

HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

HDRC CASE NO: 2021-081
ADDRESS: 415 LABOR ST
LEGAL DESCRIPTION: NCB 926 BLK 7 LOT W IRR 90.7 FT OF E IRR 190.85 FT OF 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Lauri Azzaro/Real Life Ministries
OWNER: Sean Azzaro/REAL LIFE MINISTRIES
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: February 10, 2021
60-DAY REVIEW: Not Applicable Due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 8 existing aluminum windows with new vinyl windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.
- 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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.

- 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.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

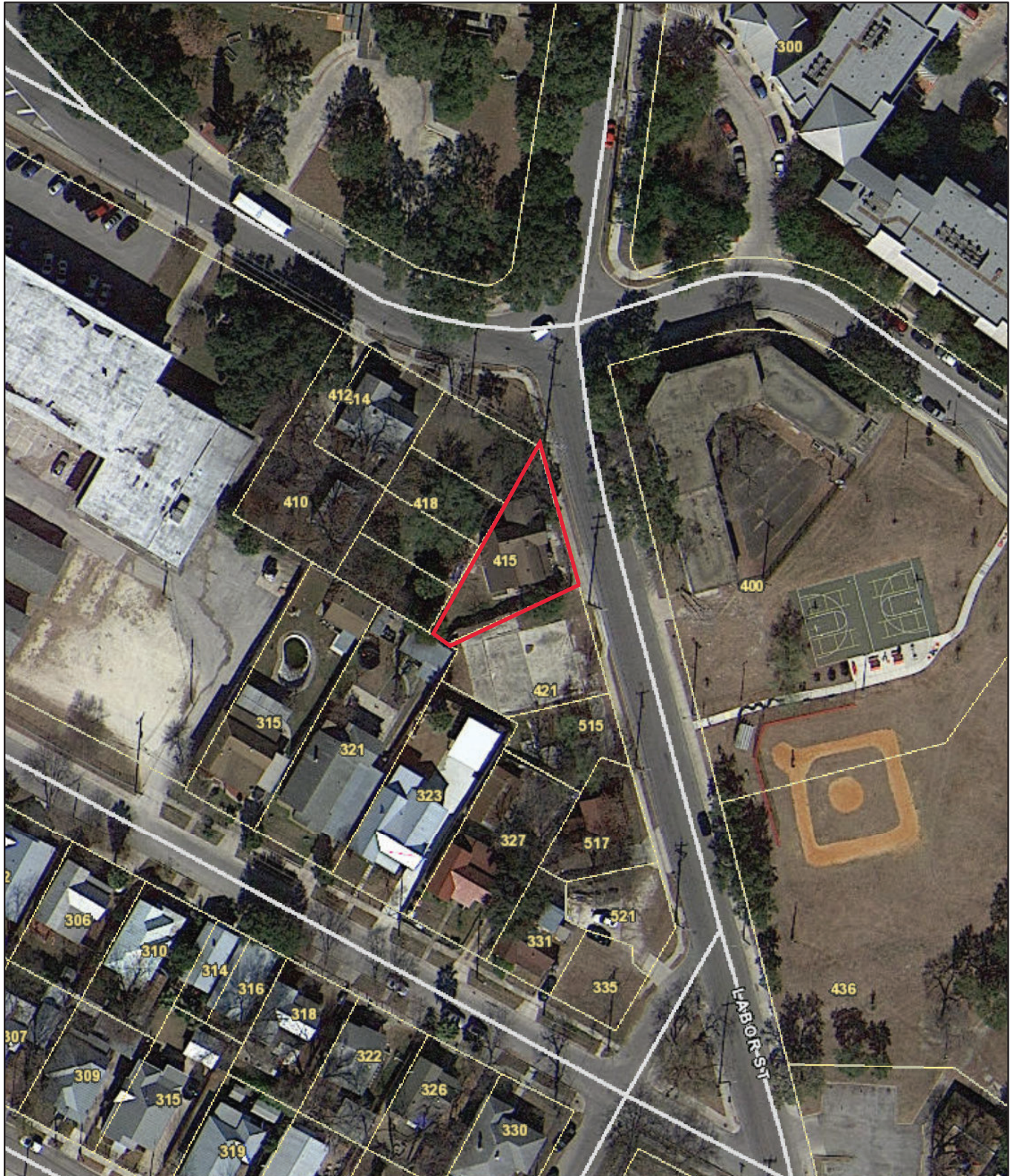
- a. The property located at 415 Labor is a 1-story, single-family structure constructed circa 1910 in the Folk Victorian style. The property first appears on the Sanborn maps in 1912. The structure features a cross gable composition shingle roof, wood cladding, a decorative gable end detail, turned wood porch columns, and one-over-one original wood and aluminum replacement windows. The property is contributing to the Lavaca Historic District.
- b. SITE VISIT – Staff conducted a site visit to the property on March 12, 2021. During the site visit staff observed the following damage to the existing aluminum windows: missing sashes or sash elements, cracked or missing glass, and openings without windows. Overall, the windows were found to be in poor condition. Staff finds that the windows proposed for replacement are deteriorated and are an inappropriate window product for the historic structure.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace 8 existing aluminum windows with vinyl replacement windows. The existing wood windows on the structure are not included in the request for replacement and will be repaired. Guideline 6.B.vii for Exterior Maintenance and Alterations states that non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds the proposed vinyl replacement windows inappropriate.

RECOMMENDATION:

Staff recommends approval of window replacement based on findings a through c with the following stipulation:

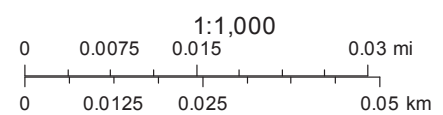
- i. That the applicant installs fully wood windows or aluminum-clad wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

City of San Antonio One Stop



March 12, 2021

— User drawn lines



Google Maps 415 Labor St



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft

Google Maps 415 Labor St



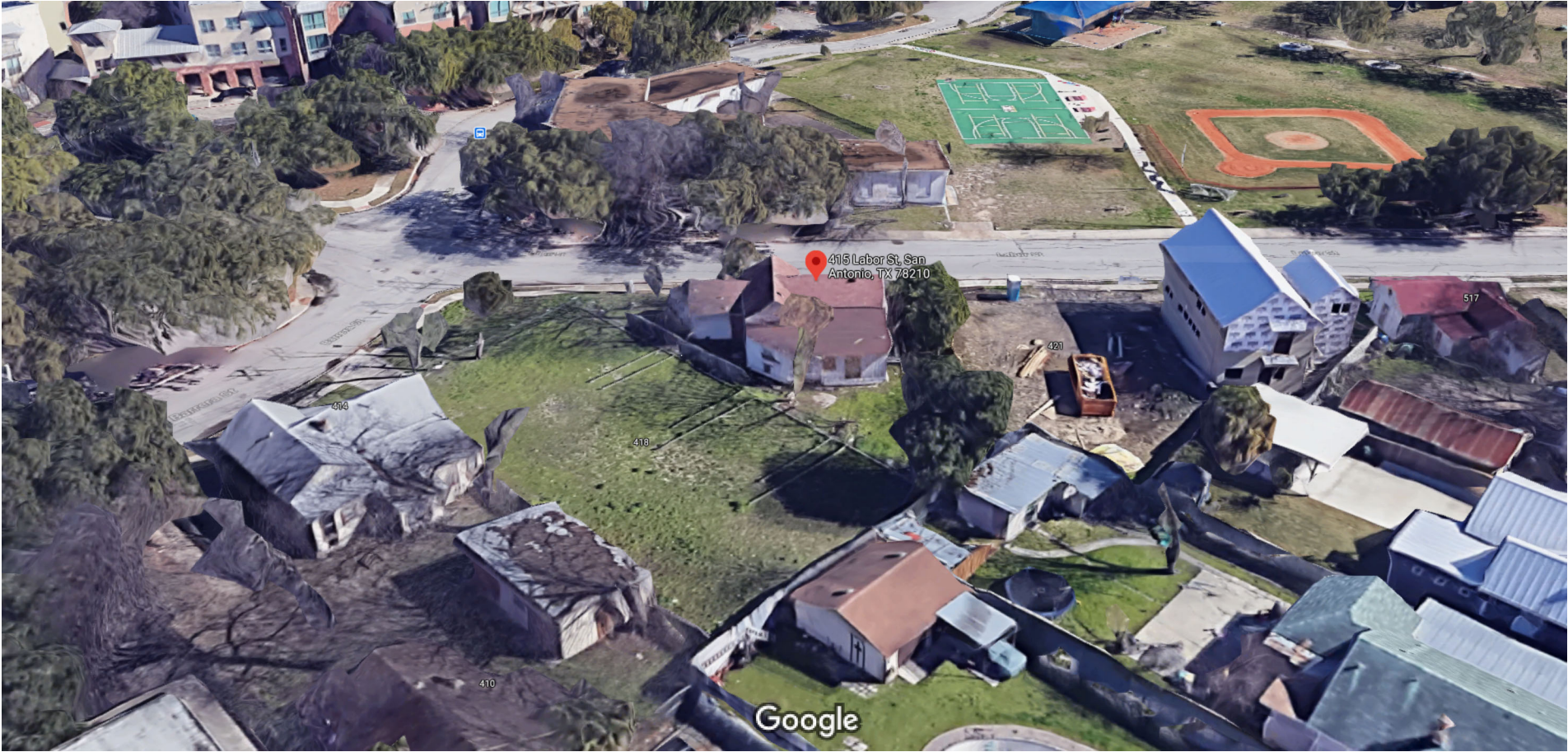
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Google Maps 415 Labor St



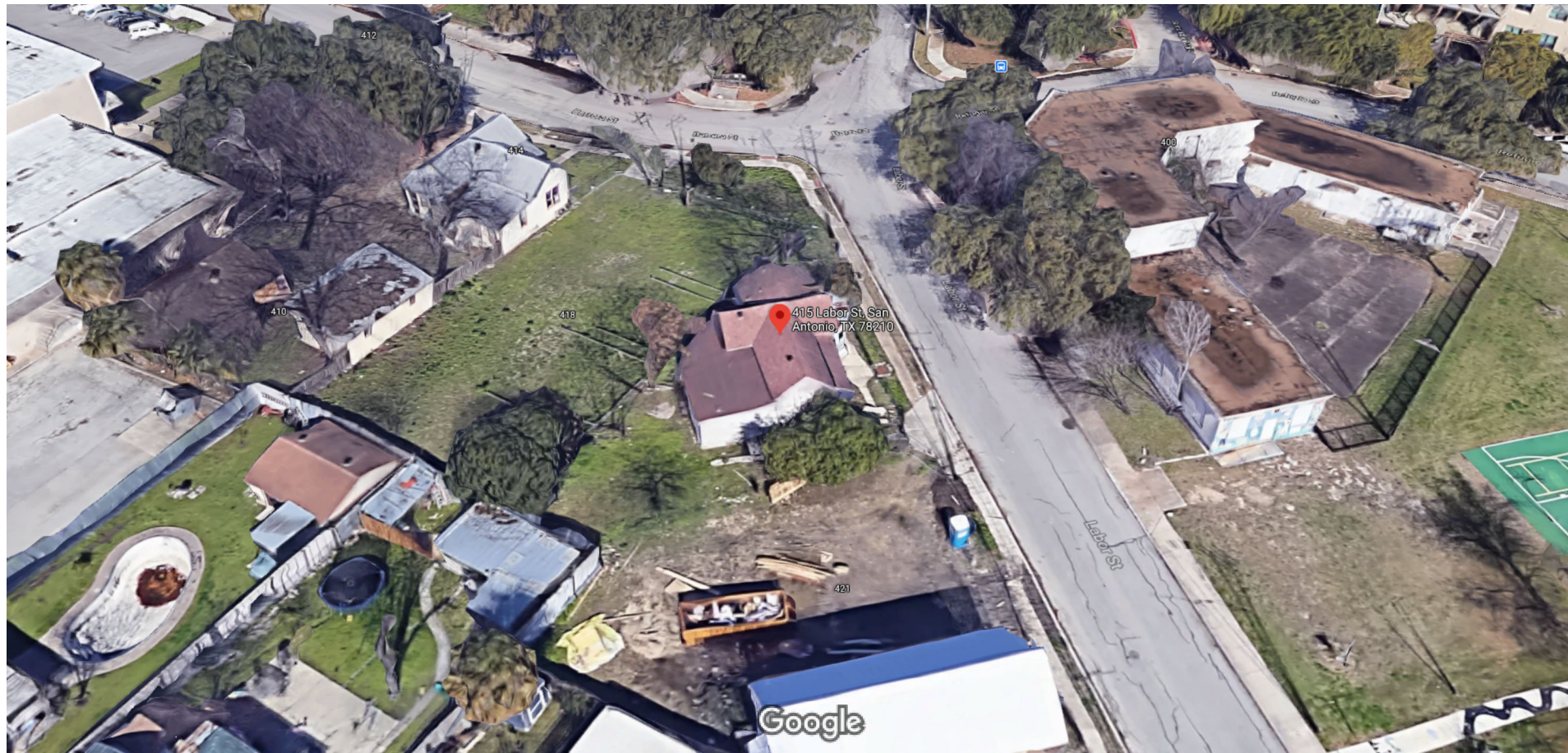
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Google Maps 415 Labor St



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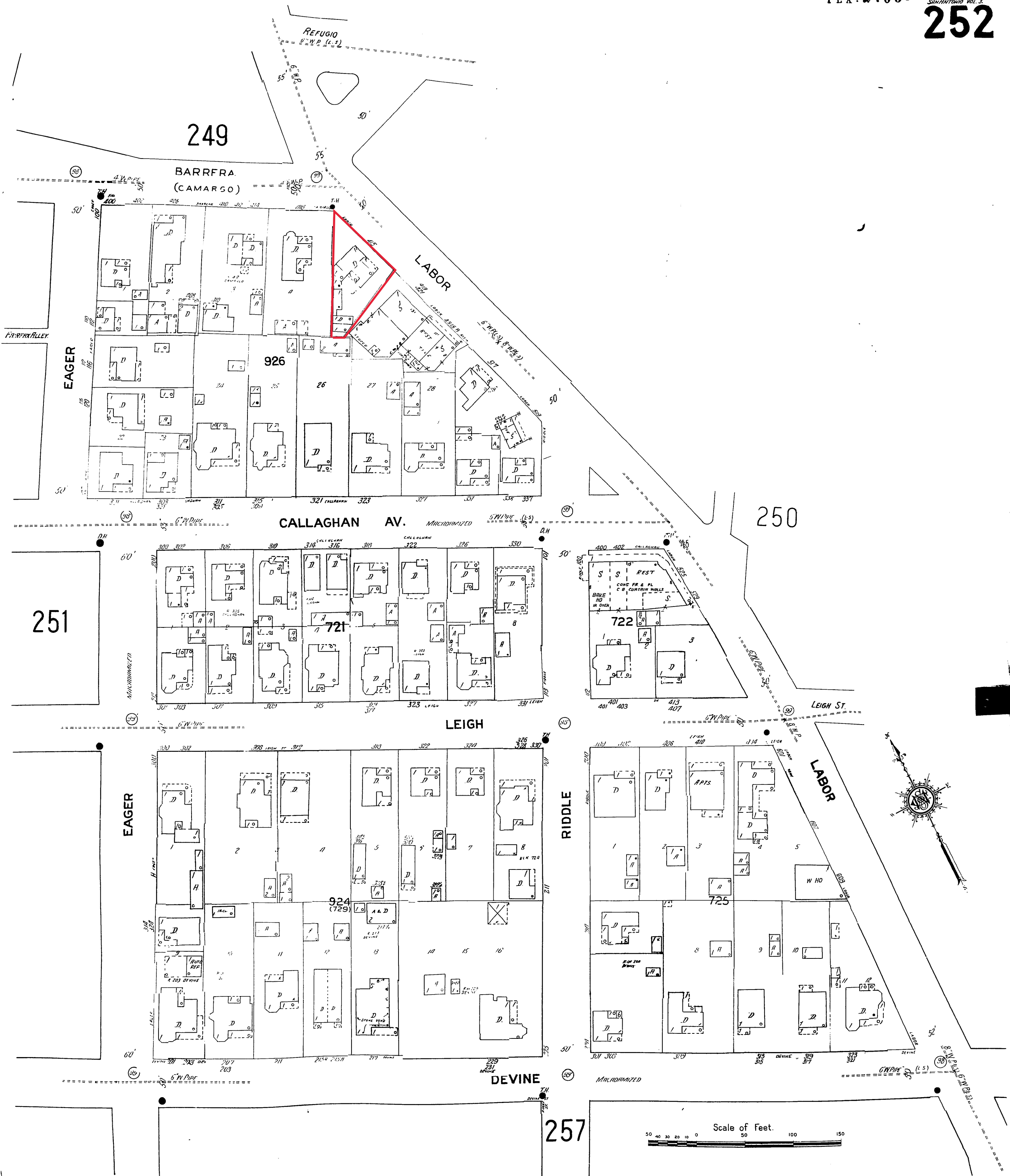
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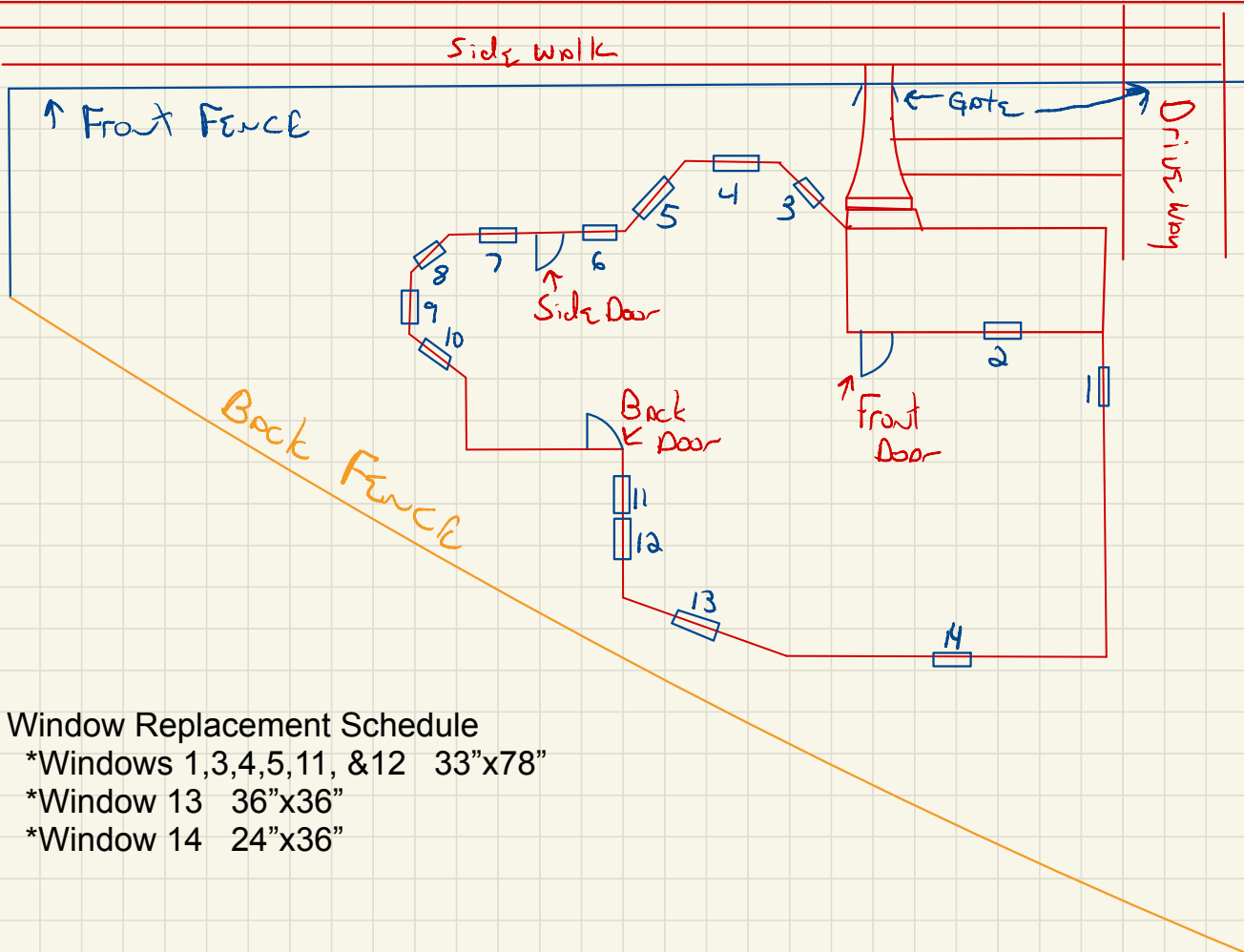








Labor St.



Window Replacement Schedule

- *Windows 1,3,4,5,11, &12 33"x78"
- *Window 13 36"x36"
- *Window 14 24"x36"

Window
#1



Window #3



Window
#4

4
1
5



protected by ADT

Window
#5





Windows

11

12

Window #13



Window
#14





1110 SERIES SINGLE HUNG



PERFORMANCE GRADE

Overall Rating	Test Unit Size
1 - Single	48" x 96"
2 - Double	36" x 96", 44" x 74"
3 - Triple	36" x 74"
4 - Quad	(Twin - 2) 79.5" x 65.5"
5 - Pent	(Triple - 3) 107.5" x 71.5"

1110/1111 THERMAL PERFORMANCE

3MM GLASS	NFRC CERTIFIED*			
	R Value	U Factor	SHGC	VT
Single	2.86	0.35	0.30	0.55
Double	2.86	0.35	0.23	0.43
Triple	3.23	0.31	0.29	0.55
Quad	3.33	0.30	0.22	0.43

*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: 1/2" 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

STANDARD FEATURES

- Energy-efficient Warm Edge insulating glass
- Maintenance-free multi-chamber PVC construction
- Fully fusion-welded corners on sash and frame for superior structural strength
- Dual lift rails on bottom sash for easy operation
- Integral nail fin (shown) for simple installation
- Bottom sash tilts in and is removable for easy cleaning
- Flush mounted tilt latches
- Traditional brick mould profile with 2 3/4" frame depth
- Interior glazed top sash, Exterior glazed bottom sash
- Aluminum reinforced meeting rail with cam locks that engage keepers for your security
- Block and tackle balances



OPTIONS

GLASS OPTIONS:

Low-E, Low-E^{SC}, HP, HP^{SC}, Warm Edge+ spacer, obscure and tempered

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 1/8" 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 F2090-2010 requirements

SOUND CONTROL OPTIONS:

STC 24, 31, or 34

COLOR OPTIONS:

WHITE

BEIGE

CLAY



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.



Home Innovation
NGBC GREEN CERTIFIED

PLY GEM BUILDER SERIES 1110/1111 WINDOWS HAVE BEEN GREEN APPROVED BY THE HOME INNOVATIONS RESEARCH LAB.

This means you can be assured that Ply Gem Builder Series 1110/1111 windows comply with specific green practice criteria in the National Green Building Standard. Visit www.homeinnovation.com/greenproducts for more details.

Ply Gem
BUILDING PRODUCTS