

HISTORIC AND DESIGN REVIEW COMMISSION COMPLIANCE AND TECHNICAL ADVISORY BOARD

June 21, 2024

HDRC CASE NO: 2024-208
ADDRESS: 201 VANCE ST
LEGAL DESCRIPTION: NCB 733 BLK 5 LOT S 77.66 FT OF 11
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Martin Bomba/Window World
OWNER: Arnaldo Miranda/MIRANDA ARNALDO
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: June 07, 2024
60-DAY REVIEW: July 27, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to replace 15 existing wood windows with 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.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement 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 primary structure located at 201 Vance is a 1-story residential structure constructed circa 1900 in the Folk Victorian style. The structure first appears on the 1904 Sanborn Map. The structure features a cross gable metal roof with exposed rafter tails, an asymmetrical front porch with metal post supports, wood cladding, and one-over-one wood windows. The property is contributing to the Lavaca Historic District.
- b. WINDOW REPLACEMENT: EXISTING CONDITION – The applicant has requested to replace 15 existing wood windows with Window World 4000 Series vinyl windows. Staff requested a site visit to assess the condition of the windows; however, a site visit was not scheduled with the applicant or the property owner. Based on the photos submitted by the applicant, the existing wood windows do not show signs of significant wood rot, wood damage, or severe deterioration, and fewer than 50 percent on the window elements are deteriorated beyond repair. Staff finds that the existing wood windows are in repairable condition.
- c. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic

and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. The historic house already features an inherent barrier in window screens. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

- d. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace 15 existing wood windows with Window World 4000 Series vinyl replacement windows. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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. As noted in finding b, staff finds that the windows are in repairable condition. If the windows were deteriorated beyond repair, replacement windows should be fully wood and conform to the Historic Design Guidelines. Window repair work includes the removal of sashes from frames to make repairs. Elements such as rails and stiles that are rotten or missing may be replaced with new solid wood elements to match the existing (in-kind repairs only). Glass should feature a clarity comparable to the existing (tinted glass should not be used).

RECOMMENDATION:

Staff does not recommend approval of window replacement based on findings a through e. Staff finds that the windows are repairable. Any window elements that are deteriorated beyond repair may be replaced with in-kind material, matching in material, dimension, profile, and finish.

If the HDRC is compelled to approve window replacement, staff recommends the following stipulation:

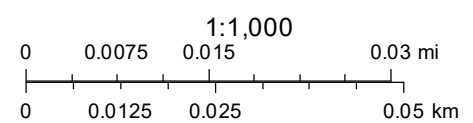
- i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the 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. Faux divided lites are not permitted.

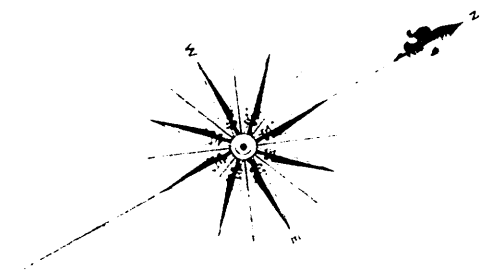
City of San Antonio One Stop



June 12, 2024

— User drawn lines





D N E

V O I U M P E

GARDEN

S. PRESA

EAGAR

NOT PAVED

SADIE

RIDDLE

VANCE

729

728

733

734

731

726

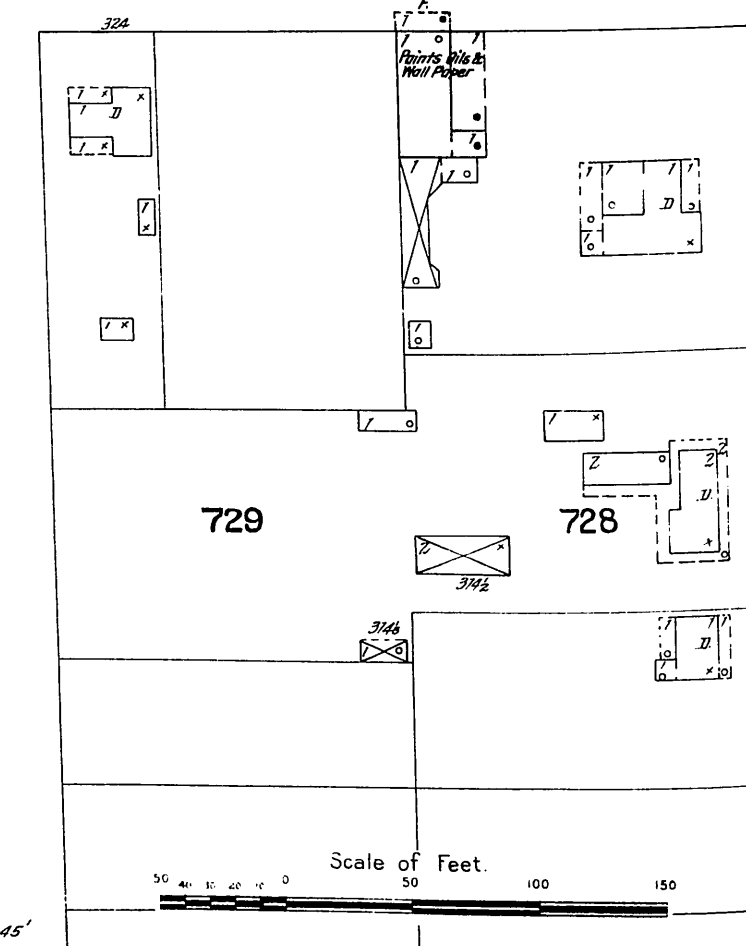
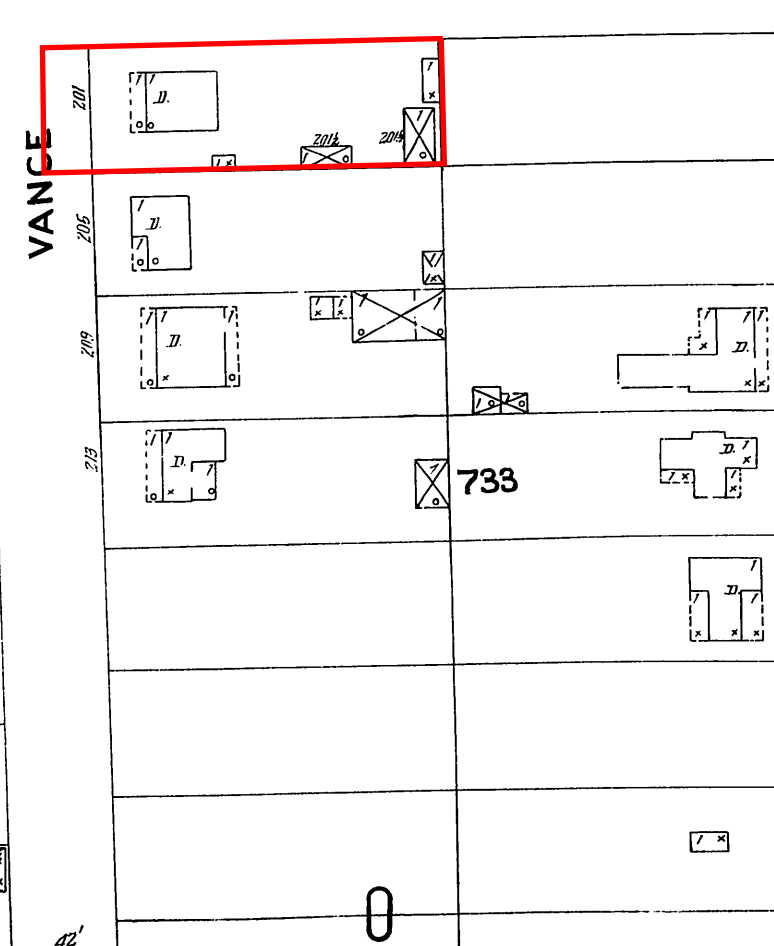
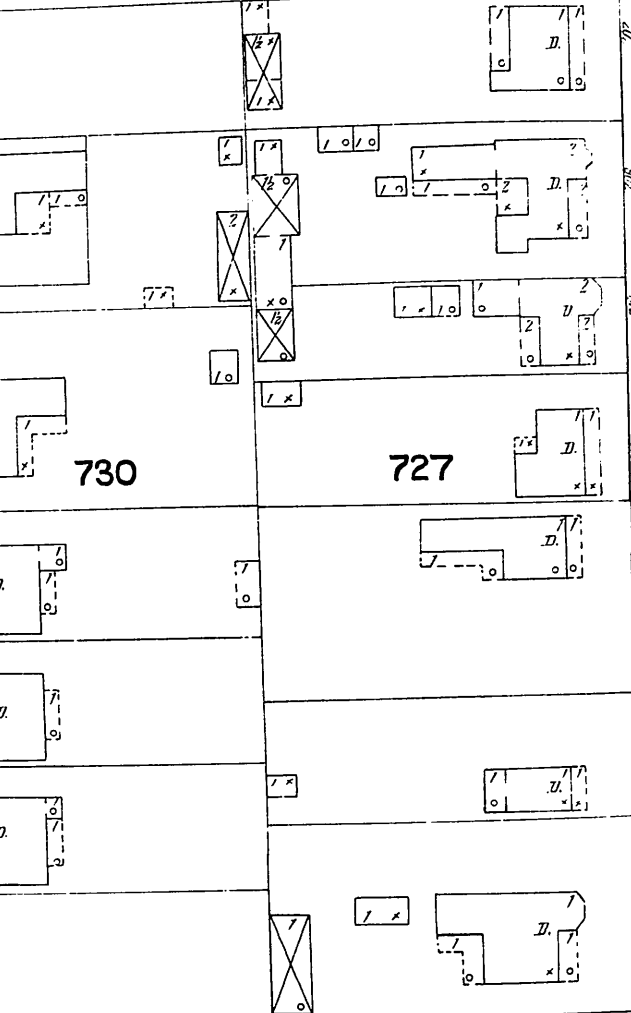
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730

727

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735



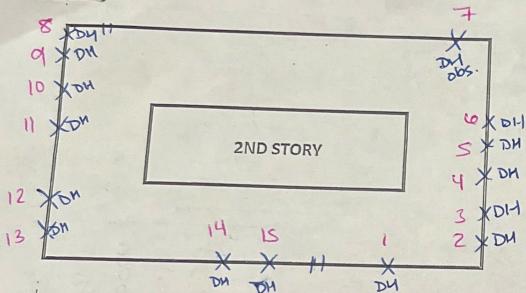


201 Vance Street
San Antonio, TX 78210

Window Replacement

- Material Specification of existing windows: This home has original single pane wooden framed windows from the 1938
- Interior wood bucking will remain after the new window installation.
- Exterior wood trim 1x4 will also remain after the new window installation.

**LEAD
JOB**



Manufacturer MI 4K
 Name Lana Hernandez
 Address 201 Vance St.
 City SATX Zip 78210 Date 3/1/24
 Email lana.hernandez@mi4k.com
 Phone 210 854 0417
 Design Consultant Elia
 Measure Technician - Dennis B.

Travel Fee
 YES ☒ NO ☐

Permit
 YES ☐ NO ☐

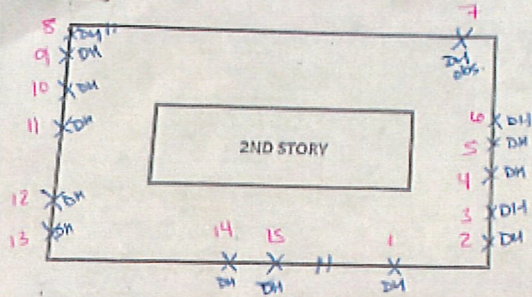
#	LOCATION	COLOR (INT)	COLOR (EXT)	I/O	W	H	MODEL	GRID / STYLE	ORIEL	TEMP	OBS / RAIN	Multi (Std/ Struct)	Ladder (2nd/3rd)	LEAD?	OS? (Over 1200)	TRIM OPTION	EXTRACT	COMMENTS
1	Bed 1	white		1	32	61 1/4	DH											wood standard exhaust
2	↓			1	32	61 1/4	DH											standard from install
3	↓			1	32	61 1/4	DH											
4	Bed 2			1	32	61 1/4	DH											
5	↓			1	32	61 1/4	DH											
6	↓			1	32	61 1/4	DH											
7	Restroom			1	32	37	DH				Xobs							
8	Laundry			1	32	53	DH											
9	Kitchen			1	32	37 1/2	DH											
10	Dining			1	31 3/4	61 1/4	DH											
11	↓			1	31 3/4	61 1/4	DH											
12	Living Room			1	31 3/4	61 1/4	DH											
13	↓			1	31 3/4	61 1/4	DH											
14	↓			1	31 3/4	61 1/4	DH											
15	↓			1	31 3/4	61 1/4	DH											

15 windows

11,525.25

See BACK
 FOR INSTALLER
 NOTES

LEAD JOB



Manufacturer M. 4K
 Name Lana Hernandez
 Address 201 Vance St.
 City SATX Zip 78110 Date 3/1/24
 Email lana.hernandez@4k.com
 Phone 210 854 0417
 Design Consultant Elia
 Measure Technician - Dennis B.

Travel Fee
 YES NO

Permit
 YES NO

#	LOCATION	COLOR (INT)	COLOR (EXT)	SD	W	H	MODEL	GRID / STYLE	ORNL	TEMP	CRST / RAIN	Mat (See Sched)	Label (2nd/3rd)	LEAD?	DEF (Over Issues)	TRIM OPTION	EXTRACT	COMMENTS
1	Bed 1	white		1	32	61 1/4	DH											wood standard exhaust
2	↓			1	32	61 1/4	DH											standard fresh install
3				1	32	61 1/4	DH											
4	Bed 2			1	32	61 1/4	DH											
5	↓			1	32	61 1/4	DH											
6				1	32	61 1/4	DH											
7	Bathroom			1	32	37	DH				Xobs							
8	Laundry			1	32	53	DH											
9	Kitchen			1	32	37 1/2	DH											
10	Dining			1	31 3/4	61 1/4	DH											
11	↓			1	31 3/4	61 1/4	DH											
12	Living Room			1	31 3/4	61 1/4	DH											
13	↓			1	31 3/4	61 1/4	DH											
14	↓			1	31 3/4	61 1/4	DH											
15	↓			1	31 3/4	61 1/4	DH											

15 windows

11,525.25

See BACK
 FOR INSTALLER
 NOTES









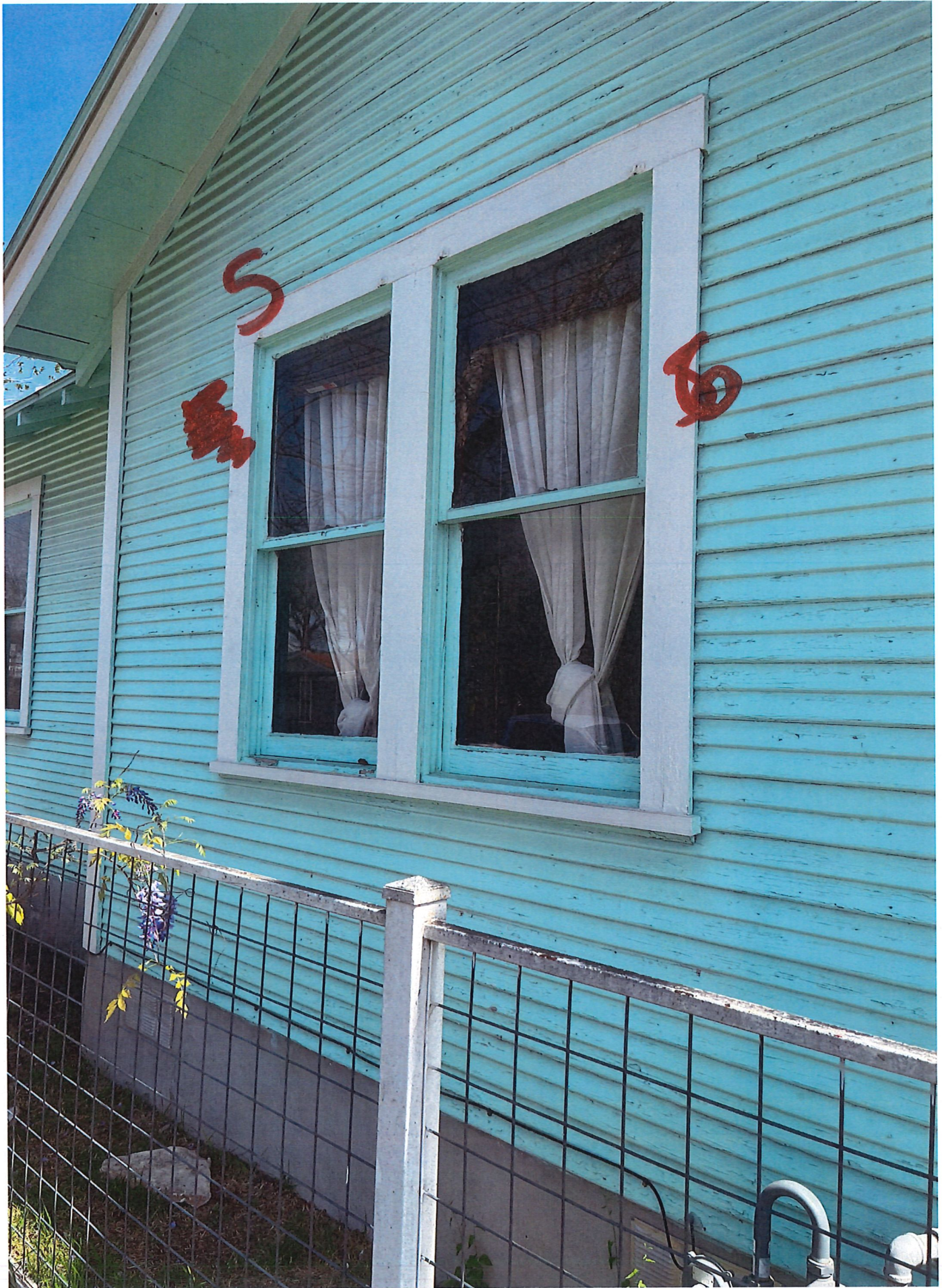






























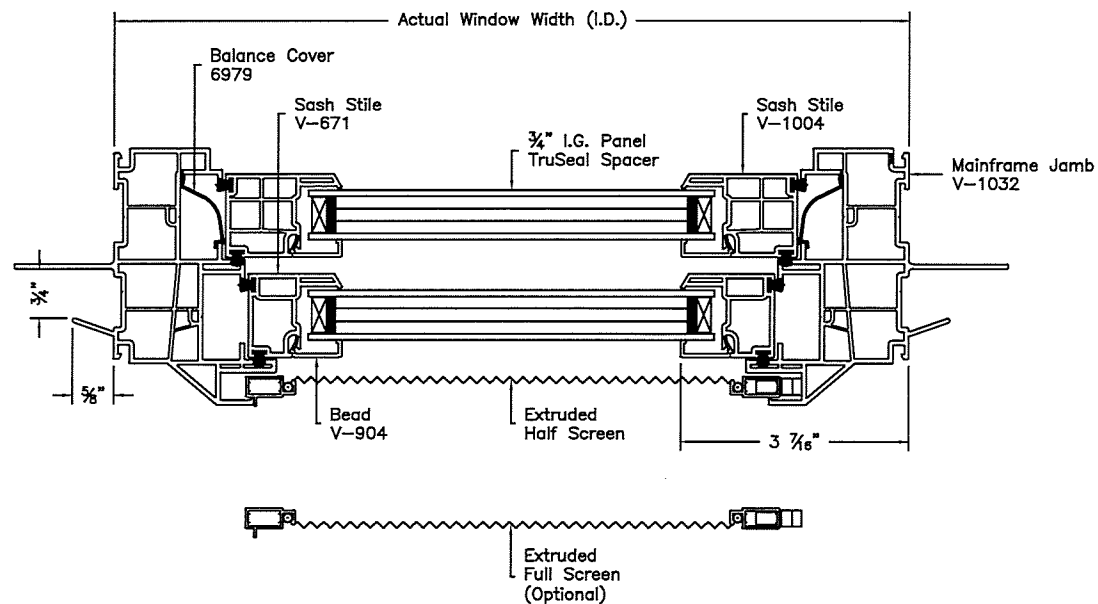
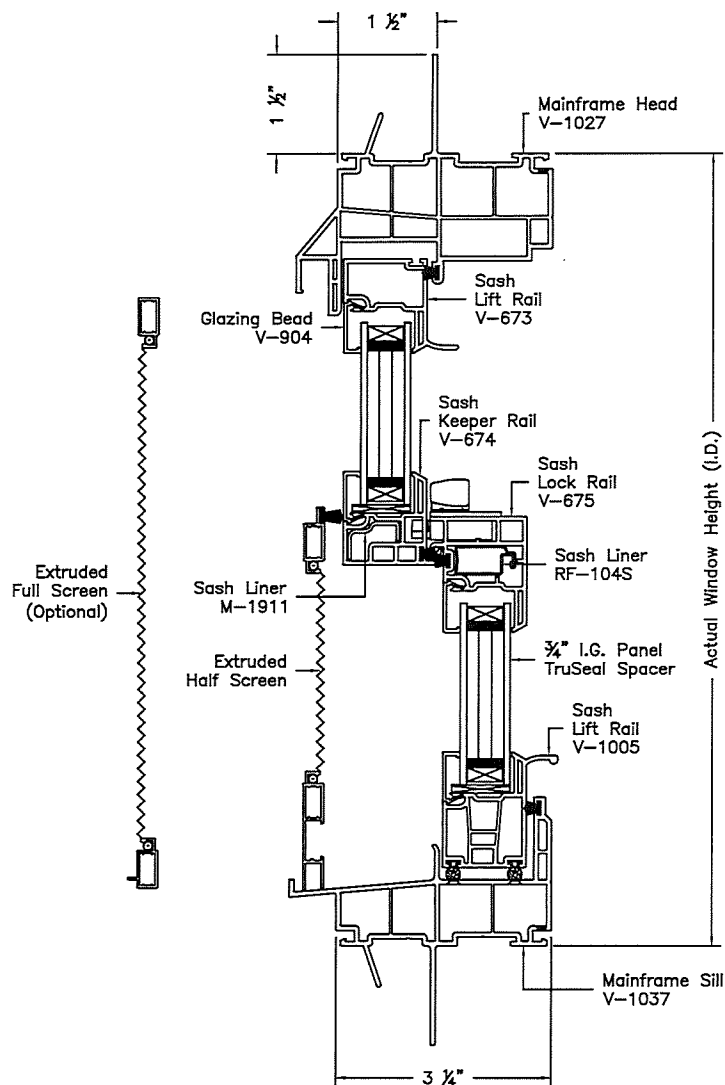













				MATERIAL:	 <div>MI WINDOWS AND DOORS, LLC. 650 WEST MARKET STREET GRATZ, PA 17030-0370</div> <div>The information, design or data shown on this document or electronic media is the exclusive property of MI Windows and Doors, LLC. It is considered confidential and proprietary and is made available for limited use only. Its use or reproduction without the expressed written consent of MI Windows and Doors, LLC., is prohibited.</div>	DESCRIPTION: 1650 Series Double Hung w/ J-Channel Mainframe				
C	138A-18	Updated main frames	10-29-18	VMR		FINISH:	UNSPECIFIED WALL:	PRODUCT: 1650DH		DATE: 01/08/16
B	095A-17 116A-17	Removed pile from top sash Increased sash height 1/16"	11-6-17	VMR		AREA:				
A	163A-16	Added optional DP Upgrade liner	12/26/16	VMR		WEIGHT:				
A		Updated sill extrusion with deflection leg.	04/01/16	BRS						
LTR	ECN #	REVISIONS	DATE	BY	PERIMETER:	DFTM: BRS		DRAWING NUMBER: CS-000277		

Window World®

4000 SERIES
DOUBLE-HUNG AND DOUBLE SLIDING
VINYL REPLACEMENT WINDOWS

4000 Series
Double-Hung Window
in White.



AMERICA'S EXTERIOR REMODELER™

Improving Homes. Changing Lives.®



Best-in-Class Features:

- 1 Welded, heavy-duty vinyl construction provides superior strength and durability while multiple hollow chambers in the mainframe create sealed air spaces for an effective insulating barrier.
- 2 High-density foam is available throughout the mainframe of the double-hung to enhance structural and thermal performance.
- 3 The beveled exterior edge adds style and curb appeal to an already sleek design.
- 4 Dual- and triple-pane insulating glass creates a sealed air space between the panes that is enhanced by our Duralite® warm-edge spacer system.
- 5 Metal reinforcements at the meeting rail add further stability.
- 6 Recessed, opposing cam locks secure your window without interrupting sight lines.
- 7 Heavy-duty weatherstripping and interlocking sashes help to keep weather and wind outside.
- 8 Recessed tilt latches can be released to tilt both top and bottom sashes into the home for easy cleaning.
- 9 Balance channel covers help achieve a finished look.
- 10 Push-button vent latches allow for optimal ventilation while giving you added peace of mind.
- 11 Welded combination sill featuring a deflection leg enhances rigidity and a five-degree slope directs water away from the home and eliminates unsightly weep holes.
- 12 Full-length, integrated ergonomic lift rails provide convenient, easy operation. Bevel on bottom rail makes gripping easy.
- 13 Detent clip keeps the top sash from drifting while an inverted-coil balance system ensures both sashes will stay where you put them, no matter the position.
- 14 An easily removable latching half screen gives you the freedom to let air in while keeping pests out. Featuring BetterVue® mesh, the screen allows you to focus on what's important: the view.

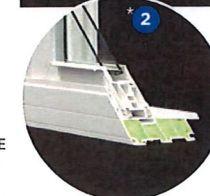
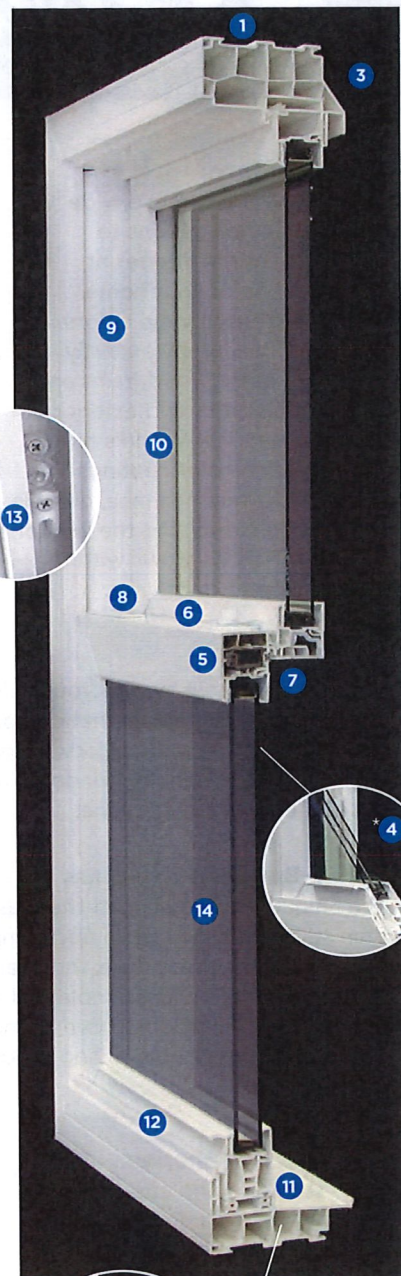
Series consists of double-hung, double sliding, casement, awning, basement, bay and bow, picture, and architectural shape windows.

Double Sliding Window Features:

- Heavy-duty tandem rollers ensure easy, consistent operation.
- Two- or three-panel configurations are available.

Energy-Saving Glass Packages:

Our SolarZone® insulated glass packages help you save on heating and cooling costs while also keeping your home more comfortable. In warm weather, SolarZone reduces solar heat gain, minimizes interior glare, and lowers inside glass temperature to save energy and keep you cool. In cold weather, SolarZone helps to control the heat inside your home by providing thermal protection that keeps the inside glass panel warmer.



*Foam-enhanced mainframe and triple-pane glass are optional upgrades on the 4000 Series double-hung and picture window. If foam and triple-pane are both desired, you will receive the 6000 Series.

THERMAL PERFORMANCE COMPARISON ¹				
	DOUBLE-HUNG		SLIDING	
	U-FACTOR	SHGC	U-FACTOR	SHGC
Clear Glass	0.44	0.57	0.44	0.57
SolarZone*	0.27	0.28	0.27	0.27
SolarZone* w/ Foam	0.27	0.28	N/A	N/A
SolarZone* Elite	0.27	0.21	0.27	0.20
SolarZone* Elite w/ Foam	0.26	0.21	N/A	N/A
SolarZone* TG	0.22	0.25	0.21	0.23
SolarZone* Sunshield	0.28	0.13	0.28	0.13
SolarZone* w/ Blinds	0.36	0.23	N/A	N/A
SolarZone* w/ Foam & Blinds	0.35	0.23	N/A	N/A

Clear Glass: Dual-pane, double-strength glass with warm-edge spacer system

SolarZone*: Dual-pane, double-strength glass with Low-E coating, argon enhancement, and Duralite® warm-edge spacer system

SolarZone* Elite: Dual-pane, double-strength glass with HP Low-E coating, argon enhancement, and Duralite® warm-edge spacer system

SolarZone* TG: Triple-pane, single-strength glass with warm-edge spacer system, two coatings of Low-E, and argon enhancement

SolarZone* Sunshield: Dual-pane, double-strength glass with LoE3-340 coating, argon enhancement, and warm-edge spacer system

SolarZone* w/ Blinds: Dual-pane, double-strength glass with Low-E coating, warm-edge spacer system, and blinds-between-the-glass

Foam Enhancement: Foam enhancement is injected into the mainframe of the window, providing increased thermal performance

¹ Window values are based on standard 4000 Series offering. Values vary depending on grids and optional glass thicknesses upgrades (1/4" laminated, 1/8" tempered, 3/16" decorative glass etc) STC and HP performance values are also available. SolarZone for products with blinds-between-the-glass does not contain argon gas

DH- Double Hung (4000)
 DH2- Twin
 DH3- Triple
 2LS- 2-Lite
 PW- Picture Window
 3LS- 3-Lite
 SH- Single Hung
 1LS- 1-Lite
 0971- Casement
 0972- Double Casement
 0973- 3-Lite Casement
 0979- Equal Lite-3-Lite Casement
 0951- Awning
 0952- Equal Lite-2-Lite Awning
 SHAPES
 S105- Half Circle
 S140- Single Hung Circle Top
 S110- Circle Top Extended Leg Solid
 S144- Single Hung Eyebrow
 S146- Half Eyebrow Single Hung
 S113- Eyebrow
 S114- Eyebrow w/ Extended Leg
 S146- Half Eyebrow Single Hung
 S111- Quarter Arch
 S112- Quarter Arch w/ Extended Leg
 S118- Circle
 S115- Half Eyebrow
 S116- Half Eyebrow w/ Extended Leg
 S122- Octagon
 S123- Octagon w/ Extended Leg
 PATIO DOORS
 6105- 5ft PD 6106- 6ft PD
 6018- 8ft PD 6019- 9ft PD
 6112- 12ft PD
 FRENCH STYLE PD'S
 6405- 5ft PD 6406- 6ft PD
 6408- 8ft PD 6409- 9ft PD
 6402- Custom 2 panel
 6403- Custom 3 panel
 6404- Custom 4 panel

LEAD

Notes:

Single story, wood windows removal
 wood blocking interior. NO SCREENS IN THE
 openings, no alarms
 please bring drop cloths.

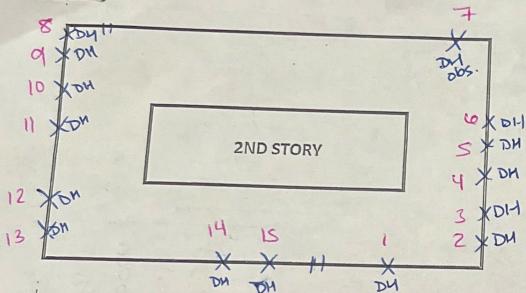
# FIRST FLOOR	15	LADDER SIZE		SNAP TRIM	15
# SECOND FLOOR		ROTTED WOOD		STUCCO TRIM	
# THIRD FLOOR		STORM WINDOWS		STUCCO BANDING	
# WOOD TEAR OUT	15	BURGLAR BARS		1X4 CEDAR / TRIMLAST	
# ALUM TEAR OUT		BLINDS REMOVED		MASONRY GROUTING	
# STEEL TEAR OUT		BLINDS REPLACED		ALUM. CLAD CAPPING	
# STUCCO TEAR OUT		TILE CUT BACK		CAPPING COLOR	

TYPE OF SIDING	ASBESTOS - <u>WOOD</u> - MASONITE - FIBERCEMENT - STUCCO - STONE
CONT.	BRICK - VINYL - CYNDER BLOCK - ALUMINUM - OTHER
TYPE OF TRIM	1X2 - 2X2 - <u>1X4</u> - 2X4 - <u>1X6</u> - 2X6 - PINE - CEDAR - FIBERCEMENT
CONT.	J CHANNEL - CAPPING - OTHER

(DRAW EXTERIOR VIEW AND REFERENCE LINE # & NOTES IF APPLICABLE)

* Customer Requested to
 Me they would like to Save
 there old window Sashes PLEASE
 SAVE and leave behind for
 Customer!

**LEAD
JOB**



Manufacturer MI 4K
 Name Lana Hernandez
 Address 201 Vance St.
 City SATX Zip 78210 Date 3/1/24
 Email lana.hernandez@mi4k.com
 Phone 210 854 0417
 Design Consultant Elia
 Measure Technician - Dennis B.

Travel Fee
 YES ☒ NO ☐

Permit
 YES ☐ NO ☐

#	LOCATION	COLOR (INT)	COLOR (EXT)	I/O	W	H	MODEL	GRID / STYLE	ORIEL	TEMP	OBS / RAIN	Mult (Std/ Struct)	Ladder (2nd/3rd)	LEAD?	OS? (Over 1200)	TRIM OPTION	EXTRACT	COMMENTS
1	Bed 1	white		1	32	61 1/4	DH											wood standard exhaust
2	↓			1	32	61 1/4	DH											standard from install
3	↓			1	32	61 1/4	DH											
4	Bed 2			1	32	61 1/4	DH											
5	↓			1	32	61 1/4	DH											
6	↓			1	32	61 1/4	DH											
7	Restroom			1	32	37	DH				Xobs							
8	Laundry			1	32	53	DH											
9	Kitchen			1	32	37 1/2	DH											
10	Dining			1	31 3/4	61 1/4	DH											
11	↓			1	31 3/4	61 1/4	DH											
12	Living Room			1	31 3/4	61 1/4	DH											
13	↓			1	31 3/4	61 1/4	DH											
14	↓			1	31 3/4	61 1/4	DH											
15	↓			1	31 3/4	61 1/4	DH											

15 windows

11,525.25

See BACK
 FOR INSTALLER
 NOTES