

HISTORIC AND DESIGN REVIEW COMMISSION

April 16, 2025

HDRC CASE NO: 2025-076
ADDRESS: 238 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9005 BLK 3 LOT 32 33 AND 34
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Thomas Villanueva/Nueva General Contractors LLC
OWNER: Cynthia Marmolejo/MARMOLEJO ARMIN & MARMOLEJO CYNTHIA
TYPE OF WORK: New construction of a detached rear accessory structure
APPLICATION RECEIVED: March 09, 2025
60-DAY REVIEW: May 24, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 508 sf detached rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Incorporating additional height into half stories or within traditional roof forms is strongly encouraged. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Facade configuration*—The primary facade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new facade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The structure at 238 Lovera is a single-family one-story home that first appears on the 1938 Sanborn map. It is constructed in a minimal traditional style, features an asymmetrical façade with two hipped roof forms and is clad in limestone typical of Olmos Park Terrace.
- b. MASSING & SIZE – The applicant is requesting to construct a one-story 508 sf detached rear accessory unit. The Guidelines for New Construction 5.A.i and ii state that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Additionally, New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The proposed new construction measures 508 sf while the primary structure measures 1,282 sf. Staff finds the proposed massing and size consistent with the guidelines.
- a. SETBACK - The applicant is requesting to locate the proposed structure at the SE corner of the lot while observing a 10’0” side setback and a 12’0” rear setback. Guideline 5.B.ii states that new garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape or district while historic garages or outbuildings are most typically located at the rear of the lot, behind the principal building. While staff finds the location at the rear of the lot appropriate staff finds the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.
- c. ROOF (FORM) – The applicant is requesting to construct a structure with a primary hip roof form with two front-facing rear gables. Guideline 2.B.i states that roof forms consistent with those predominantly found on the block should be incorporated into new construction. The 200 block of Lovera features roof forms consisting of front gable, side gable and hip roof forms. Staff finds the proposed roof forms appropriate.
- d. ROOF (MATERIAL) – The applicant is requesting to install an asphalt shingle roof. Guideline 3.a.iii states that roof materials that are similar in terms of form, color, and texture to those traditionally used in the district should be selected. Staff finds the installation of an asphalt shingle roof consistent with the Guidelines.
- e. WINDOWS & DOORS – The applicant is proposing to install a variety of windows featuring non-traditional proportions and operations. Guideline 5.A.v states that window and door openings should be designed similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. Windows found within the district and on the primary structure are typically wooden and sashed, or steel casement. Staff finds the applicant should incorporate window products on each façade that feature traditional operations and proportions to those found throughout the district and/or relating to the primary structure. Additionally, the applicant has not submitted product specifications for the proposed doors. Staff finds the applicant should submit window and door product specifications for review prior to the issuance of a COA.
- f. SIDING – The applicant is requesting to clad the new structure in a vertically oriented textured engineered wood product. Guidelines 3.A.ii and v state that while traditional materials, such as wood siding, can be used in a new way to provide visual interest in new construction any contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, should be visually similar to traditional materials in dimension, finish, and texture. While staff finds the use of vertical

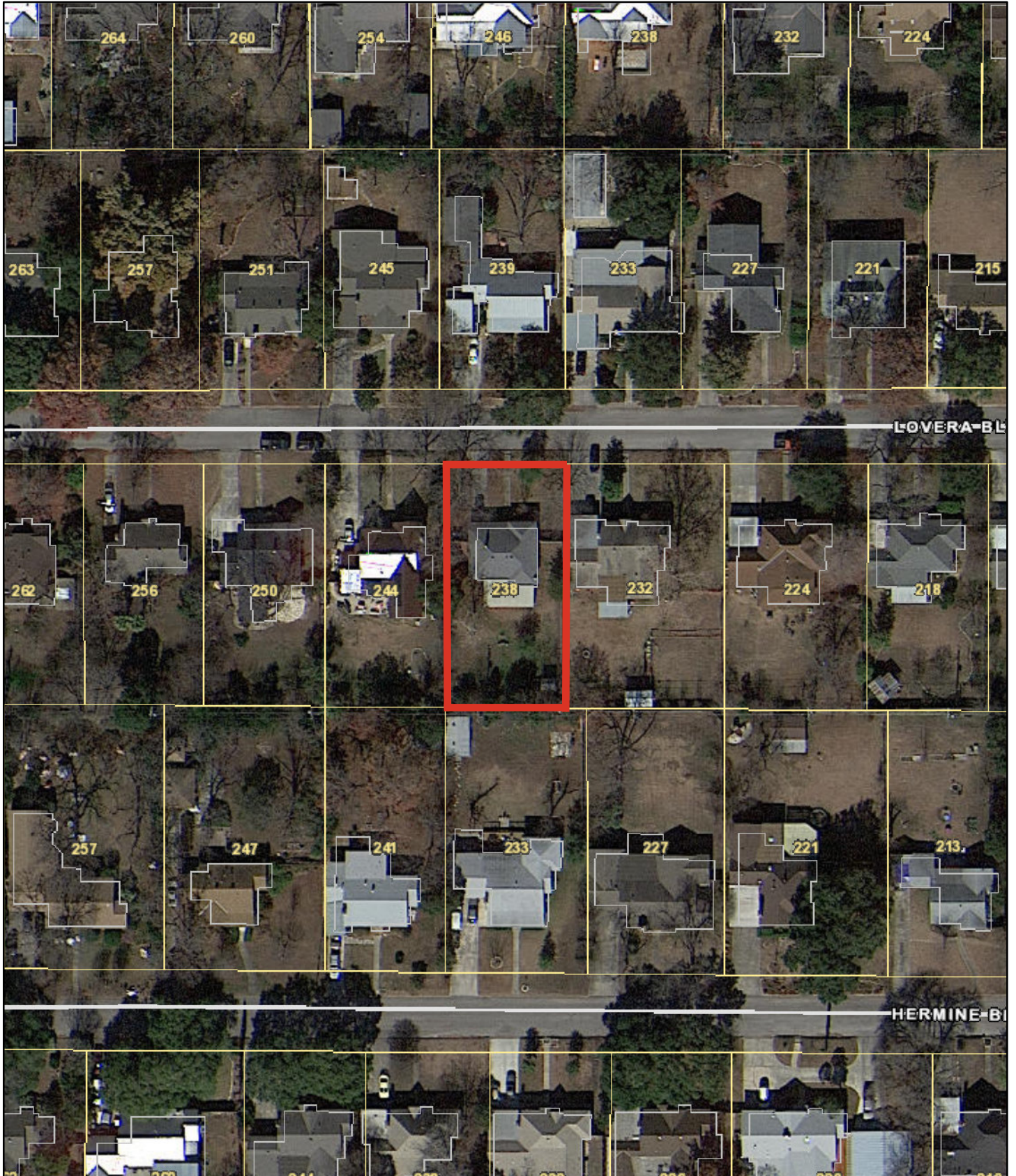
siding appropriate, a smooth finish should be installed, and vertical wood siding should be dimensioned and profiled to represent historic siding within the district and that individual siding boards be used.

RECOMMENDATION:

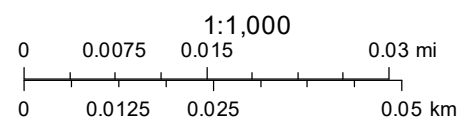
Staff recommends approval to construct a 508 sf rear accessory with the following stipulations;

1. That the applicant incorporate a more traditional window product and fenestration pattern that relates to those existing within the district and primary structure based on findings a and e.
2. That the applicant install a vertical siding material that features a smooth-finish dimensioned and profiled to represent historic siding with individual boards versus sheets based on findings a and f.
3. That the applicant submit all window, door, roofing, and siding specifications to staff for review prior to the issuance of a COA based on findings a, d, e, and f.
4. That the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



April 11, 2025





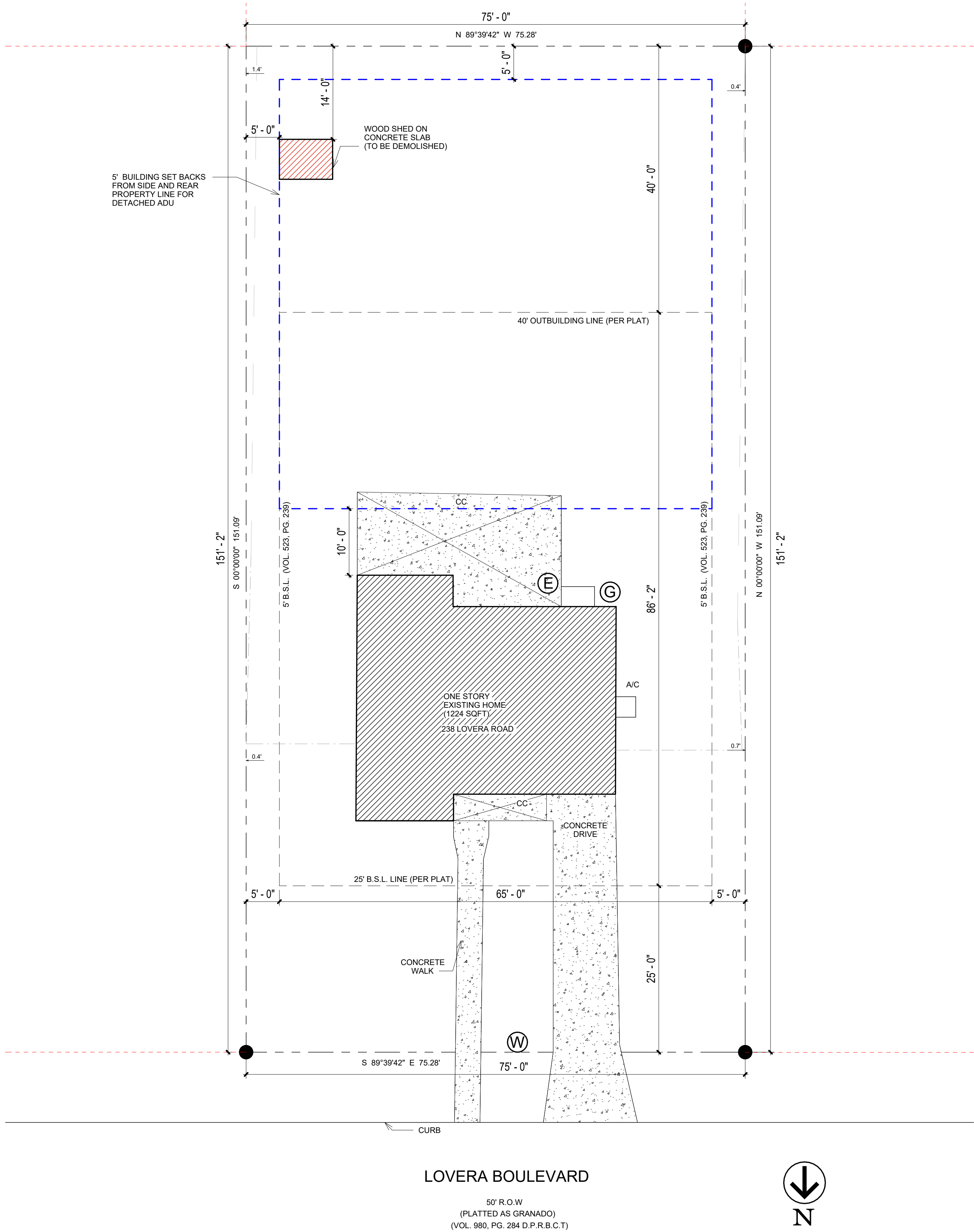












1 SITE PLAN
1" = 10'-0"

NOTE

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THOSE SHOWN ON THE RECORDED SUBDIVISION PLAT IN VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

2.PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

B1) RESTRICTIONS RECORDED IN VOLUME 1299, PAGE 572, AND VOLUME 1523, PAGE 229, DEED RECORDS OF BEXAR COUNTY, TEXAS.

10D) TERMS, CONDITIONS, EASEMENT, BUILDING SETBACK LINES AND OTHER MATTERS SET OUT ON OLMOS PARK TERRACE RECORDED IN VOLUME 980, PAGE 282-285, OF THE COUNTY PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE

ACCORDING TO FEMA MAP NO. 48029C0401H WITH AN EFFECTIVE DATE OF JUNE 19, 2020, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

LEGAL DESCRIPTION

LOTS 32, 33, AND 34 BLOCK 3, NEW CITY BLOCK 9005, OLMOS PARK TERRACE, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND	
	BOUNDARY
	BUILDING SET - BACK
	PROPOSED UNIT
	DEMOLISHED UNIT
	EXISTING UNIT
	WOOD FENCE
	CHAINLINK FENCE
	ADU SET BACK
	RECORD INFORMATION
	ROUND IRON ROD
	GM (GAS METER)
	WM (WATER METER)
	EM (ELECTRIC METER)
	B.S.L. BUILDING SET BACK LINE
	E.G.T.V. GAS, ELECT., TEL., & CA.TV
	CC COVERED CONCRETE
	AC AIR CONDITIONER



www.archilance.net/
611 SOUTH DUPONT HIGHWAY
SUITE 102 (STREET),DOVER
19901
Email:info@archilance.net

STAMP :

NO.	REVISION:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		

OWNER:		ADDRESS:	

NO.	AREAS:
1	FIRST FLOOR
2	SECOND FLOOR
3	THIRD FLOOR
4	BASEMENT
5	GARAGE
6	TOTAL
7	BALCONY
8	DRIVEWAY
9	PORCH

DRAWING TITLE :

SITE PLAN -
DEMOLISHED

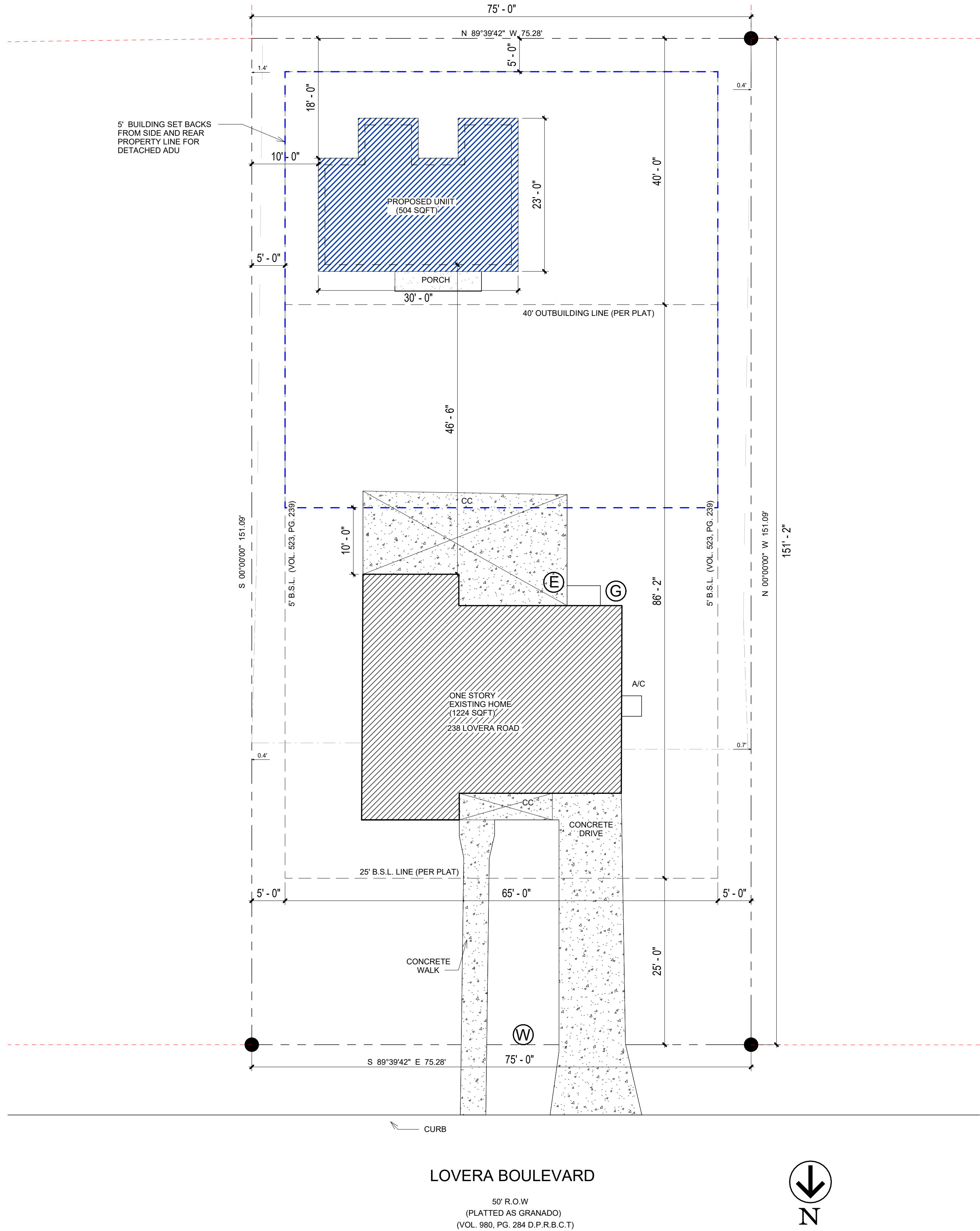
SCALE: As indicated

PROJECT NO: As indicated

PAPER SIZE:

ARCH D 36X24

01-A
4/8/2025 6:31:20 PM



1 SITE PLAN
1" = 10'-0"

NOTE

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THOSE SHOWN ON THE RECORDED SUBDIVISION PLAT IN VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

2.PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

B1) RESTRICTIONS RECORDED IN VOLUME 1299, PAGE 572, AND VOLUME 1523, PAGE 229, DEED RECORDS OF BEXAR COUNTY, TEXAS.

10D) TERMS, CONDITIONS, EASEMENT, BUILDING SETBACK LINES AND OTHER MATTERS SET OUT ON OLMOS PARK TERRACE RECORDED IN VOLUME 980, PAGE 282-285, OF THE COUNTY PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE

ACCORDING TO FEMA MAP NO. 48029C0401H WITH AN EFFECTIVE DATE OF JUNE 19, 2020, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

LEGAL DESCRIPTION

LOTS 32, 33, AND 34 BLOCK 3, NEW CITY BLOCK 9005, OLMOS PARK TERRACE, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND	
---	BOUNDARY
---	BUILDING SET - BACK
▨	PROPOSED UNIT
▨	DEMOLISHED UNIT
▨	EXISTING UNIT
---	WOOD FENCE
---	CHAINLINK FENCE
---	ADU SET BACK
()	RECORD INFORMATION
●	ROUND IRON ROD
⊙	GM (GAS METER)
⊙	WM (WATER METER)
⊙	EM (ELECTRIC METER)
---	B.S.L.
---	E.G.T.V.
---	CC
---	AC



www.archilance.net/
611 SOUTH DUPONT HIGHWAY
SUITE 102 (STREET),DOVER
19901
Email:info@archilance.net

STAMP :

NO.	REVISION:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		

NO.	AREAS:	OWNER:	ADDRESS:
1	FIRST FLOOR		
2	SECOND FLOOR		
3	THIRD FLOOR		
4	BASEMENT		
5	GARAGE		
6	TOTAL		
7	BALCONY		
8	DRIVEWAY		
9	PORCH		

NO.	AREAS:
1	FIRST FLOOR
2	SECOND FLOOR
3	THIRD FLOOR
4	BASEMENT
5	GARAGE
6	TOTAL
7	BALCONY
8	DRIVEWAY
9	PORCH

DRAWING TITLE :

SITE PLAN -
PROPOSED

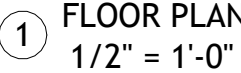
SCALE: As indicated

PROJECT NO: As indicated

PAPER SIZE:

ARCH D 36X24

01-B
4/8/2025 6:31:21 PM



STAMP:

NO.	REVISION:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		

<u>OWNER :</u>	
<u>ADDRESS:</u>	

NO.	AREAS:
1	FIRST FLOOR
2	SECOND FLOOR
3	THIRD FLOOR
4	BASEMENT
5	GARAGE
6	TOTAL
7	BALCONY
8	DRIVEWAY

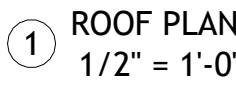
DRAWING TITLE :

FLOOR PLAN

SCALE: $1/2" = 1'-0"$

PROJECT NO: 1/2" =

PAPER SIZE:



4/8/2025 6:31:21 PM



Email:Info@archilance.net

TAMP:

NO.	AREAS:
1	FIRST FLOOR
2	SECOND FLOOR
3	THIRD FLOOR
4	BASEMENT
5	GARAGE
6	TOTAL
7	BALCONY
8	DRIVEWAY
9	PORCH

DRAWING TITLE :

ELEVATIONS

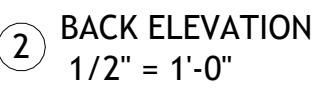
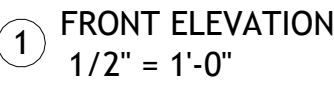
SCALE: $1/2" = 1'-0"$

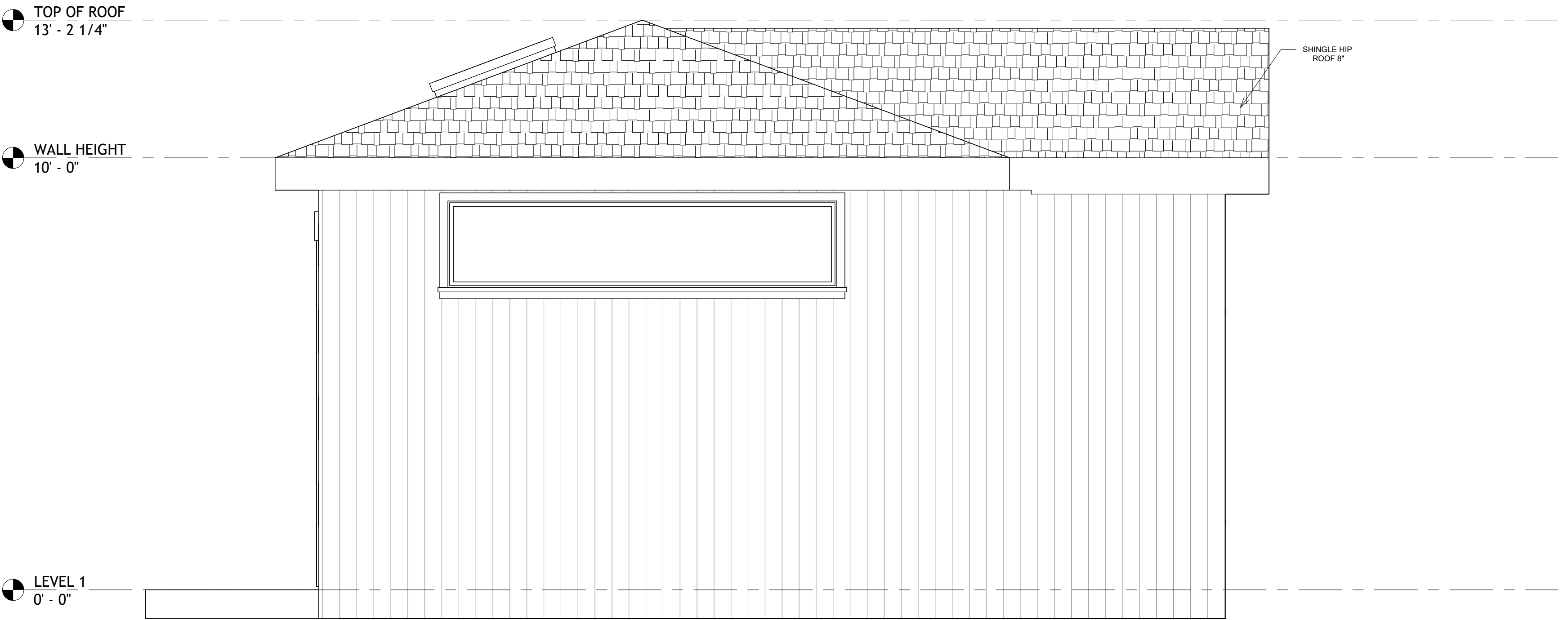
PROJECT NO: 1/2" =

ARCH D 36X24

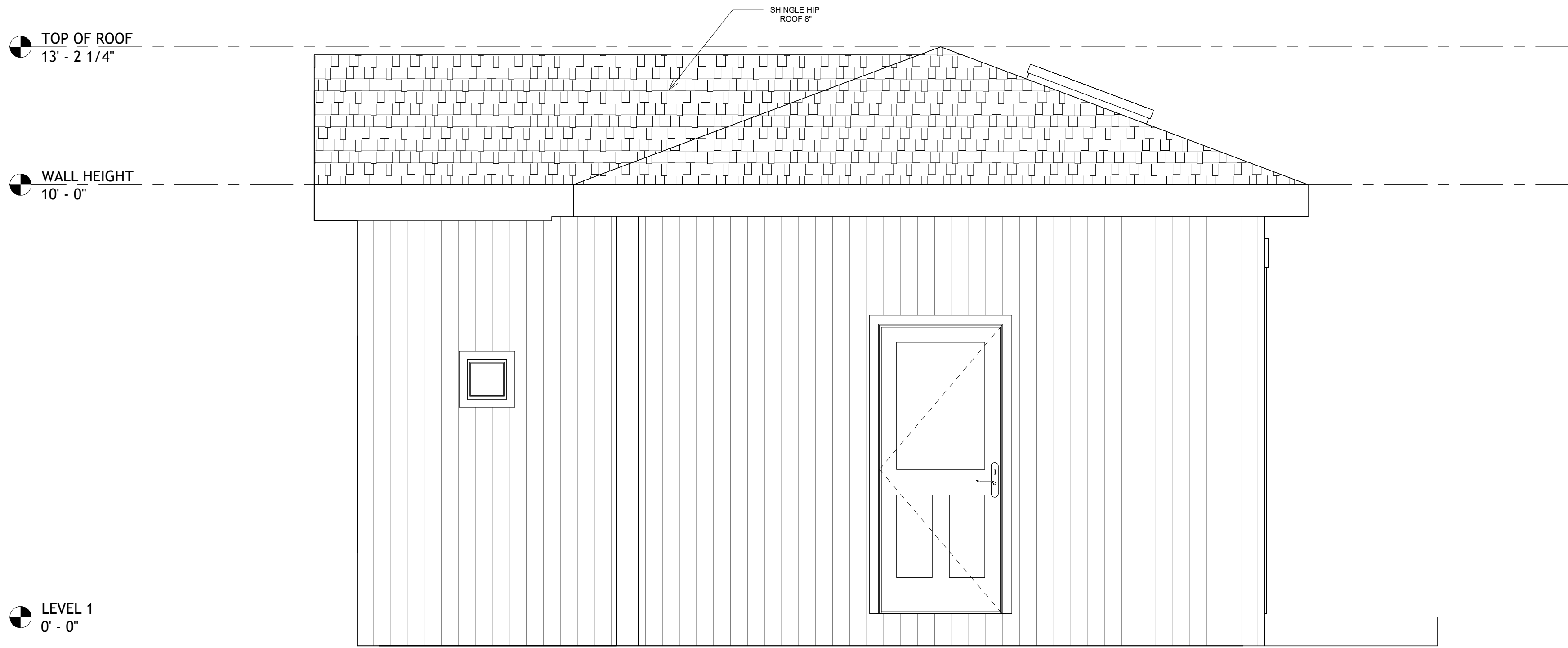
04

4/8/2023 6:31:22 PM





① RIGHT ELEVATION
1/2" = 1'-0"



② LEFT ELEVATION
1/2" = 1'-0"

NO.	REVISION:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		

OWNER:

ADDRESS:

NO.	AREAS:
1	FIRST FLOOR
2	SECOND FLOOR
3	THIRD FLOOR
4	BASEMENT
5	GARAGE
6	TOTAL
7	BALCONY
8	DRIVEWAY
9	PORCH

Plytanium® plywood exterior siding is an exterior-grade panel that is ideal for siding applications from new home construction and remodeling to do-it-yourself projects.

Available Types & Sizes (Sized for 4' x 8')

Length (Minimum)	7'-11 ⁷ / ₈ " (2.435 m)
Width (Minimum)	3'-11 ⁷ / ₈ " (1.216 m)
Siding Types	T1-11 Reverse Board & Batten (RB & B) No Groove
Finish	Rough sawn or scratch sand
Groove Spacing	T1-11 – 4" on-center or 8" on-center RB & B – 12" on-center


Building Code Performance Categories, Panel Thickness

- 11/32 CAT, 0.328" (8.33 mm)
- 19/32 CAT, 0.578" (14.68 mm)

Specifications

Length/Width Tolerance	+0, -1 ¹ / ₁₆ " (+0, -1.6 mm), based on 4' or 8' value
Straightness Tolerance	±1 ¹ / ₁₆ " (±1.6 mm)
Squareness Tolerance	±1 ¹ / ₈ " (±3.2 mm)
Primary Species	Southern Yellow Pine
Testing Agency	APA®-The Engineered Wood Association
Classification	Exterior – Plywood suitable for repeated wetting and redrying or long-term exposure to weather and other conditions of similar severity.
Code Fire Classification	Class III or C
Flame Spread Rating	75-200, smoke-developed index <450
Building Code Compliance	PS 1-09

Other Information

Forestry Certification	Plytanium siding panels are made from Sustainable Forestry Initiative® (SFI®) certified responsible wood sources.	 SUSTAINABLE FORESTRY INITIATIVE Certified Sourcing www.sfiprogram.org <small>SFI-00007</small>
Formaldehyde Emission	Plytanium siding panels contain no added urea formaldehyde resins. Emission levels for certified PS 1 structural panels are exempt by the California Air Resources Board (CARB) in the Composite Wood Air Toxic Control Measure (ATCM) and phenolic bonded structural panels are exempt from testing or monitoring by HUD in the Manufactured Home Construction and Safety Standards.	

Manufacturing Locations

Location	APA Mill Number	Zip Code	Harvest Radius
Camden, TX	515	75934	90 miles
Corrigan, TX	516	75939	90 miles
Dudley, NC	348	28333	80 miles
Emporia, VA	230	23847	40 miles
Gurdon, AR	517	71743	60 miles
Madison, GA	404	30650	100 miles
Prosperity, SC	329	29127	80 miles
Taylorsville, MS	282	39168	50 miles

THE
INSPIRE
COLLECTION

4100 SERIES

Single Hung



PRODUCT FEATURES

- Fusion welded frame and sash corners
- Multi-chambered vinyl frame and sash profiles
- 3-1/4" Frame with beveled exterior
- 1-1/2" Nail fin with 1" setback from exterior
- 3/4" J-Channel (frame option)
- DP50 Performance available
- 3/4" Insulated glass unit
- Intercept Spacer system
- Tilt in, lift out sash
- Full interlocking meeting rail
- Integral sash lift rail
- Triple weatherstripped sash and meeting rail
- Composite locks and horizontal fastened lock keeper
- Dual function sloped sill
- Foam-filled compression bulb seal on sill
- FlexScreen®
- White or Clay vinyl. Black exterior laminate available
- Made in USA with more than 90% domestic content

SIZE LIMITS

	Width	Height	UI*
Minimum	16.5"	29.25"	45
Maximum	52"	98"	150

*United Inches = Width + Height

vinylmax
windows

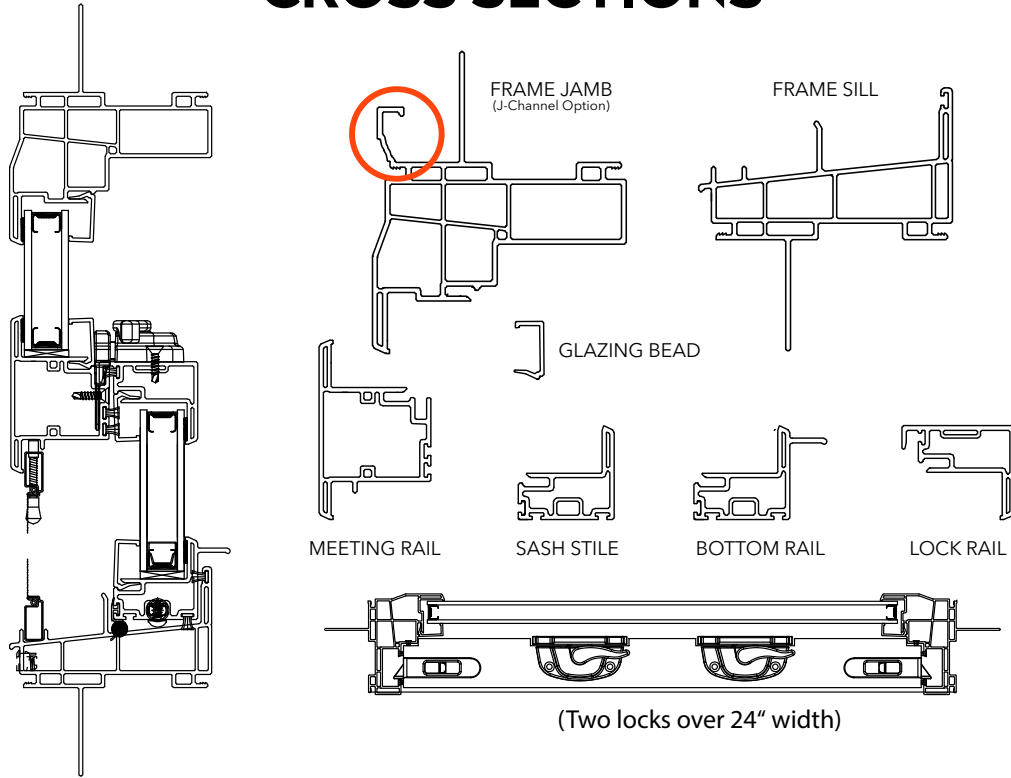
PRODUCT RATING: R-PG50

Complete NFRC Values on Flip Side

WINDOW+DOOR
TOP 100
MANUFACTURERS



CROSS SECTIONS



PERFORMANCE DATA

No Grids							With Grids						
4100 Single Hung							4100 Single Hung						
	U Value	SHGC	U Value	SHGC	VLT	ENERGY STAR 7.0		U Value	SHGC	U Value	SHGC	VLT	ENERGY STAR 7.0
IntelliGlass Low E / Argon	.29	.29	.28	.29	.55			.29	.26	.28	.26	.49	
IntelliGlass X Low E / Argon	.29	.21	.27	.21	.50	S		.29	.19	.27	.19	.45	S
IntelliGlass N Low E / Argon	.26	.47	.26	.47	.55	N		.26	.42	.26	.42	.49	N
IntelliGlass C Low E / Argon	.25	.20	.25	.20	.45	NC SC S		.25	.18	.25	.18	.40	NC SC S
IntelliGlass X3 Triple Pane Low E / Argon	.25	.20	.23	.20	.46	NC SC S		.26	.18	.24	.18	.41	SC S
IntelliGlass Plus Triple Pane Low E / Argon	.20	.25	.18	.25	.43	N NC		.20	.22	.19	.22	.38	N NC SC S

4150/4153 Slider							4150/4153 Slider						
	U Value	SHGC	U Value	SHGC	VLT	ENERGY STAR 7.0		U Value	SHGC	U Value	SHGC	VLT	ENERGY STAR 7.0
IntelliGlass Low E / Argon	.29	.29	.28	.29	.55			.29	.26	.28	.26	.49	
IntelliGlass X Low E / Argon	.29	.21	.27	.21	.50	S		.29	.19	.27	.19	.45	S
IntelliGlass N Low E / Argon	.26	.47	.26	.47	.55	N		.26	.42	.26	.42	.49	N
IntelliGlass C Low E / Argon	.25	.20	.25	.20	.45	NC SC S		.25	.18	.25	.18	.40	NC SC S
IntelliGlass X3 Triple Pane Low E / Argon	.25	.20	.23	.20	.46	NC SC S		.26	.18	.24	.18	.41	SC S
IntelliGlass Plus Triple Pane Low E / Argon	.20	.25	.18	.25	.43	N NC		.20	.22	.18	.22	.38	N NC SC S

4170 Picture Window							4170 Picture Window						
	U Value	SHGC	U Value	SHGC	VLT	ENERGY STAR 7.0		U Value	SHGC	U Value	SHGC	VLT	ENERGY STAR 7.0
IntelliGlass Low E / Argon	.28	.31	.27	.31	.58			.28	.28	.27	.28	.51	
IntelliGlass X Low E / Argon	.27	.23	.26	.23	.53	SC S		.27	.21	.26	.21	.47	SC S
IntelliGlass N Low E / Argon	.24	.49	.23	.49	.58	N		.24	.45	.23	.45	.52	N
IntelliGlass C Low E / Argon	.23	.21	.22	.21	.48	NC SC S		.23	.19	.22	.19	.43	NC SC S
IntelliGlass X3 Triple Pane Low E / Argon	.23	.21	.22	.21	.48	NC SC S		.24	.19	.23	.19	.43	NC SC S
IntelliGlass Plus Triple Pane Low E / Argon	.18	.26	.17	.26	.45	N NC		.19	.24	.17	.24	.40	N NC

Product Rating	Up to this size window*	Structural Test Pressure PSF	Water Resistance PSF	Air Infiltration cfm/ft²
Single Hung R-PG50	44" x 63" SS glass	50	7.52	0.19
Single Hung LC-PG50	44" x 75" DS glass	50	7.52	0.16
Slider R-PG35	63" x 44" SS glass	35	4.59	0.13

The lower the **U-value**, the greater a window's resistance to heat flow and the better its insulating value

The lower the **SHGC**, the more a product is blocking solar heat from coming through the window.

VLT - Visible Light Transmittance - lower values mean less light passing through the window.

* windows outside these size limits have not been structurally tested

QPF

Self-Flashed Fixed Skylight

The VELUX Fixed Self-Flashed Skylight is a daylighting alternative to skylights with traditional flashing methods. This skylight features a pre-installed metal self-flashing to provide a leak-free installation and designed to be used on thin roofing materials. Additionally, with its clean exterior profile, this skylight provides uninhibited bright natural light to the space below.

Ideal Applications:

Out of reach entry ways, living rooms and bedrooms that can benefit from daylight.



FEATURES & BENEFITS

- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free

PRODUCT DETAILS

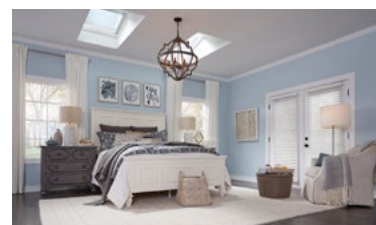
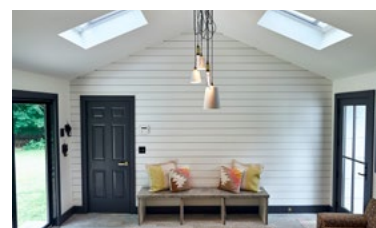
- **Laminated LoE3 Glass:** double-paned argon-gas-filled LoE3 glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- Pre-finished white painted frames
- 10 year hail with laminated safety glass

OPTIONAL SKYLIGHT UPGRADES

- Impact Glass
- White Laminated Glass
- Tempered LoE

ACCESSORIES

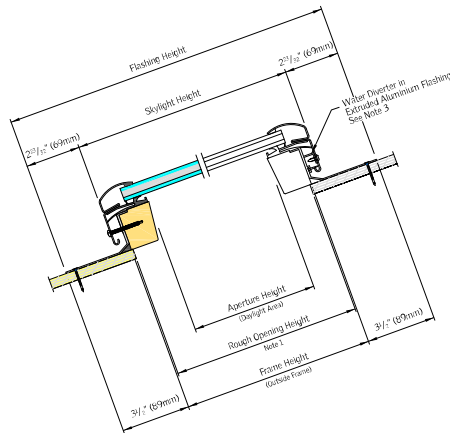
- Factory pre-installed white Room-Darkening shades



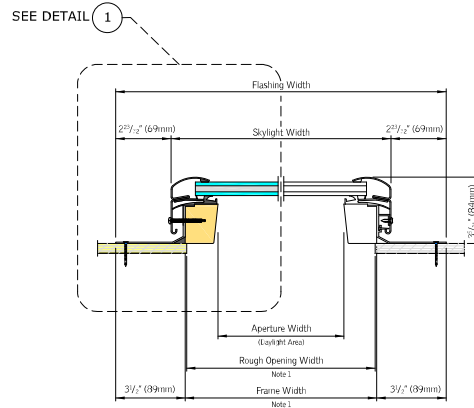
QPF

VELUX®

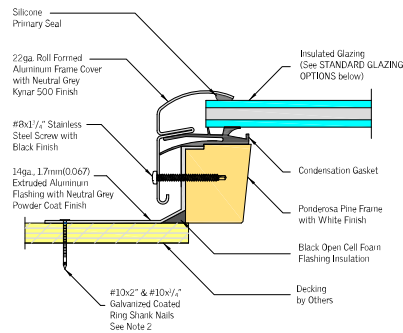
Self-Flashed Fixed Skylight



VERTICAL CROSS SECTION



HORIZONTAL CROSS SECTION



DETAIL 1

COMPLIANCE AND CERTIFICATIONS

- DBPR Florida
- IAPMO
- NFRC, National Fenestration Rating Council
- WDMA, Window & Door Manufacturing Association

		2222	2230	2246	3030	3046	4646
Rough Opening Width	(W-in.)	22 1/2	22 1/2	22 1/2	30 1/2	30 1/2	46 1/2
Rough Opening Height	(H-in.)	22 1/2	30 1/2	46 1/2	30 1/2	46 1/2	46 1/2
Daylight Area	(Sq. Feet)	2.63	3.71	5.87	5.24	8.29	13.12

ELITE GLASS-SEAL®

3-TAB FIBERGLASS ASPHALT SHINGLES

MANUFACTURED IN JOPLIN, MO

PRODUCT DATA

DESCRIPTION

Information included in this product data sheet was current at time of printing.

To obtain a copy of the most current version of this product data sheet, visit us online at tamko.com or call us at 800-641-4691.

ELITE GLASS-SEAL® self-sealing 3-tab shingles are made from fiberglass mat, that has been coated on both sides with a layer of weathering-grade asphalt, and surfaced with ceramic granules.

- 25-year Limited Warranty & Arbitration Agreement
- 5-year Full Start® Period
- 10-year Algae Cleaning Limited Warranty

USES: For application to roof decks with inclines of 2 inches per foot or greater.

- For slopes between 2 inches per foot and up to, but not including 4 inches per foot — see “Low Slope Application” section of the Application Instructions.
- For slopes equal to or greater than 21 inches per foot—see “Mansard Roof or Steep Slope Roof” section of the Application Instructions.

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

COLORS

- Oxford Grey
- Rustic Black
- Rustic Cedar
- Rustic Hickory
- Shadow Grey
- Weathered Wood

TECHNICAL INFORMATION

UL Listed for Class A Fire Rating:	UL 790/ASTM E108, Class A
UL Classified for Wind Resistance:	ASTM D7158, Class H and ASTM D3161, Class F
UL Classified in accordance with:	ASTM D3462 and ICC-ES Acceptance Criteria AC438
UL Evaluation Reports:	UL ER2919-01 and UL ER2919-02
Florida Building Code Approved:	FL18355 and FL35321
Miami-Dade County Product Control Approved	

(CONTINUED ON NEXT PAGE)



P.O. Box 97
Galena, KS 66739-0097
800-641-4691
tamko.com



IMPORTANT SAFETY INFORMATION: Do not install until all appropriate safety precautions have been read and understood. The TAMKO Safety Data Sheet (SDS) is available at tamko.com/sds. Always use appropriate fall protection equipment and wear appropriate personal protective equipment (PPE) when working with this product. Moisture, frost, debris or other material will decrease the traction and can cause slippery conditions when walking on the product. **Applicator safety is of utmost importance.**

WARNING: This product contains crystalline silica and formaldehyde. Crystalline silica and formaldehyde have been classified as “known human carcinogens” by the International Agency for Research on Cancer (IARC) and the National Toxicology Program. This product also contains oxidized asphalt. Occupational exposure to oxidized asphalt and its emissions during roofing have been classified by IARC as a “probable human carcinogen”. Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as “known” or “probable human carcinogen”. The physical nature of this product may help limit any inhalation or dermal hazard during application and/or removal. However, physical forces such as sawing, grinding or drilling during demolition work and heating or burning may increase the inhalation or dermal exposure hazard of this product. Take precautions to prevent breathing and contact with skin.

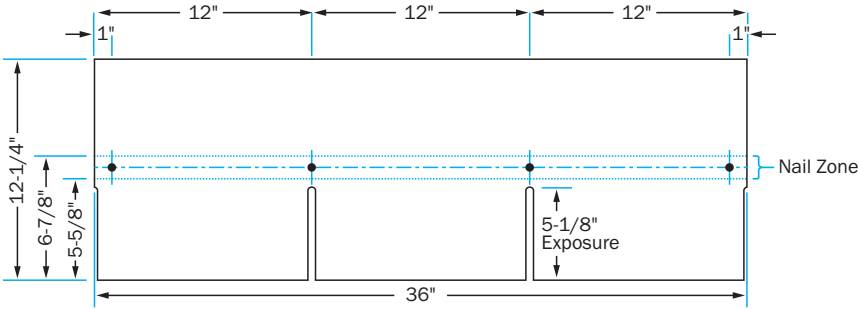
ELITE GLASS-SEAL[®]

3-TAB FIBERGLASS ASPHALT SHINGLES

MANUFACTURED IN JOPLIN, MO

PRODUCT DATA

PRODUCT DATA



Shingle size [†]	12-1/4" × 36"
Exposure	5-1/8"
Each bundle contains	26 shingles
26 shingles covers ^{††}	33.31 sq. ft.
One Sales Square covers ^{††}	100 sq. ft.
Bundles per Sales Square	3
Shingles per Sales Square	78

[†] Subject to manufacturing variation

^{††} When applied according to application instructions



P.O. Box 97
Galena, KS 66739-0097
800-641-4691
tamko.com

Manufacturing Locations

Location	APA Mill Number	Zip Code	Harvest Radius
Camden, TX	515	75934	90 miles
Corrigan, TX	516	75939	90 miles
Dudley, NC	348	28333	80 miles
Emporia, VA	230	23847	40 miles
Gurdon, AR	517	71743	60 miles
Madison, GA	404	30650	100 miles
Prosperity, SC	329	29127	80 miles
Taylorsville, MS	282	39168	50 miles