windows, the installation of an

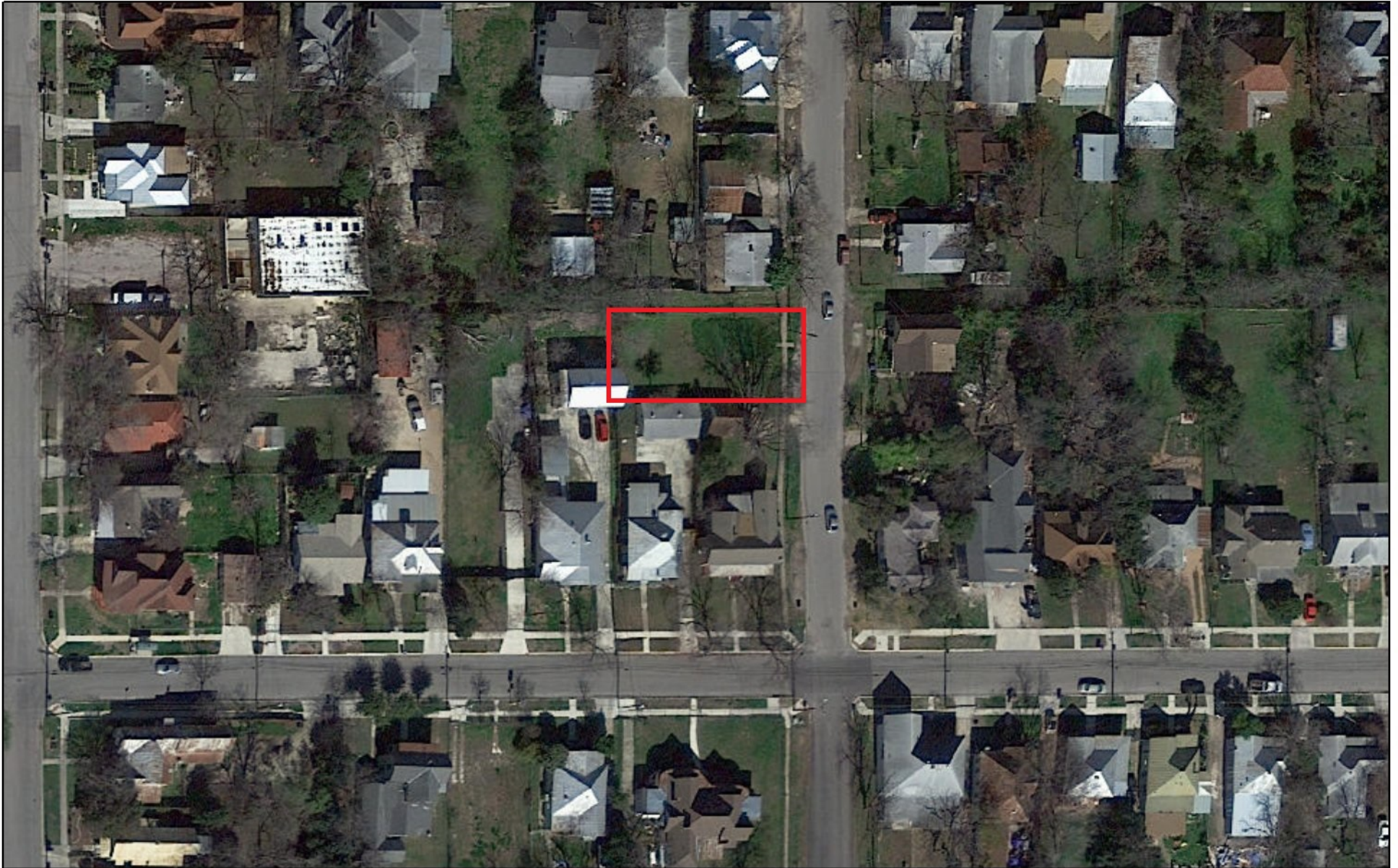
asphalt shingle roof, the installation of faux wood grain composite siding, the installation of gable returns, and fenestration patterns that were inconsistent with the design previously approved. A stop work order was issued during this site visit. Since that time, the applicant has agreed to remove the gable returns and install smooth siding. The remaining, unapproved items were reviewed by the Historic and Design Review Commission on May 1, 2020, where the installed aluminum windows were denied. Staff finds that the denied windows should be addressed prior to the issuance of a Certificate of Appropriateness for any additional requests or design amendments.

- b. WINDOW MODIFICATIONS – Generally, staff finds this request to be appropriate; however, staff finds that the proposed windows should be consistent with those previously approved by staff, on March 4, 2020. Additionally, staff finds that the applicant should address the all of the installed windows, which were denied by the Historic and Design Review Commission. As previously noted, an appropriate window was approved by staff on March 4, 2020.

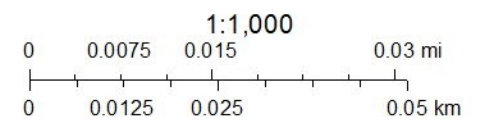
RECOMMENDATION:

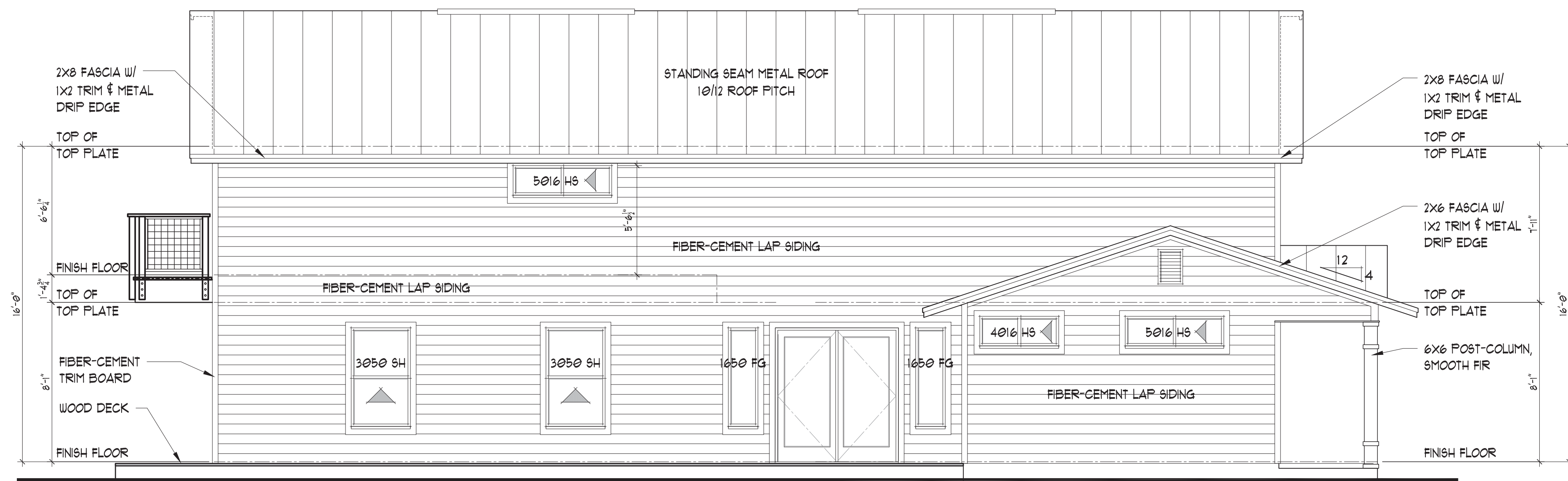
Staff does not recommend approval based on findings a through c. A COA for an appropriate window was issued on March 4, 2020. An amendment to this approval was previously denied by the Commission on May 1, 2020. Staff does not recommend approval of this newly-proposed amendment. Staff recommends that the applicant comply with the original COA issued on March 4, 2020.

City of San Antonio One Stop



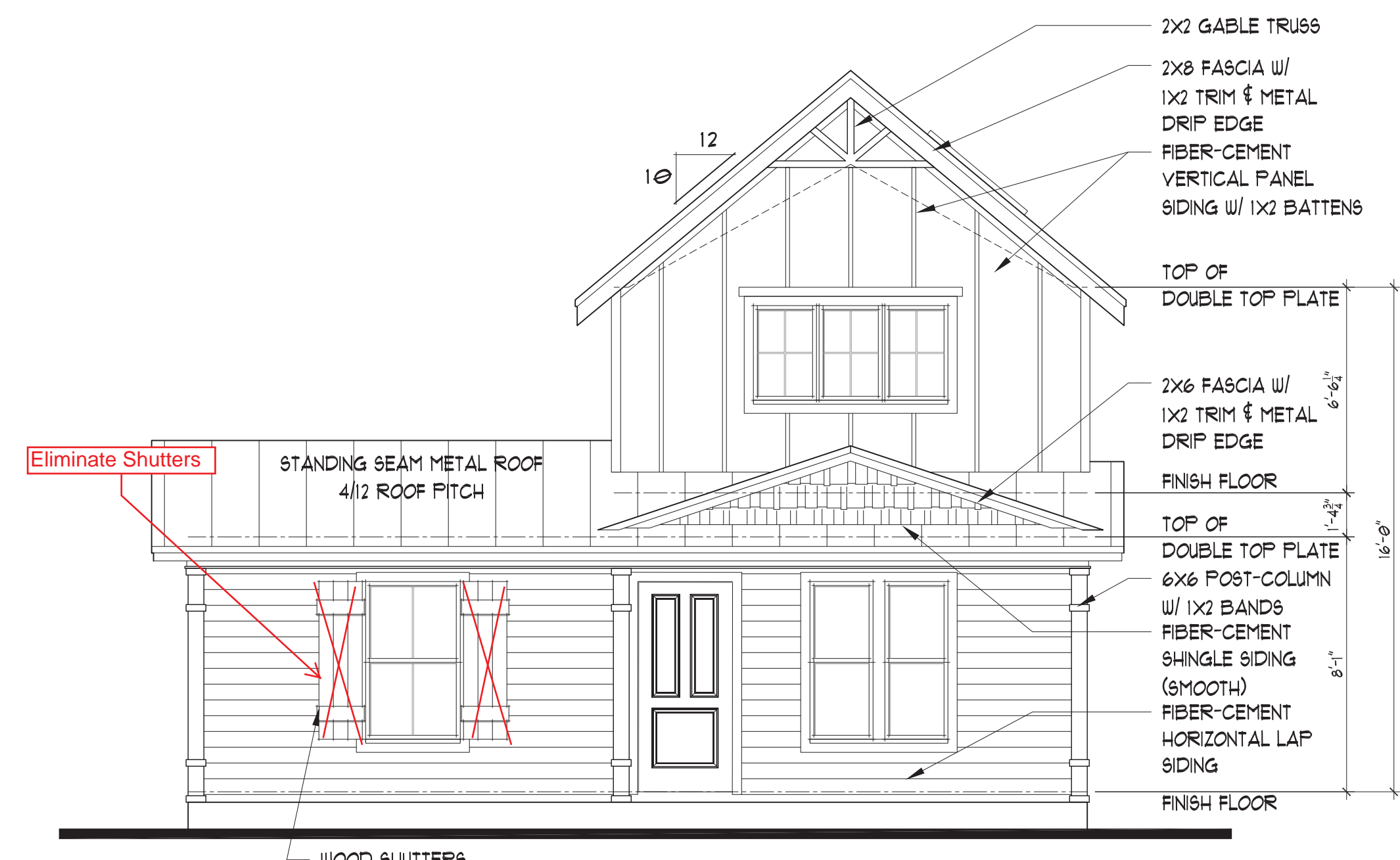
May 28, 2020





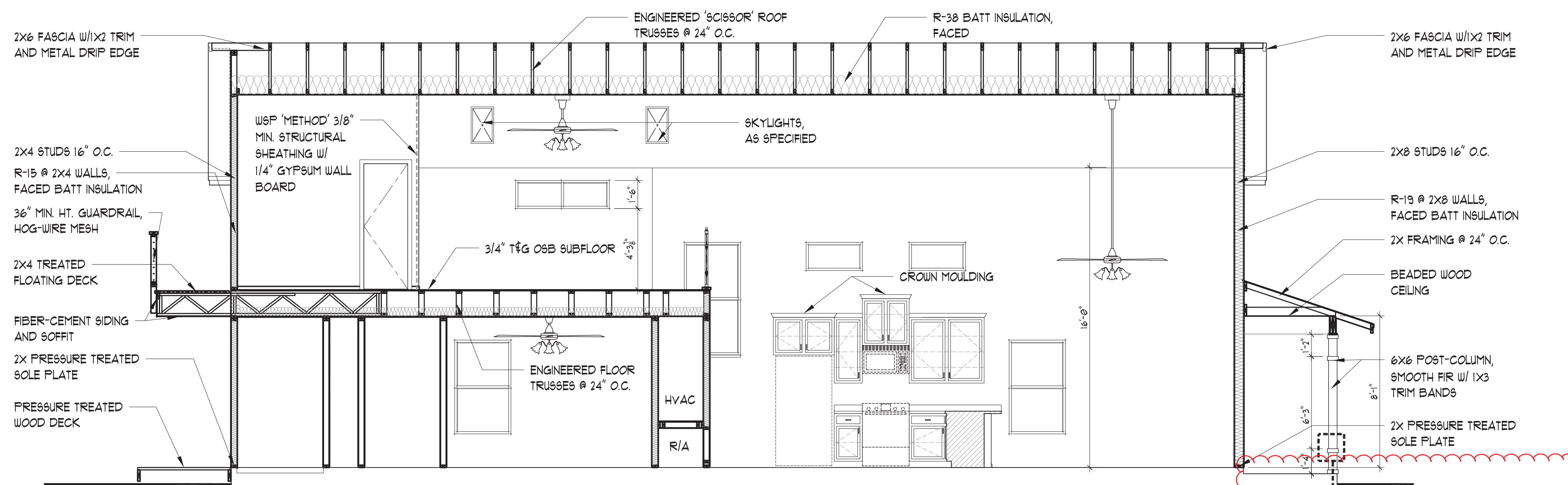
LEFT ELEVATION

SCALE: 1/4" = 1' - 0"



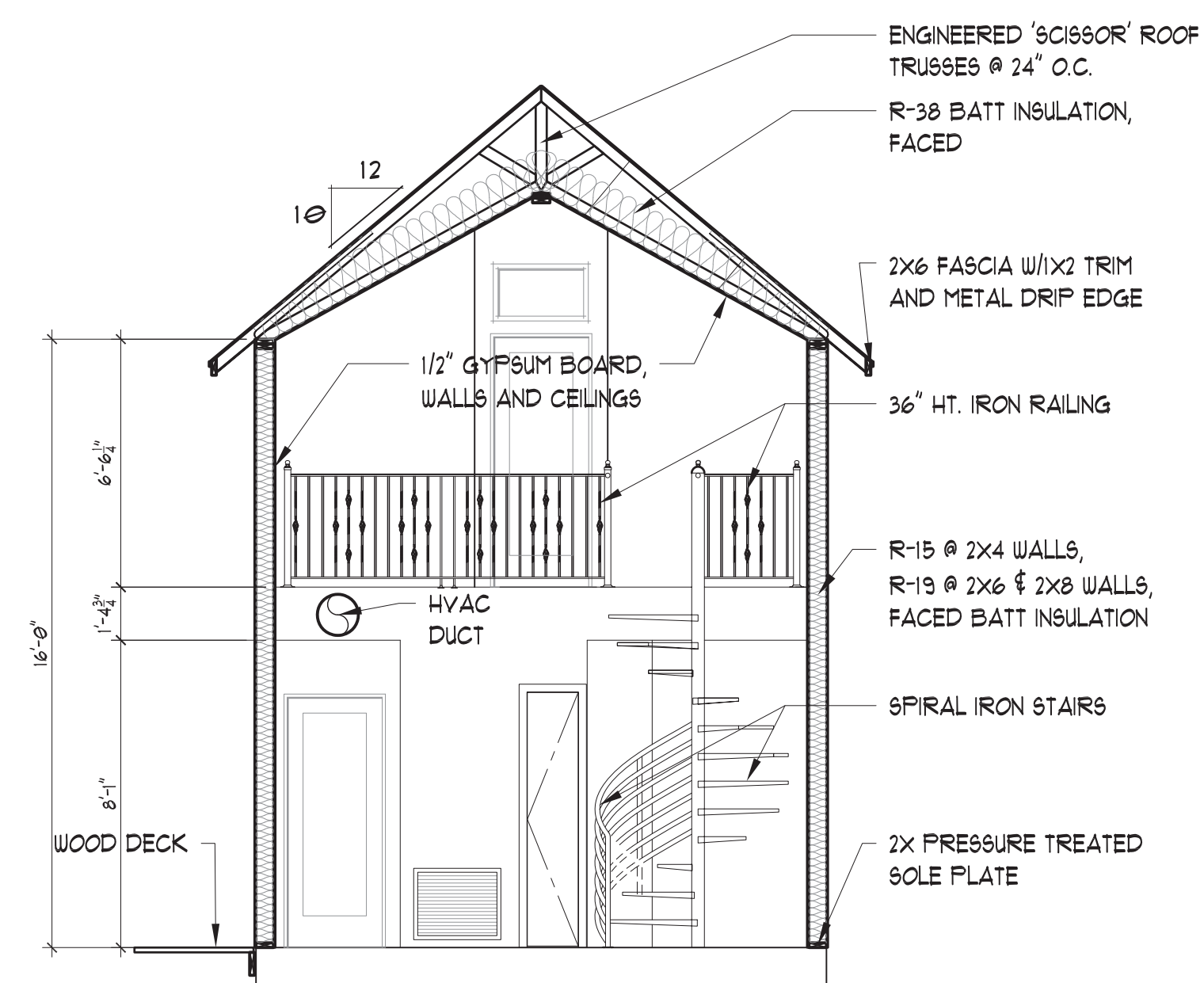
FRONT ELEVATION

SCALE: 1/4" = 1' - 0"



BUILDING SECTION

SCALE: 1/4" = 1' - 0"

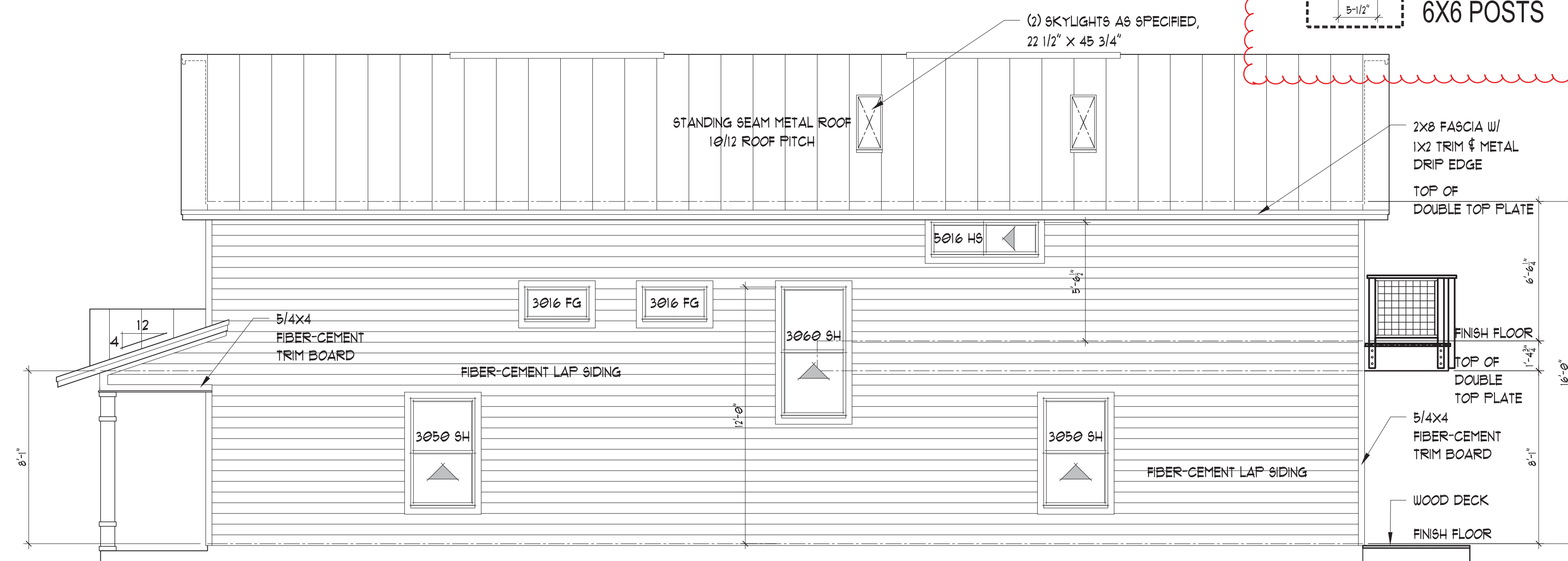


BUILDING SECTION

SCALE: 1/4" = 1' - 0"

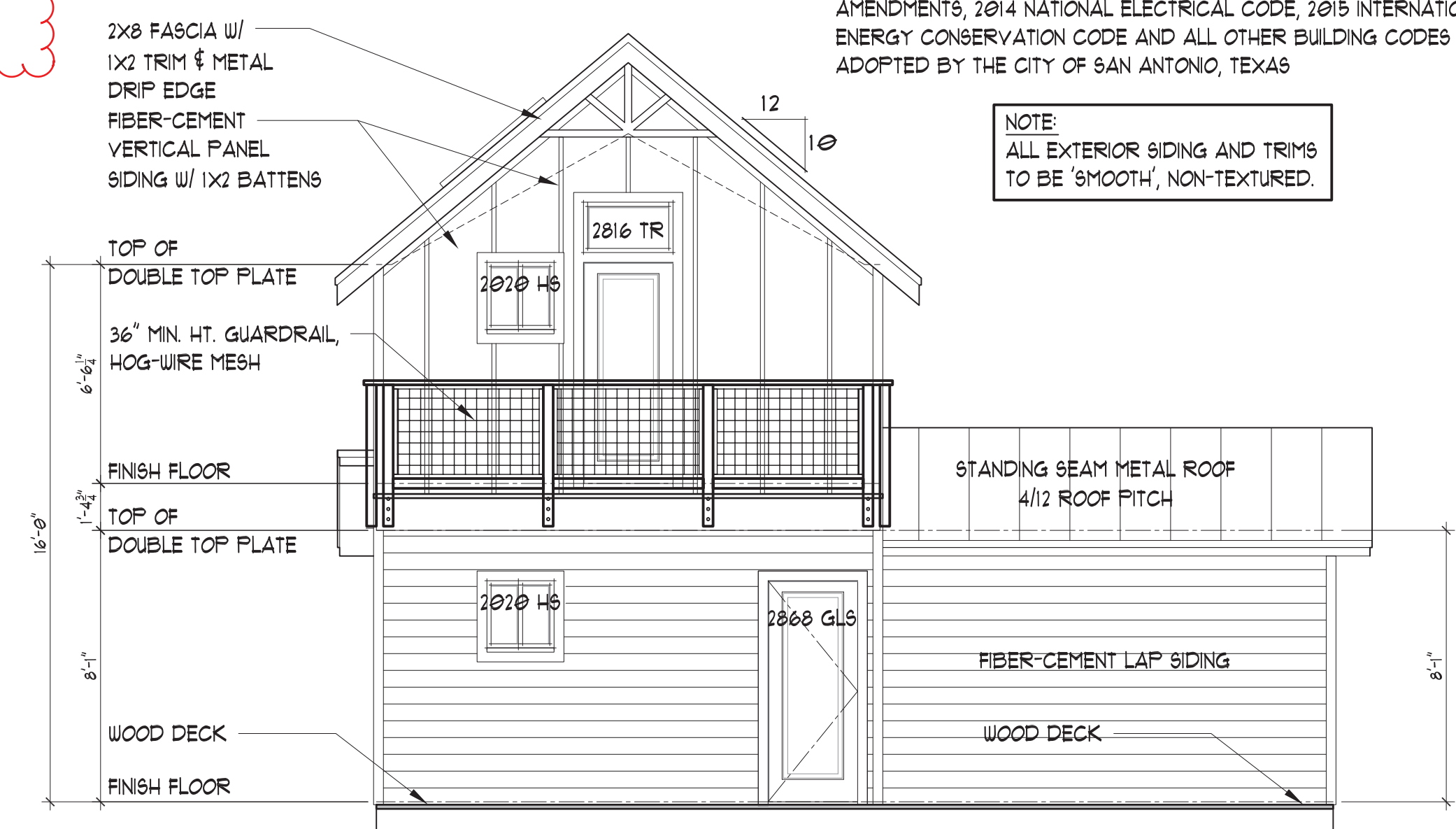
THIS DRAWING OR PLAN MEETS AND COMPLIES WITH THE MODEL VERSION OF THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS, 2014 NATIONAL ELECTRICAL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER BUILDING CODES AS ADOPTED BY THE CITY OF SAN ANTONIO, TEXAS

NOTE:
ALL EXTERIOR SIDING AND TRIMS
TO BE 'SMOOTH', NON-TEXTURED.



RIGHT ELEVATION

SCALE: 1/4" = 1' - 0"



REAR ELEVATION

SCALE: 1/4" = 1' - 0"

FINAL PLANS: 10/10/17



Alejandro H. Peña Jr.
DESIGNER

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alex@alejandropendesigner.com



NEW RESIDENCE OF
EDUARDO VILLALON
SAN ANTONIO, TEXAS
415 WILLOW STREET

JOB NUMBER:
33-0-139

SHEET
3 OF **4**

March 26, 2020 at 10:11 AM
417 Willow
San Antonio TX 78202
United States



March 26, 2020 at 10:10 AM
417 Willow
San Antonio TX 78202
United States





Per the May 1st HDRC board memmebrs feedback, we will switch these four (4) windows out to be one over one, with sashes & openable windows.



A BORAL Company

ALUMINUM

100 & 175 Series



ALUMINUM

100 & 175 Series

The 100 and 175 Aluminum windows are mainly a new construction window with standard sizes. However, either can be ordered exact size with or without nail fin for additional charge. The 100 single hung has a spiral balance and is non tilt. The 175 has a removable, tilt bottom sash with block & tackle balance system. Call out is actual size, ie. 2030 measures 24x36, suggested rough opening is ½" over window size.

Features

- White, Bronze and Sandstone colors (mill finish available for series 100 only).
- Aluminum is tremendously strong and stable. It will not swell, shrink, split, crack or check over the years. It is very durable and can't rust.
- All 4 frame corners and meeting rail connections are sealed with Polyseamseal to keep the weather out and reduce air infiltration.
- Sash members are interlocked for additional strength at corners and locking rail.
- Two positive sash locks reduce air infiltration (should remain locked when installing).
- Weatherstripping: Sash perimeter is weatherstripped with wool pile and/or soft vinyl for quiet, smooth operation to resist weather penetration.
- 5/8" insulated glass with warm edge glass spacer. Type and look of warm edge spacer may vary.
- Sloped sill for easy water run off. Corners sealed with Polyseamseal.
- Quality certified in accordance with AAMA specifications.

Note: All picture windows, shapes and one-frame glass larger than 30 square feet will come with Tempered Glass as standard for safety reasons. All additional charges for Tempered Glass will automatically be applied.

Other Options

- Series 125 Mill finish single glazed single hung (uses #100 frame).
- Glazing:
 - E66 is a light green tint with most efficient U & SHGC.
 - Tempered, Obscure, Bronze or Grey glass.
- 5/8" Grilles, Colonial or Prairie.
- Factory mullered or stacked units and field mull accessories.
- Custom sizes available with or without fin.



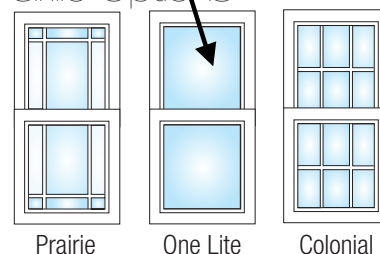
100 Non-tilt



175 Tilt & Take Out

Our Windows

Grille Options



Prairie

One Lite

Colonial



Grille Between Glass

Performance Data

Aluminum 100/175 Series Windows									
Glass Dual 5/8" OA Insulated		100 Single Hung U-Factor SHGC VT			175 Single Hung U-Factor SHGC VT			100 Picture Window U-Factor SHGC VT	
Clear air	no grilles	.64	.69	.71	.65	.68	.71	.59	.73
Clear air	w/ grilles	.64	.62	.64	.65	.62	.63	.59	.66
E66 LoE air	no grilles	.49	.25	.56	.50	.25	.56	.43	.26
E66 LoE air	w/grilles	.49	.23	.50	.50	.23	.50	.43	.24
E66 LoE Argon	no grilles	.44	.24	.56	.45	.24	.56	.38	.26
E66 LoE Argon	w/grilles	.44	.22	.50	.45	.22	.50	.38	.23

Check local jurisdictions for current energy codes.

LoE Glass



100/175 Series windows are offered with a LoE glass option. LoE high performance glass with argon gas allows light to filter in while keeping the sun's harmful rays out. In addition, this special glazing saves energy and reduces utility costs by keeping the cool air inside in the summer and the warm air inside in the winter.

Product lines and their components, building codes, installation techniques and third party certifications are constantly evolving. For the most current information, check our website frequently at krestmark.com.

For information about measuring and installing new Krestmark windows, visit our web site at krestmark.com

3950 Bastille Road, Suite 100 ■ Dallas, Texas 75212 ■ 214-237-5055 ■ krestmark.com

BORAL WINDOWS, LLC D/B/A KRESTMARK ALUM 100 2.18



WARM EDGE TECHNOLOGY

TEXAS DEPARTMENT OF INSURANCE

Windows must be square and sash must be locked during install to ensure smooth operation of windows.

Dallas, Texas • 214-237-5055 or 1-800-853-3593

Vinyl Windows

TDI	FL#	
WIN-494	13191.1	200/275 SERIES VINYL TILT SINGLE HUNG 48" x 72" H-R45
WIN-494	16966.2	200/275 SERIES VINYL TILT SINGLE HUNG 44" x 72" H-R50
WIN-495	13195.1	200/275 SERIES VINYL FIXED WINDOW 48" x 72" FW-R70
WIN-495	13195.2	200/275 SERIES VINYL FIXED WINDOW 72" x 72" FW-R60
	16964.1	200/275 SERIES VINYL CONTINUOUS HEAD AND SILL TWIN TILT SINGLE HUNG 87" x 72" H-R40
	16964.2	200/275 SERIES VINYL CONTINUOUS HEAD AND SILL TWIN TILT SINGLE HUNG 71" x 72" H-R50
	17056.1	200/275 SERIES VINYL TILT SINGLE HUNG WITH TRANSOM 3880 44" x 96" R50
	17056.2	200/275 SERIES VINYL CONTINUOUS HEAD & SILL TWIN TILT SINGLE HUNG WITH TRANSOM 6080 71" x 96" R50
	16966.1	200/275 SERIES VINYL TILT SINGLE HUNG 3070 36" x 84" R55
	17002.1	200/275 SERIES VINYL CONTINUOUS HEAD & SILL TRIPLE TILT 107" x 72" (3060 TRIPLE) R50
	17002.2	200/275 SERIES VINYL CONTINUOUS HEAD & SILL TRIPLE WITH TRANSOM 3060 TRIPLE WITH 3010 TRIPLE TRANSOM R50
WIN-1161	13191.3	400 SERIES VINYL TILT SINGLE HUNG 48" x 72" H-R50
WIN-1160	13195.3	400 SERIES VINYL FIXED WINDOW 72" x 72" FW-C60
	13417.3	400 SERIES VINYL TWIN TILT SINGLE HUNG 80" x 72" H-R50
	13418.3	400 SERIES VINYL HORIZONTAL SLIDER 72" x 44" HS-R50
	13418.4	400 SERIES VINYL HORIZONTAL SLIDER 72" x 48" HS-R45

Impact Windows

TDI	FL#	
WIN-1242	12398	4000 VINYL SINGLE HUNG IMPACT 36" x 84" H-R50
WIN-1242	12398	4000 VINYL SINGLE HUNG IMPACT 44" x 72" H-R55
WIN-1242	12398	4000 VINYL SINGLE HUNG IMPACT 48" x 72" H-R50
WIN-1242	12398	4000 VINYL SINGLE HUNG IMPACT 36" x 72" H-R60
	17660	4000/4750 VINYL TWIN TILT SINGLE HUNG 80" x 72" H-R50
	17148	4000 SERIES VINYL PICTURE WINDOW 48" x 72" FW-C60
WIN-1242	17148	4000 SERIES VINYL PICTURE WINDOW 48" x 84" H-R50
WIN-1242	17660	4000 VINYL TWIN TILT SINGLE HUNG w/ 4000 TRANSOM 72" x 108" H-R50
	13418	4000 VINYL HORIZONTAL SLIDER 72" x 44" H-R50

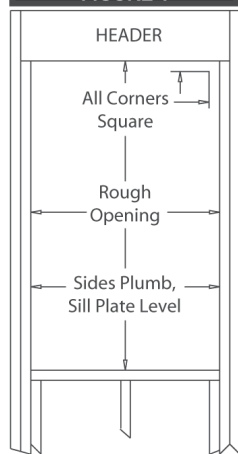
Aluminum Windows

WIN-392	12396.1	100 ALUMINUM SINGLE HUNG 48" x 72" H-R40
WIN-392	12398.1	100 ALUMINUM SINGLE HUNG 44" x 72" HS-R50
WIN-877	12398.2	100 ALUMINUM SINGLE HUNG TWIN WITH 101 FIXED STACKED 88" x 108" H-R50
WIN-391	15946.1	101 ALUMINUM FIXED WINDOW 72" x 72" FW-R65
WIN-393	13418.1	150 ALUMINUM HORIZONTAL SLIDER 72" x 44" HS-R50
WIN-390	12398.6	175 ALUMINUM SINGLE HUNG TILT SASH 48" x 72" H-R40
WIN-390	12398.5	175 ALUMINUM SINGLE HUNG TILT SASH 44" x 72" H-R50
WIN-390	12398.7	175 ALUMINUM SINGLE HUNG TILT SASH TWIN 72" x 72" H-R40
WIN-390	12398.6	175 ALUMINUM SINGLE HUNG TILT SASH TRIPLE 108" x 72" H-R50
WIN-880	12398.8	175 ALUMINUM SINGLE HUNG TILT SASH TWIN WITH 101 FIXED STACKED 80" x 108" H-R50

Installation Instructions for New Construction: Single Hung and Picture Windows

Inspect all windows carefully. **DO NOT INSTALL** if damaged or defective.

FIGURE 1



Window Opening

The rough opening must be plumb, level and square and slightly larger than window size in width and height, not including the nailing fins (see fig. 1). **Close and lock the sash to aid in keeping the window square during installation.**

Apply a 3/8" continuous bead of silicone caulking to the interior surface of the nailing fin covering the holes in the fin, to seal the window's fin to the sheathing or house wrap. If the rough opening is larger than the window unit by more than 1/2", also apply the caulk to the sheathing or house wrap, making sure the bead is no more than 1/4" from the edge of the rough opening, so that it is covered by the nailing fin when the window is installed.

Setting Shims (if necessary)

The sill of the window must be supported in a straight and level position at a minimum of three points, at either end and in the middle. Windows wider than 30" should be supported at a maximum of every 12" (see fig. 2). **Shims should be used when applicable.**

Placing Shims

Place 1/4" shims on the sill plate of the window opening spaced as described above. Multiple twin or triple windows should have a support under each mullion (see fig. 2).

Setting Window

Set window on the shims and adjust side clearance to be equal on both sides. Tack one upper corner of the fin to keep window in place. Check sill with a level and adjust thickness of shims as required to level sill. Readjust side clearance as necessary. Shims must be cut to exact thickness to fit snug and not fall out but do not force shims into place, pushing the sill upward out of level. Shim both sides of window (see fig. 2) and adjust thickness of shims to make diagonal measurements equal with the window plumb and square.

If the above has been done correctly the width across the top, middle and bottom will measure the same. Clearance between the sash stile and jamb mainframe will be equal. The meeting rail and lock rail will align

evenly at the top and clearance between the sash stile and jamb mainframe will have parallel sight lines. The sweep latches should lock smoothly.

Fastening Windows with Nail Fins

Selection of fasteners are the responsibility of the installer. Structure and load requirements should be taken into account with regard to selection. The windows shall be secured to the framing through the nail fin. Fasteners are corrosion resistant as specified in the International Building Code (IBC), International Residential Code (IRC) and the Texas Revisions. To achieve published test results #8-1 1/2" truss head screw or equivalent should be used.

Fasteners shall be spaced approximately 2" from each corner and approximately 12" on center around the perimeter of the window. The fasteners shall be long enough to penetrate a minimum of 1 1/2" into the wall framing. Mull or multiple window units must be fastened directly at the mull and approximately 6" on either side of the mullion. **Make sure head and sill are not bowed up or down. Check side jambs are not bowed in or out.**

Flashing Recommendations

Use self adhesive flexible flashing (minimum 4" wide and meets local requirements) which has a self-adhering surface on one side, approved for use on vinyl, aluminum, and other substances such as house wrap. This flashing material must meet a minimum water resistance of 24 hours in accordance with ASTM-D779 and AAMA Certified Installation Guidelines.

(see fig. 3) Sill flashing is applied first up against the bottom of the window sill extending beyond the sides of the window jamb fin and side flashing at least 2". Apply jamb flashing next over the jamb-nailing fin, continuing over and beyond the sill flashing, 2" below. Apply head flashing similarly, extending 2" past either side of the jamb flashing, to complete the window flashing detail.

(see fig. 2) Install non-expanding foam or insulation between the window and rough opening. It is very important that these openings are not overstuffing and bow the frame. Do NOT use expanding foam.

FIG.3, EXTERIOR VIEW

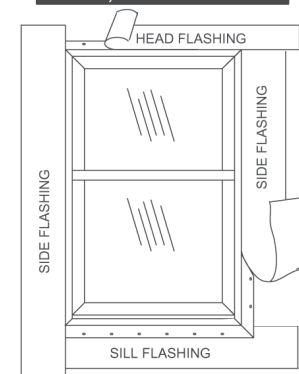
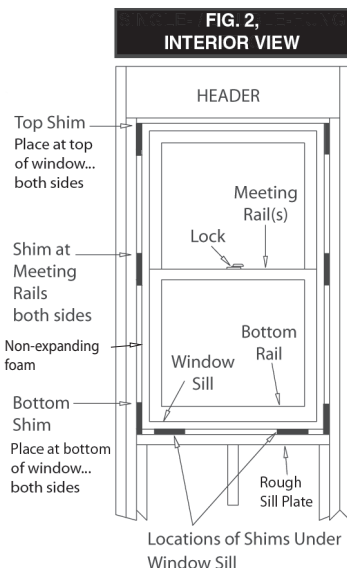
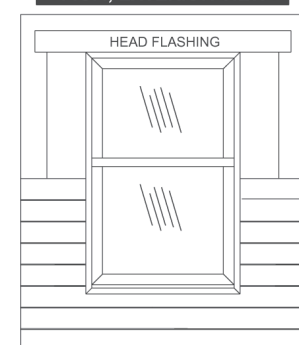


FIG.4, EXTERIOR VIEW



CAUTIONS

- Do not use large razor knives, metal scrapers or razor blades to clean glass. **Never scrape dry glass!**
- Do not remove shipping clips from lock rail until window is installed.
- Do not lay windows flat or store in the sun. The heat will shrink the plastic wrapping and warp the frame.
- Do not caulk or plug weep holes.
- Do not drill into or through the sill of the window.
- Protect the window during construction and plastering.
- Do not lift window by top of frame, only by jambs.
- Protect vinyl sill from traffic and damage.

These recommended guidelines are based on industry accepted practices, however there are other accepted methods. Knowing, understanding and satisfying local code requirements is the sole responsibility of the installer.

Check with local building codes for particular installation and performance requirements.

For updated information on approvals and/or installation guidelines, go to www.krestmark.com.

100 Series S.H.

