HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO:	**2023-051**
ADDRESS:	732 LAMAR ST
LEGAL DESCRIPTION:	NCB 1653 BLK A LOT N 95 FT OF 13
ZONING:	R-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Loren Drum/Texas Home Check Engineers
OWNER:	Jovino Nevarez/NEVAREZ JOVINO & VIRIDIANA
TYPE OF WORK:	Window and door replacement, fence
APPLICATION RECEIVED:	January 17, 2023
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace 22 wood windows with new wood windows of the same size.
2. Replace five existing doors.
3. Replace the front porch decking.
4. Replace existing 6’ wood privacy fence in kind.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. 9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.

iii. *Windows*— Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or ―cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.

vi. *Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location*—Do not use privacy fences in front yards.

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.

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.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- 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 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: 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 property at 732 Lamar is a single-story Folk Victorian residence built c 1905 with a rear addition that appears by 1963 in historic aerials. It is located on the northeast corner of a block bound by Lamar St, Willow St, Hays St, and N Pine St. The property first appears in city directories in 1905 and on Sanborn Fire Insurance maps in 1912. The house has a gable-on-hip standing-seam metal roof with two brick chimneys. Gables have decorative shingles, and two are atop cutaway bay windows. The porch wraps around the northeast corner of the house and features round columns and turned spindles in the balustrade. The property contributes to the Dignowity Hill Historic District.
b. CASE HISTORY: On March 1, 2023, the Historic and Design Review Commission continued review of this request to the next hearing, scheduled for March 15, 2023.
c. VIOLATION: On May 27, 2021, OHP staff issued a Stop Work Order after driving by the property and observing porch decking replacement and porch repairs. On June 30, 2022, in response to a citizen report, OHP staff issued a Stop Work Order for window replacement. Both investigation reports are included in this case file.
d. WINDOW REPLACENT (EXISTING CONDITION): On February 13, 2023, staff conducted a site visit to assess the interior and exterior condition of existing windows. Staff noted that 10 windows along the east half of the house, including the north window on the porch, had been replaced with a nonconforming window product, and that fenestration patterns and sizes had been modified. These windows are numbered 5, 12-19, and 22 on the attached window schedule. Window 22 was previously a large one-over-one wood window, but was replaced by a ganged pair of nonconforming windows that resulted in modification of the historic fenestration size. Of the 12 remaining wood windows, staff found that four windows, numbered 1-4 on the attached window schedule, are beyond repair and eligible for replacement. The remaining eight windows are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames.
e. WINDOW REPLACEMENT: The applicant has proposed to replace all existing windows with new wood windows that conform to staff standards for wood window replacement per the submittal documents. 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. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding b, staff finds 8 of the remaining wood windows are in repairable condition, and four windows, numbered 1-4 on the included window schedule, eligible for replacement. Staff finds replacement of windows numbers 1-4 on the included window schedule with the proposed replacement product conforms to guidelines. The 10 windows along the east and north elevations, numbered 5, 12-19, and 22 on the attached window schedule, should be replaced with a product that conforms to standards for wood window replacement.
f. 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 the original wood 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.

g. 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.
h. DOOR REPLACEMENT: The applicant proposes to replace five doors but did not provide materials specifications for the replacement product. On February 13, 2023, staff conducted a site visit to assess condition of the existing doors. There are currently three 15-lite wood doors, one half-lite wood door, and one modern door. The modern door is located on the south elevation. Historic Design Guideline for Exterior Maintenance and Alterations 6.A.ii says to preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures. Staff finds the 15-lite and half-lite wood doors to be in reparable condition, while the modern door is eligible for replacement.
i. PORCH: The applicant requests to replace the porch decking with wood installed parallel to the façade. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iii says to replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Staff finds replacement of the porch decking generally appropriate, but that it should be installed perpendicular to the façade.
j. FENCE: The applicant requests approval to replace the existing 6’ wood privacy fence in kind. This scope of work is eligible for administrative approval once nonconforming and unapproved work is brought into compliance.

RECOMMENDATION:

Item 1: Staff recommends approval of replacement of windows numbered 1-5, 12-19, and 22 on the attached site plan, based on finding c, with the following stipulations:

i. That all documented historic window conditions be returned.

Staff does not recommend approval of the replacement of windows numbered 6-11, 20, and 21 on the attached site plan, based on finding c. Staff recommends these wood windows be retained and repaired.

Item 2: Staff recommends approval to replace one modern door on the south elevation based on finding g, with the follow stipulation:

i. That the applicant submits materials specifications for the replacement product to staff prior to the issuance of a Certificate of Appropriateness.

Staff does not recommend replacement of the three 15-lite and one half-lite wood doors, based on finding g. Staff recommends repair and retention of these four doors.

Item 3: Staff recommends approval of replacement of the front porch decking based on finding h, with the following stipulation:

i. That the applicant installs the wood decking perpendicular to the façade.

Item 4: Staff recommends approval of in-kind replacement of the 6’ wood privacy fence, based on finding i, with the following stipulations:

i. That nonconforming and unapproved work is brought into compliance prior to issues of a Certificate of Appropriateness that includes this scope of work.

City of San Antonio One Stop

February 22, 2023

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

City of San Antonio GIS
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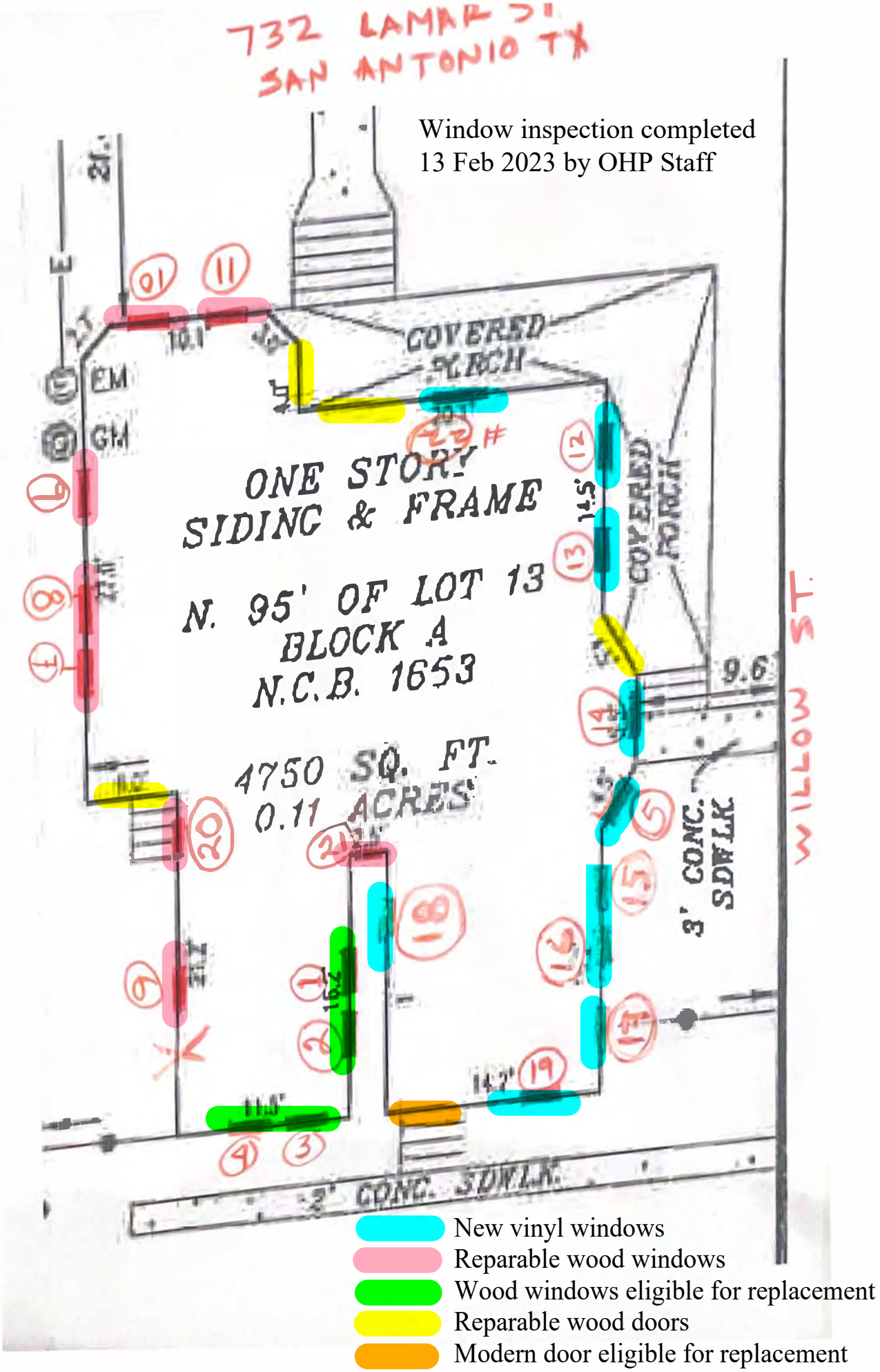
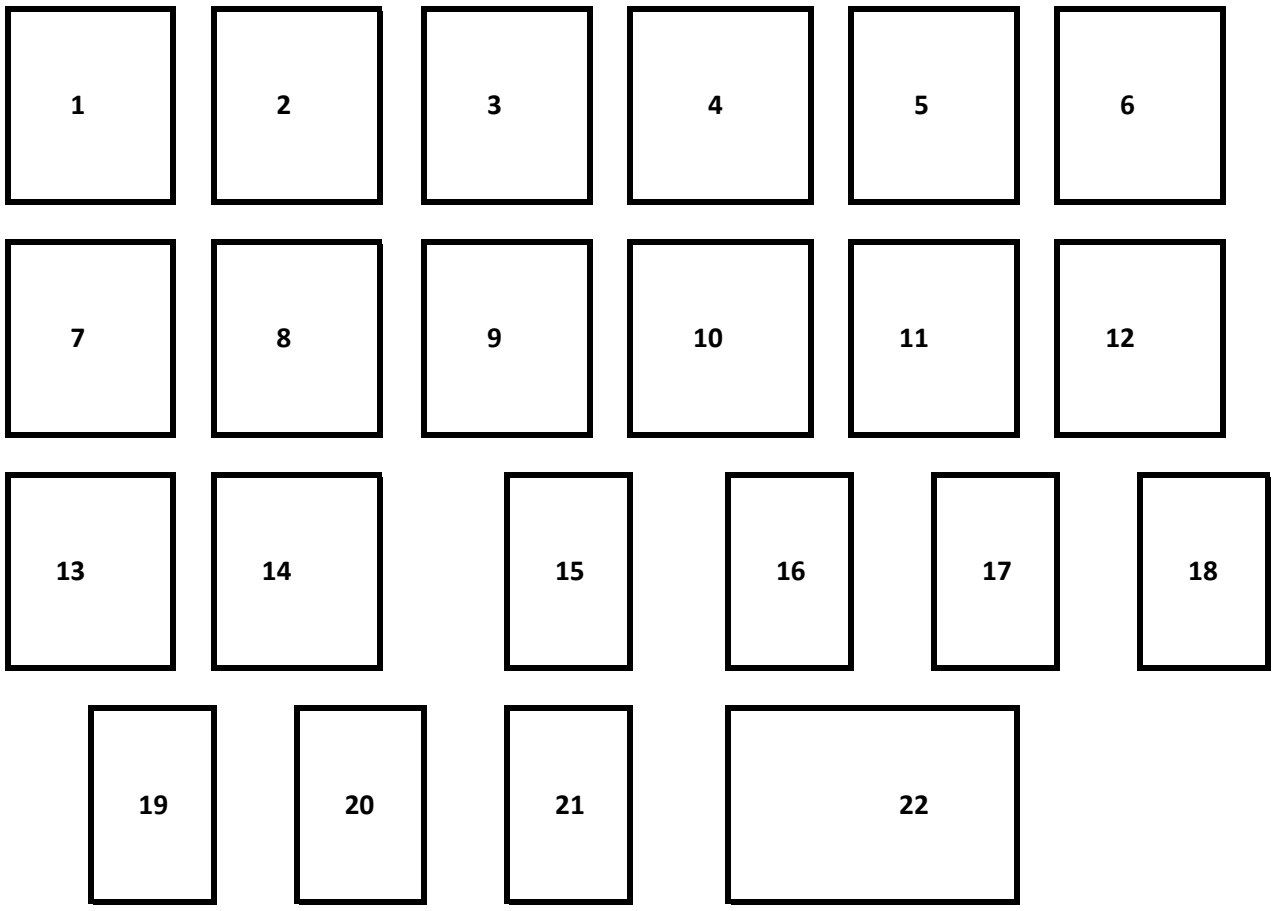

732 LAMAR ST
SAN ANTONIO TX
Window inspection completed
13 Feb 2023 by OHP Staff
COVERED PORCH
ONE STORY
SIDING & FRAME
N. 95' OF LOT 13
BLOCK A
N.C.B. 1653
4750 SQ. FT.
0.11 ACRES
COVERED PORCH
3' CONC. SDWLK
WILLOW ST.
3' CONC. SDWLK.
New vinyl windows
Reparable wood windows
Wood windows eligible for replacement
Reparable wood doors
Modern door eligible for replacement

WINDOW SCHEDULE REPLACEMENT FOR 732 LAMAR ST S.A.TX.



window # 1 - 35.5'' wide X 71.5'' high
window # 2 - 35.5'' wide X 71.5'' high
window # 3 - 35.5'' wide X 71.5'' high
window # 4 - 35.5'' wide X 71.5'' high
window # 5 - 35.5'' wide X 71.5'' high
window # 6 - 35.5'' wide X 71.5'' high
window # 7 - 35.5'' wide X 71.5'' high
window # 8 - 35.5'' wide X 71.5'' high
window # 9 - 35.5'' wide X 71.5'' high
window # 10 - 35.5'' wide X 71.5'' high
window # 11 - 35.5'' wide X 71.5'' high
window # 12 - 35.5'' wide X 71.5'' high
window # 13 - 35.5'' wide X 71.5'' high
window # 14 - 35.5'' wide X 71.5'' high

window # 15 - 35.5'' wide X 59.5'' high
window # 16 - 35.5'' wide X 59.5'' high
window # 17 - 35.5'' wide X 59.5'' high
window # 18 - 29.5'' wide X 47.5'' high
window # 19 - 35.5'' wide X 47.5'' high
window # 20 - 29.5'' wide X 47.5 high
window # 21 - 29.5'' wide X 47.5 high
window # 22 - 59.5'' wide X 83.5'' high

732 Lamar // OHP Staff Window Inspection and Site Visit // 13 Feb 2023

Wood windows and doors remain on the west half of the building.
The east windows have all been replaced with a Ply-Gem vinyl product.
Back door (southernmost elevation) replaced by modern paneled door.

Windows 9, 10, and 11 // Reparable condition
Note that window 9 (far left) wasn't visible on the interior due to plastic covering the window. Staff assessed it from the exterior.

Window 9 (exterior) // Reparable condition

Windows 11 and 10 (exterior) // Reparable condition

Windows 8 (L) and 7 (R) // Reparable condition

Windows 7 and 8 // Reparable condition

Window 20 (exterior) // Reparable condition

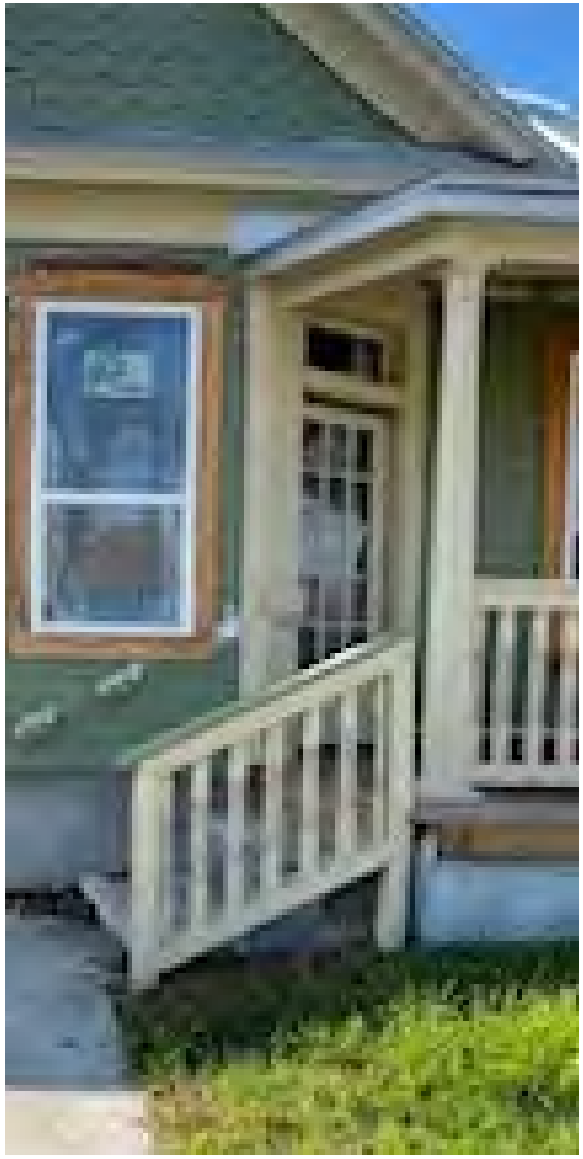
Window 6 (interior) // Reparable condition

Windows 4 and 3 // Eligible for replacement

Windows 2 and 1 (L) // Eligible for replacement; Window 21 (back) // Reparable condition

Front porch doors and transom // Reparable (R matches L)

West door // Reparable condition



East door // Reparable condition

732 Lamar // Photos submitted by applicant compared with street view images of previous conditions

Window 22: Front porch window replacement with fenestration size and pattern modifications

Window 22: Front porch window captured on street view, April 2022.
Note siding below window in comparison to modified condition in previous photo.

Top: East elevation with wood windows captured on street view in April 2022

Bottom: Photo of east elevation submitted by applicant showing new vinyl windows and fenestration modifications.

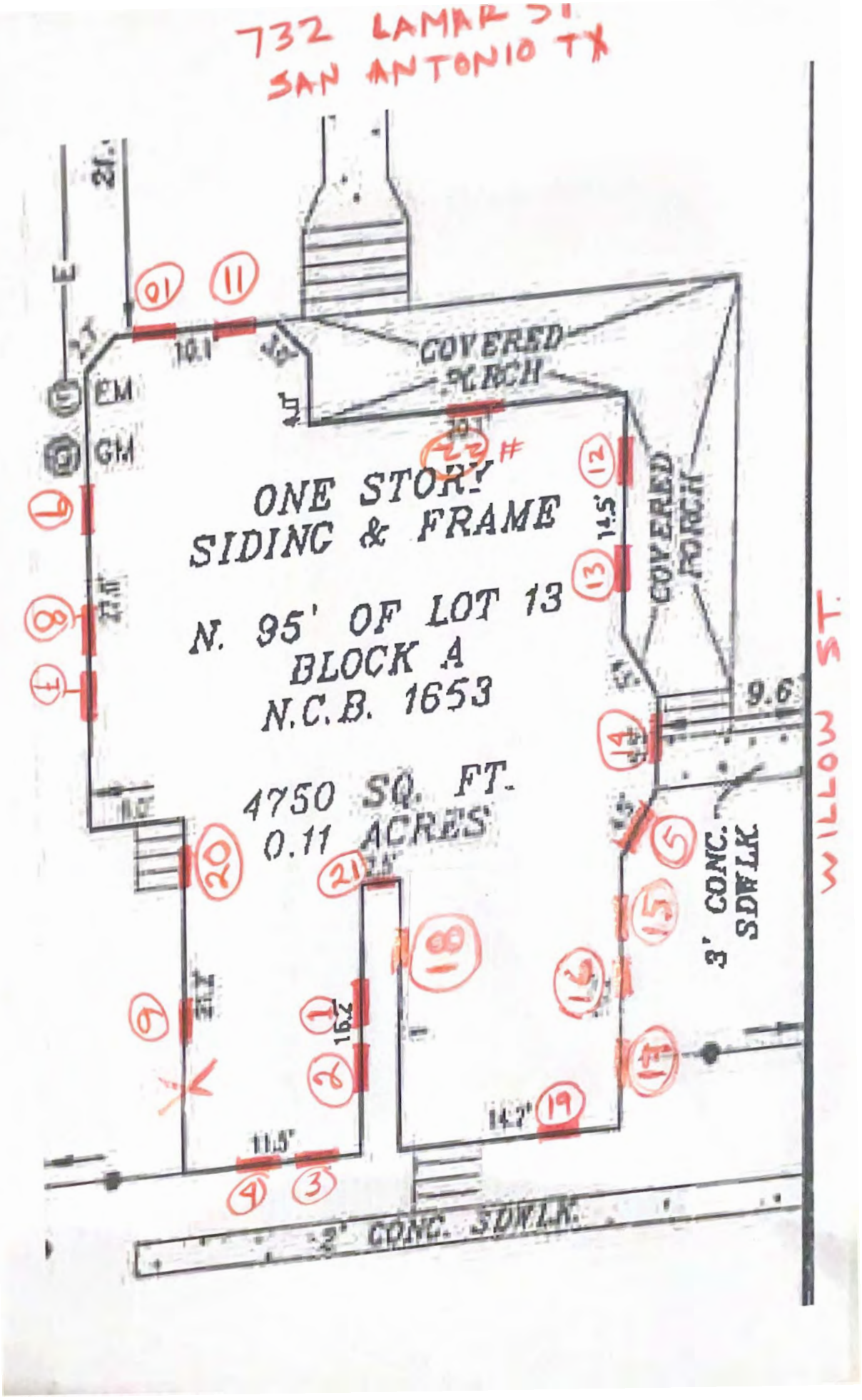
South elevation on street view, April 2022.

South elevation photo submitted by applicant.

PRIVATE
PROPERTY
NO TRESPASSING

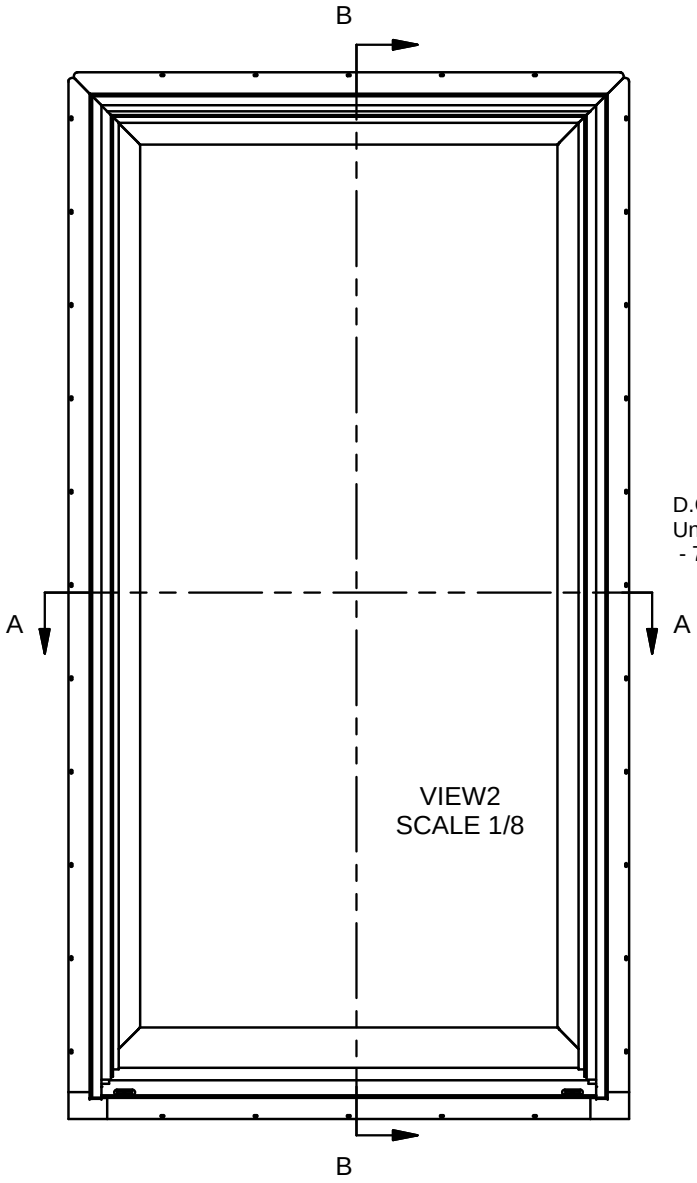
PRIVATE PROPERTY
NO TRESPASSING

732 LAMAR ST.
SAN ANTONIO TX

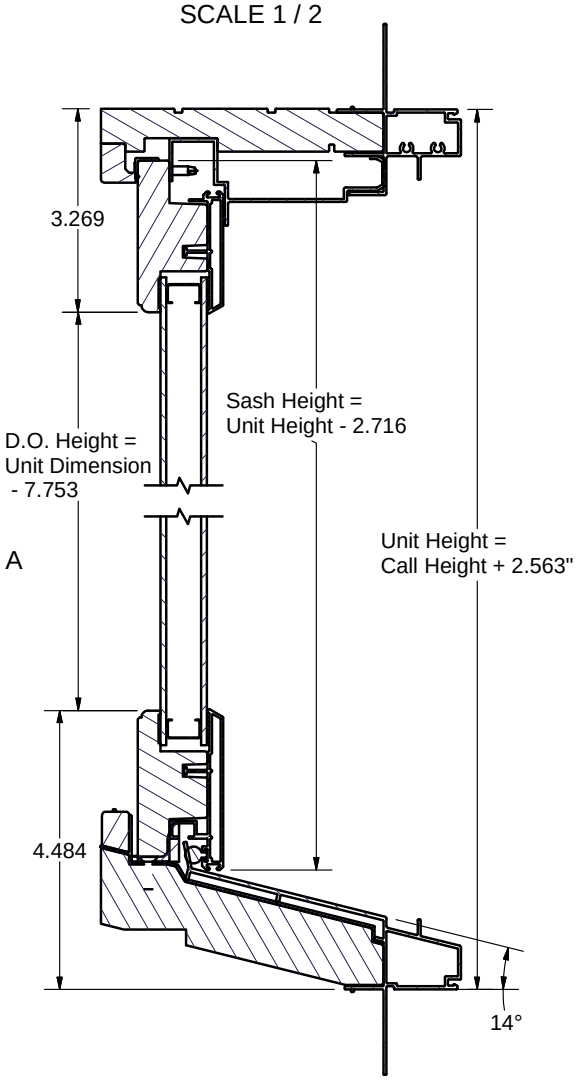


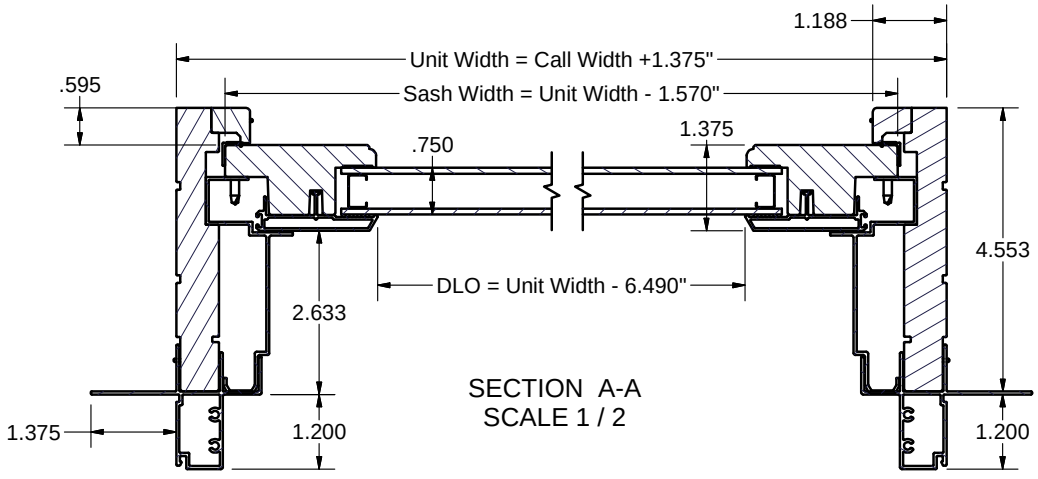
PRIVATE PROPERTY
NO TRESPASSING

PRIVATE
PROPERTY
NO TRESPASSING



SECTION B-B
SCALE 1 / 2





SECTION A-A
SCALE 1 / 2

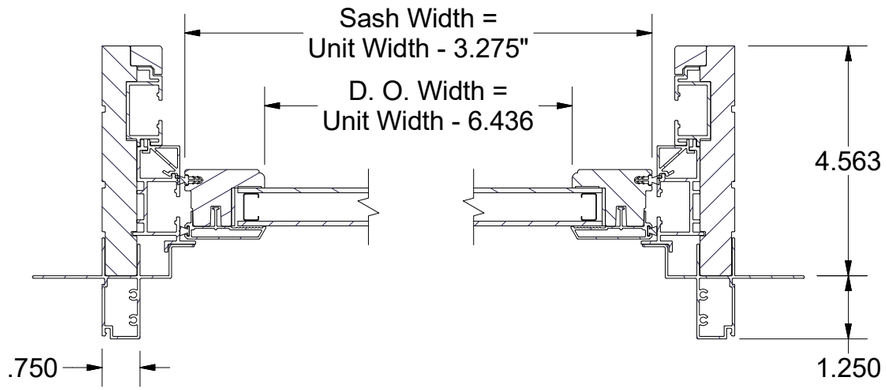
PLY GEM WINDOWS

Tolerances Unless Otherwise Specified. All Dimensions originate at sharp corners unless indicated.
X.XXX ± 0.005, X.XX ± 0.015
FRACTIONAL ± 1/64"
ANGLES ± 1.0°
FLATNESS ± 0.020 per ft.
NOTE: BOXED/CIRCLED DIMS ARE CRITICAL

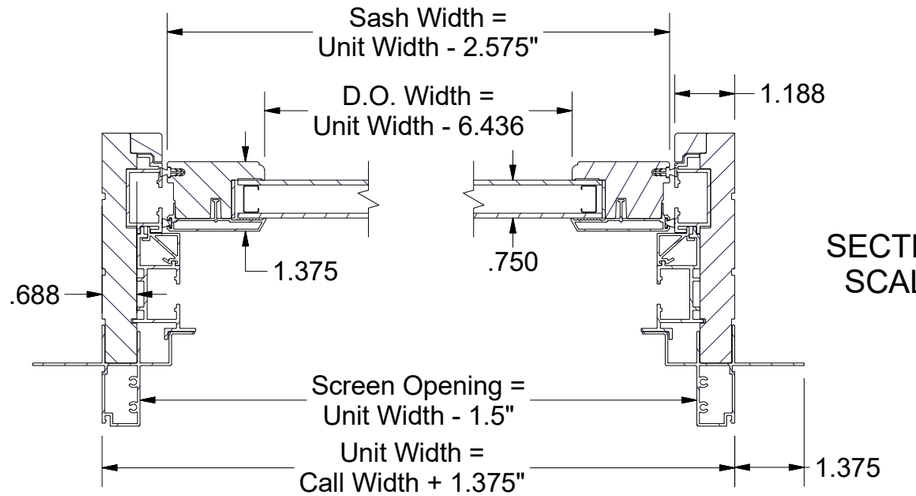
The information contained herein is PROPRIETARY to and considered a TRADE SECRET of Ply Gem Window Group, a Roanoke, VA based firm, and shall not be reproduced in whole or in part without the written authorization of Ply Gem Window Group.

REV.	ECO	REVISION	DATE	BY
A	08-149	Initial Release	9-10-08	SAS

DWG. FILE NAME: EMRDHP1000.idw
SCALE:
DRAWN BY: sstrachan
REV.
SHEET SIZE: B
DATE: 4/11/2008
A
DESCRIPTION: Cross-section, Mira, Double Hung, Stationary



SECTION A-A
SCALE 1 / 3



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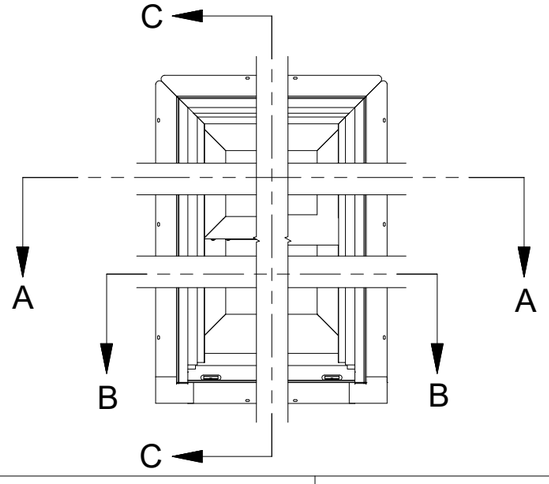

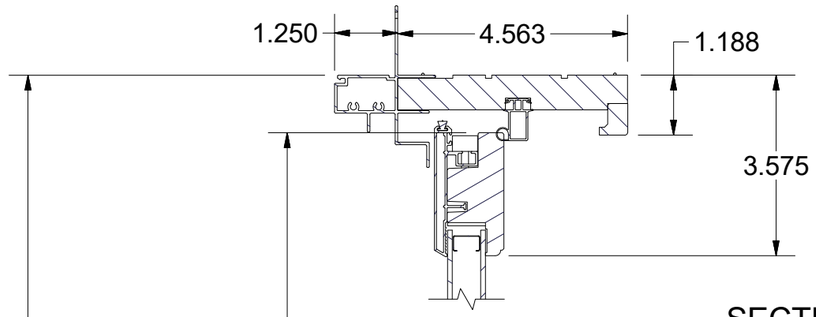

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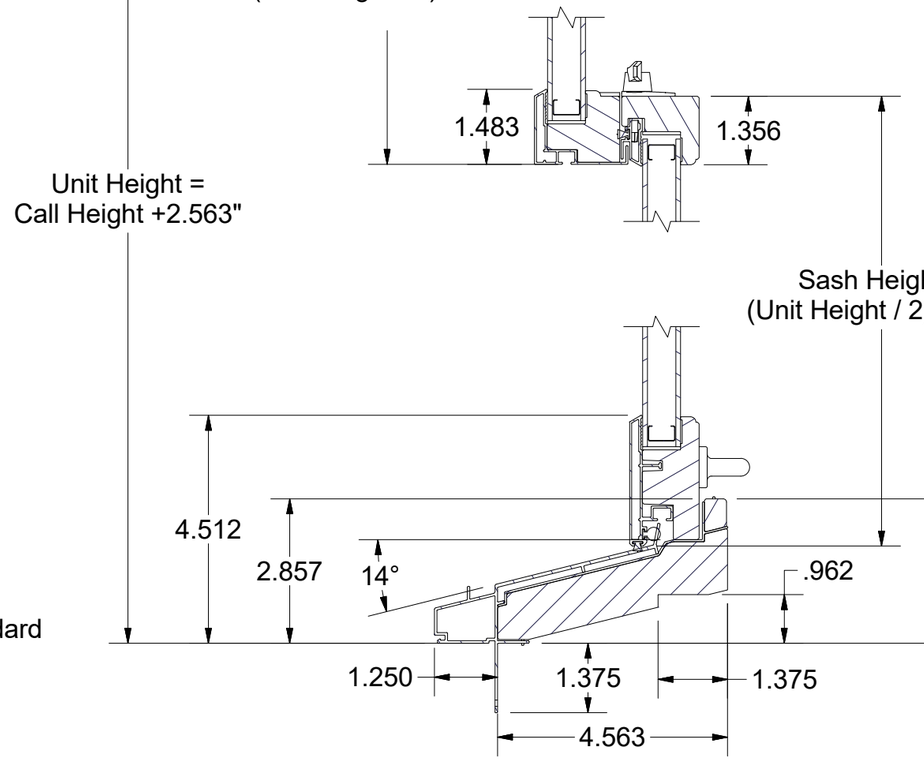
SCALE 1 /3



See Technical Data Sheet for standard sizes, rough openings, and other dimensions.

PLY GEM WINDOWS

Tolerances Unless Otherwise Specified. All Dimensions originate at sharp corners unless indicated.
X.XXX ± 0.005, X.XX ± 0.015
FRACTIONAL ± 1/64"
ANGLES ± 1.0°
FLATNESS ± 0.020 per ft.
NOTE: BOXED/CIRCLED DIMS ARE CRITICAL

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REV.	ECO	REVISION	DATE	BY
A	NA	Initial Release	1-05-09	SAS

DWG. FILE NAME: EMRDH1001.idw
SCALE:
DRAWN BY: sstrachan
REV.
SHEET SIZE: B
DATE: 4/11/2008
A
DESCRIPTION: Cross-Section, Mira, Double Hung

PREMIUM SERIES
WINDOWS

PLY GEM WINDOWS

MIRA PREMIUM SERIES INSTALLATION CLIP

INSTRUCTIONS

IMPORTANT! READ ALL INSTRUCTIONS BEFORE BEGINNING INSTALLATION.

Recommended Tools & Accessories
not supplied by Ply Gem

- Tape Measure
- Level (2' or longer)
- Hammer
- Power Screwdriver/Drill
- Shims
- Sealant
- Safety Glasses and Gloves
- Spray Foam Insulation Material conforming to ASTM 812-04 Regulations and designed for use with windows, or Backer Rod

Attention: Before beginning work, please refer to local codes and compliance needs. While working with windows or tools, your safety is the most important step of all. Please use adequate safety precautions and protective wear when performing these steps. Care should be taken when removing old window products and preparing for the new installation. Testing for lead paint in your home may be necessary. Your state may have its own lead program and regulations. For more information, contact the National Lead Information Center (NLIC) at 800-424-LEAD or visit www. epa.gov/lead.

Approved Fasteners
Approved fasteners should meet all corrosion resistance standards as deemed necessary by local code, and be appropriate for the type of framework construction of the home. Additionally, no interior finish such as drywall, stucco, etc., should be allowed between the substrate/wall framing and the installation clip.

Wood Substrate/Wall Frame Construction:
Fasteners must be #8 pan head wood screws with a minimum length to allow 1½" of penetration into the wood framing (See Detail A located on page 4).

Steel Stud Substrate/Wall Frame Construction:
Fasteners must be #8 pan head self-tapping screws with a minimum length to achieve three threads of penetration beyond the steel structure (See Detail B located on page 4).

Concrete/Masonry Substrate/ Wall Frame Construction:
(*or through 1X buck to concrete/masonry*)
Fasteners must be hex head, 3⁄16" diameter ITW Tapcon, and must achieve a minimum of 1¼" of embedment (See Detail C located on page 4).

Minimum embedment and ¾" edge distance exclude wall finishes, including but not limited to stucco, foam, brick veneer, and siding. For hollow block and grout-filled block, do not install installation anchors into mortar joints. Edge distance is measured from the free edge of block or edge of mortar joint into face shell of block. Any and all construction should be sound and meet local minimum requirements for a soundly constructed wall and wall opening.

Step 1:
Preparing the Opening

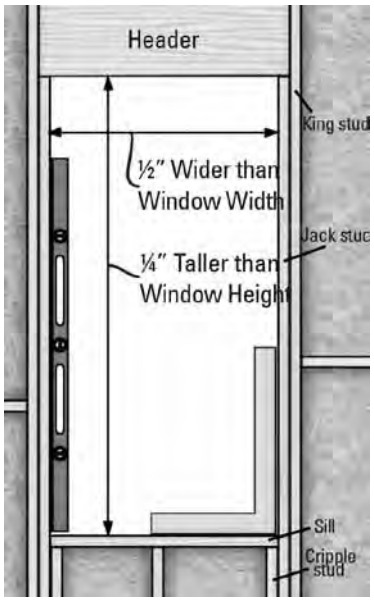


Figure 1

1. If a weather-resistant barrier is used, follow the barrier manufacturer's recommendations for treatment of the window openings.

2. If a pan flashing is used, it should be installed at this time. Follow the pan flashing manufacturer's recommendations, making sure that the product provides an adequate sill dam height to the interior.

3. Verify the window opening is the proper size (½" maximum wider than window and ¼" maximum taller than window); relatively plumb, level and square; and that no obstructions will prevent the window from going into the opening (See Figure 1).

For Florida Building Code Compliance: The rough opening must have a maximum gap of ¼" on any given side. Dimensions shown in Figure 1 are for standard reference only. Refer to the Florida code for more information..

170148000.RevB

Step 2:
Preparing the Window

1. **The installation clips are properly located and attached to the window with one ½" pan head screw from the manufacturer.**

2. **Prepare the clip for unit installation by rotating all clips toward the interior side of the window and fastening with two additional #8 X ½" screws (supplied) to the holes (See Figure 2).**

Step 3:
Installing the Window Into the Opening

1. **If the window has a factory-applied trim, apply caulk or sealant around the entire perimeter of the nail fin and at the miters of the nail fin prior to installing (see Figure 3a). Additionally, apply sealant to the back miters and joints of the trim (see Figures 3b and 3c).**

2. **With the window closed and locked, place the window in the center of the rough opening. If the sill of the rough opening is not level and true, place a shim near each end of the sill so the side jamb of the window rests on the shim. Otherwise, place the window directly on the sill (See Figure 3d).**

3. **Temporarily fasten the window in the opening with one clip located near the center of the header. (This allows both hands to be free while centering and squaring the window in the opening.) If drywall or other interior finishes are present, it is necessary to expose the framing member by removing a small portion of finish material where each clip is located (See Figure 3e).**

4. **Fold the clip over the framing, and secure with two fasteners as shown (See Figure 3f). Use fasteners as specified from the Approved Fastener List on page 1.**

5. **It is now important to square the window side-to-side, shimming as necessary to maintain square and level jambs (See Figure 3g). Check and adjust the shims so that the windowsill and head are level and are not crowned. To maintain plumb and straightness, use a straight edge and level to check the sides of the window frame. A properly installed window will measure the same across the top, middle and bottom, and the diagonal measurements will be the same.**

Figure 2

Figure 3a

Figure 3b

Figure 3c

Figure 3d

Figure 3e

Figure 3f

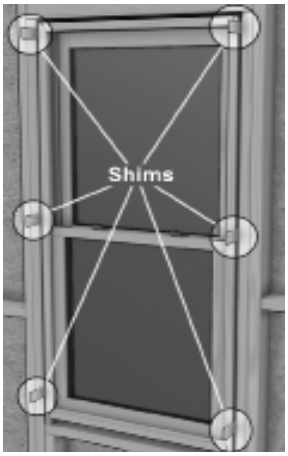


Figure 3g

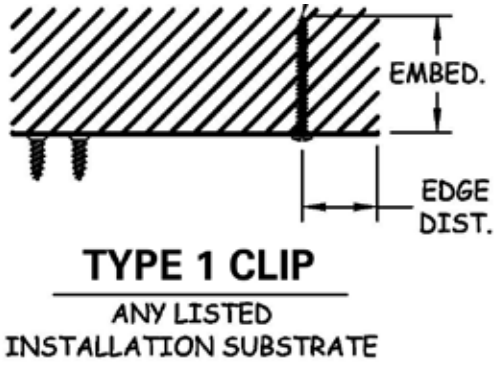
Step 4:
Fastening the Window Into the Opening

1. **Begin by folding the clips over the framing member and securing with two fasteners (See Figure 4a). Use fasteners as specified from the Approved Fastener List on page 1.**

2. **Certain applications may not require folding the clip to achieve adequate penetration of the fasteners into framing members (See Detail D). (Contact Ply Gem for possible alternate installation guidelines if necessary.)**

3. **Check the operation of the window throughout the fastening process to ensure window operates as designed. Fold clip accordion style after fastening (See Figure 4b).**

Figure 4a



Detail D

Step 5:
Caulking and Sealing

1. **If your window has a factory-applied exterior trim, it is essential to apply a head flashing overlapping the top nail fin.**

2. **For windows with no factory-applied exterior trim or nailing fin, a low-pressure expanding foam insulation conforming to ASTM 812-04 regulations or a backer rod may be applied. Either should be applied from the exterior of the home as necessary to provide a base for your sealant.**

3. **Next, apply a quality exterior grade sealant suitable for the window wall application sufficient to seal the window frame to the wall opening (See Figure 5).**
   If a pan flashing is used, do not caulk at the sill.

Figure 4b

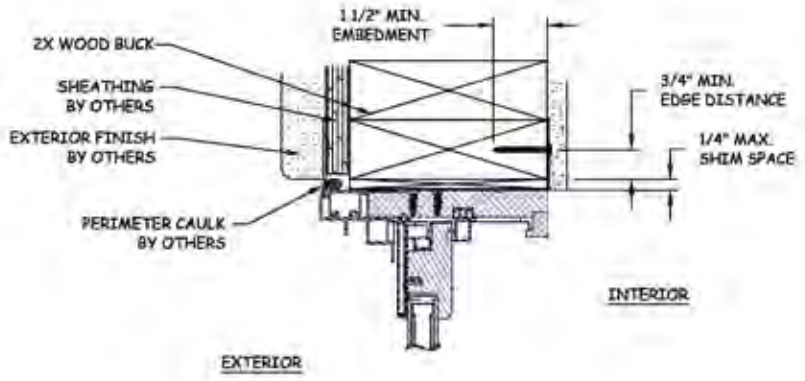
Figure 5

PRECAUTIONARY NOTES:

- IF THE EXTERIOR IS BRICK OR MASONRY, YOU MUST LEAVE ADEQUATE SPACE BETWEEN THE BOTTOM SILL OF THE WINDOW AND THE MASONRY TO AVOID "BRICK BIND."
- AFTER INSTALLATION, A RECOMMENDED MECHANICAL FLASHING SHOULD BE APPLIED ABOVE THE WINDOW WHEN ACCESSIBLE.
- FOLLOW THE SIDING MANUFACTURER'S REQUIREMENTS FOR SEALING BETWEEN THE SIDING AND WINDOW FRAME.
- DRILLING THROUGH THE FRAME OF THE WINDOW COULD CAUSE A LEAKAGE PROBLEM, WHICH IS NOT COVERED UNDER THE WARRANTY.
- USE OF LOW-EXPANSION FOAM INSULATION IS ALLOWED, PROVIDING IT CONFORMS TO ASTM 812-04 REGULATIONS, BUT ANY BINDING OR DAMAGE OF ANY TYPE CAUSED BY THE INSULATION WILL NOT BE COVERED UNDER THE WARRANTY.
- USE OF HIGH-EXPANSION FOAM INSULATION VOIDS THE WARRANTY OF THE WINDOW UNIT.

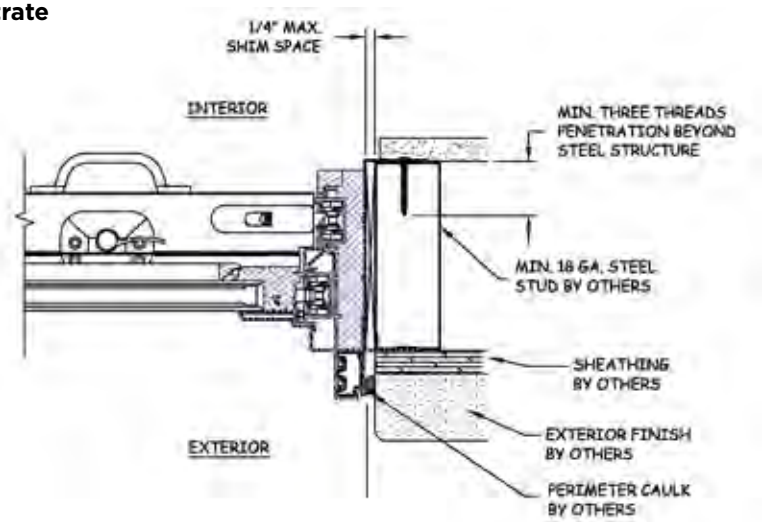
Detail A

2x Wood Substrate Clip Installation



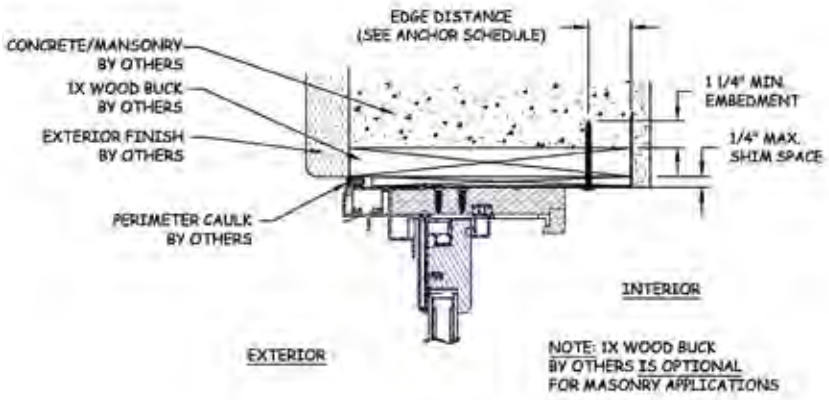
Detail B

Steel Stud Substrate Clip Installation



Detail C

Concrete/Masonry Substrate Clip Installation

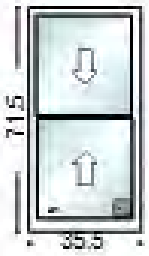


QUOTE EXPIRES	Quote Not Certified

BILL TO: **SHIP TO:**

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7335198	2/6/2023	Load Date Not Set	Quote Not Ordered	Pete Ybarra
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**
Jovino Nevarez				

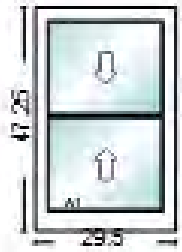
LineItem #	Description	Net Price	Extended
1-1 **Qty:** 14 **Room Location:** None Assigned **Note:**	Rough Opening: 36 1/2 X 72, Frame: 35 1/2 X 71 1/2 Wrapping - Clear Opening Calculations 31.797 X 31.969, Clear Opening Area: 7.06 Wrapping - Masonry Opening Calculations 35 15/16 X 71 11/16 Product Unit 1:Mira Premium Double Hung Dimensions Custom, Frame Size 35.5 X 71.5 Color Exterior = White, Interior = Natural , Balance = White Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001 Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Hardware White, 2 Locks Screen No Screen Wrapping - Frame Options Clips Installed, Remove All Fins Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"	$838.89	$11,744.46



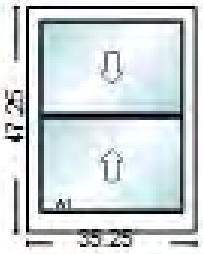
LineItem #	Description	Net Price	Extended
2-1 **Qty:** 3 **Room Location:** None Assigned **Note:**	Rough Opening: 36 1/2 X 59 3/4, Frame: 35 1/2 X 59 1/4 Wrapping - Clear Opening Calculations 31.797 X 25.844, Clear Opening Area: 5.71 Wrapping - Masonry Opening Calculations 35 15/16 X 59 7/16 Product Unit 1:Mira Premium Double Hung Dimensions Custom, Frame Size 35.5 X 59.25 Color Exterior = White, Interior = Natural , Balance = White Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001 Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Hardware White, 2 Locks Screen No Screen Wrapping - Frame Options Clips Installed, Remove All Fins Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"	$746.51	$2,239.53

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7335198	2/6/2023	Load Date Not Set	Quote Not Ordered	Pete Ybarra
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**
Jovino Nevarez				

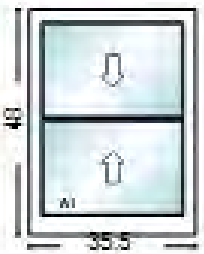
LineItem #	Description	Net Price	Extended
3-1 **Qty:** 1 **Room Location:** None Assigned **Note:**	Rough Opening: 30 1/2 X 47 3/4, Frame: 29 1/2 X 47 1/4 Wrapping - Clear Opening Calculations 25.797 X 19.844, Clear Opening Area: 3.55 Wrapping - Masonry Opening Calculations 29 15/16 X 47 7/16 Product Unit 1:Mira Premium Double Hung Dimensions Custom, Frame Size 29.5 X 47.25 Color Exterior = White, Interior = Natural , Balance = White Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001 Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Hardware White, 2 Locks Screen No Screen Wrapping - Frame Options Clips Installed, Remove All Fins Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"	$606.08	$606.08



LineItem #	Description	Net Price	Extended
4-1 **Qty:** 1 **Room Location:** None Assigned **Note:**	Rough Opening: 36 1/4 X 47 3/4, Frame: 35 1/4 X 47 1/4 Wrapping - Clear Opening Calculations 31.547 X 19.844, Clear Opening Area: 4.35 Wrapping - Masonry Opening Calculations 35 11/16 X 47 7/16 Product Unit 1:Mira Premium Double Hung Dimensions Custom, Frame Size 35.25 X 47.25 Color Exterior = White, Interior = Natural , Balance = White Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001 Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Hardware White, 2 Locks Screen No Screen Wrapping - Frame Options Clips Installed, Remove All Fins Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"	$649.19	$649.19



LineItem #	Description	Net Price	Extended
5-1 **Qty:** 1 **Room Location:** None Assigned **Note:**	Rough Opening: 36 1/2 X 48 1/2, Frame: 35 1/2 X 48 Wrapping - Clear Opening Calculations 31.797 X 20.219, Clear Opening Area: 4.46 Wrapping - Masonry Opening Calculations 35 15/16 X 48 3/16 Product Unit 1:Mira Premium Double Hung Dimensions Custom, Frame Size 35.5 X 48 Color Exterior = White, Interior = Natural , Balance = White Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001 Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Hardware White, 2 Locks Screen No Screen Wrapping - Frame Options Clips Installed, Remove All Fins Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"	$661.51	$661.51



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
7335198	2/6/2023	Load Date Not Set	Quote Not Ordered	Pete Ybarra
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**
Jovino Nevarez				

LineItem #	Description	Net Price	Extended
6-1	Rough Opening: 31 X 51 1/2, Frame: 30 X 51 Wrapping - Clear Opening Calculations 26.297 X 21.719, Clear Opening Area: 3.97 Wrapping - Masonry Opening Calculations 30 7/16 X 51 3/16 Product Unit 1:Mira Premium Double Hung Dimensions Custom, Frame Size 30 X 51 Color Exterior = White, Interior = Natural , Balance = White Unit Type EZ Tilt Unit Performance H-LC50 (DP +50/-70), No Thermal Requirement, U-Factor = 0.33, SHGC = 0.28, VLT = 0.51, CPD = PWG-M-96-00688-00001 Glass Unit 1: Low-E/Argon, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed Hardware White, 2 Locks Screen No Screen Wrapping - Frame Options Clips Installed, Remove All Fins Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"	$634.57	$634.57

Qty: 1
Room Location:
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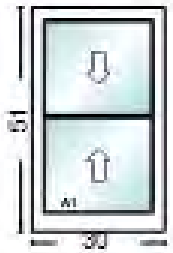
Note:



LineItem #	Description	Net Price	Extended
7-1	Rough Opening: 60 1/2 X 84, Frame: 59 1/2 X 83 1/2 Wrapping - Masonry Opening Calculations 59 15/16 X 83 11/16 Product Unit 1:Mira Premium Double Hung Fixed Window - Sash Set Dimensions Custom, Frame Size 59.5 X 83.5 Color Exterior = White, Interior = Natural Unit Performance FW-LC50 (DP +50/-50), No Thermal Requirement, U-Factor = 0.37, SHGC = 0.23, VLT = 0.41, CPD = PWG-M-94-01762-00002 Glass Low-E/Argon, Double Glazed, Annealed, Warm Edge (WE), Metal Grilles 1" Contoured GBG, Colonial, Exterior = White, Interior = White, 1W2H Wrapping - Frame Options Clips Installed, Remove All Fins Wrapping - Exterior Casing None Wrapping - Jamb Extension 4 9/16"	$1,391.76	$1,391.76

Qty: 1
Room Location:
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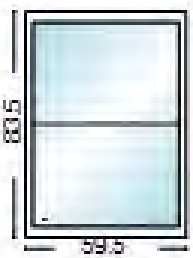
Note:



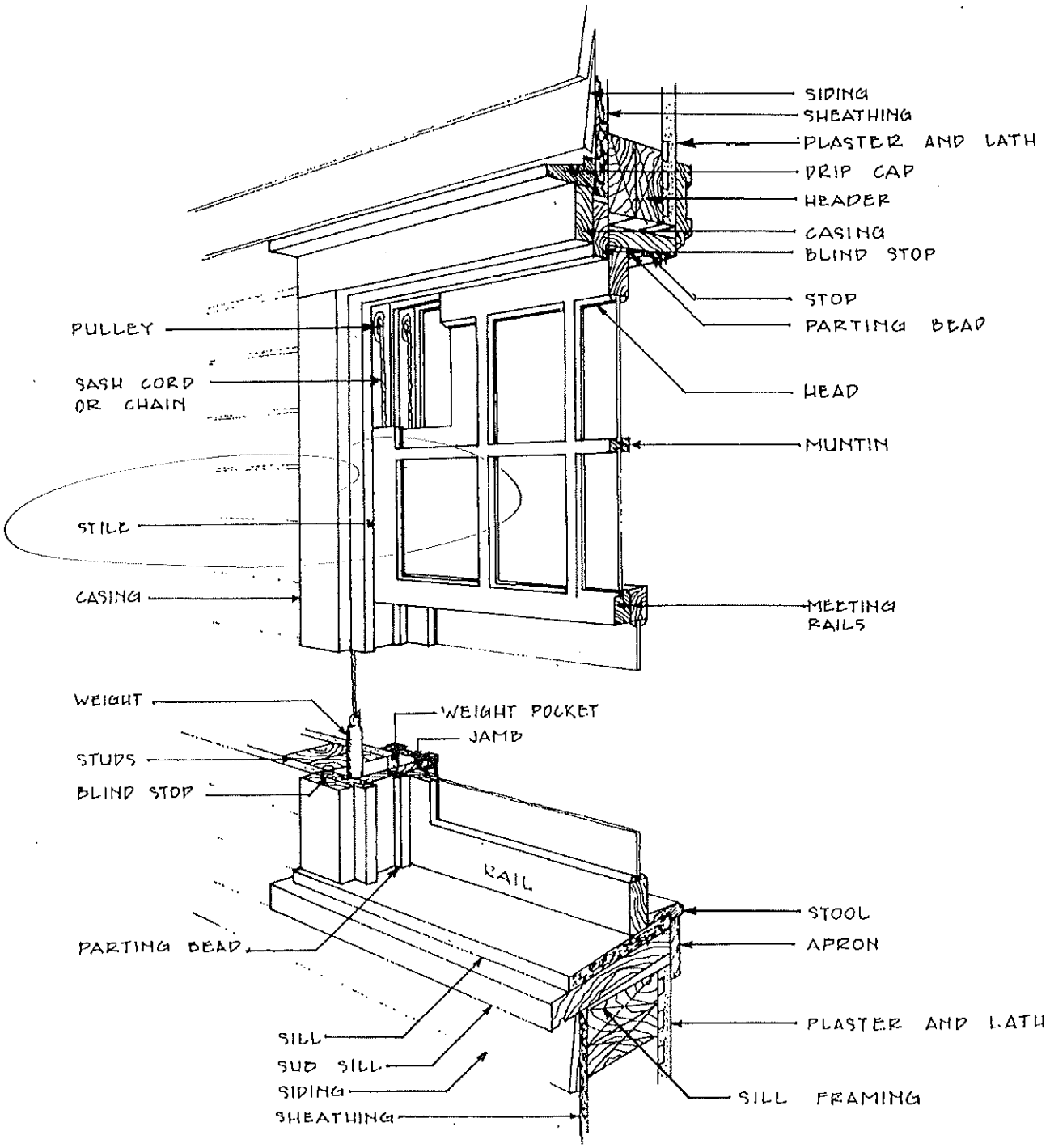
Total Unit Quantity: 22

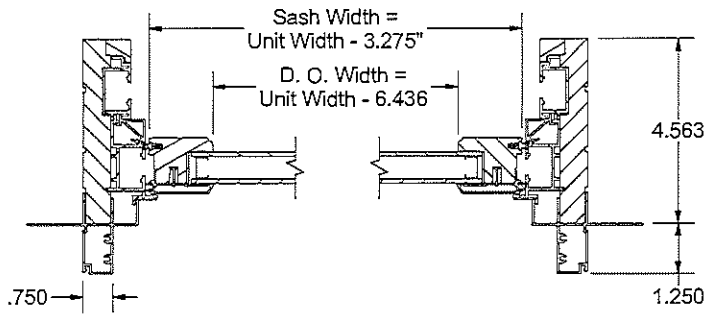
PROJECT	QUOTE
Unassigned Project	Jovino Nevarez
NOTES	
Order:	
Delivery:	
Job Comment:	

SUB-TOTAL:	$17,927.10
LABOR:	$0.00
FREIGHT:	$0.00
SALES TAX:	$1,478.99
TOTAL:	$19,406.09

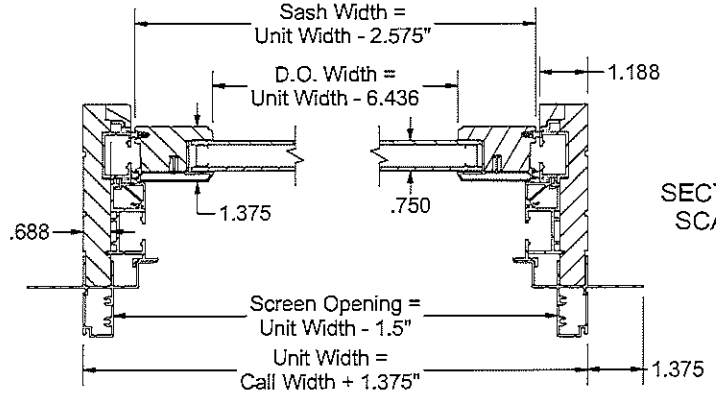
CUSTOMER SIGNATURE_____DATE_____

WOOD WINDOW PARTS

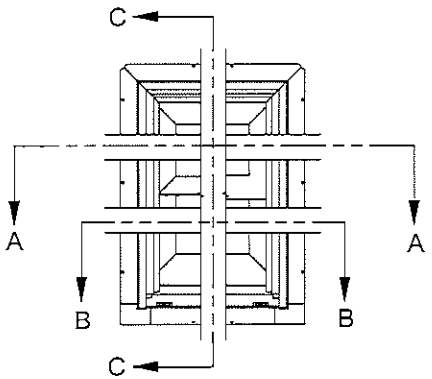




SECTION A-A
SCALE 1 / 3

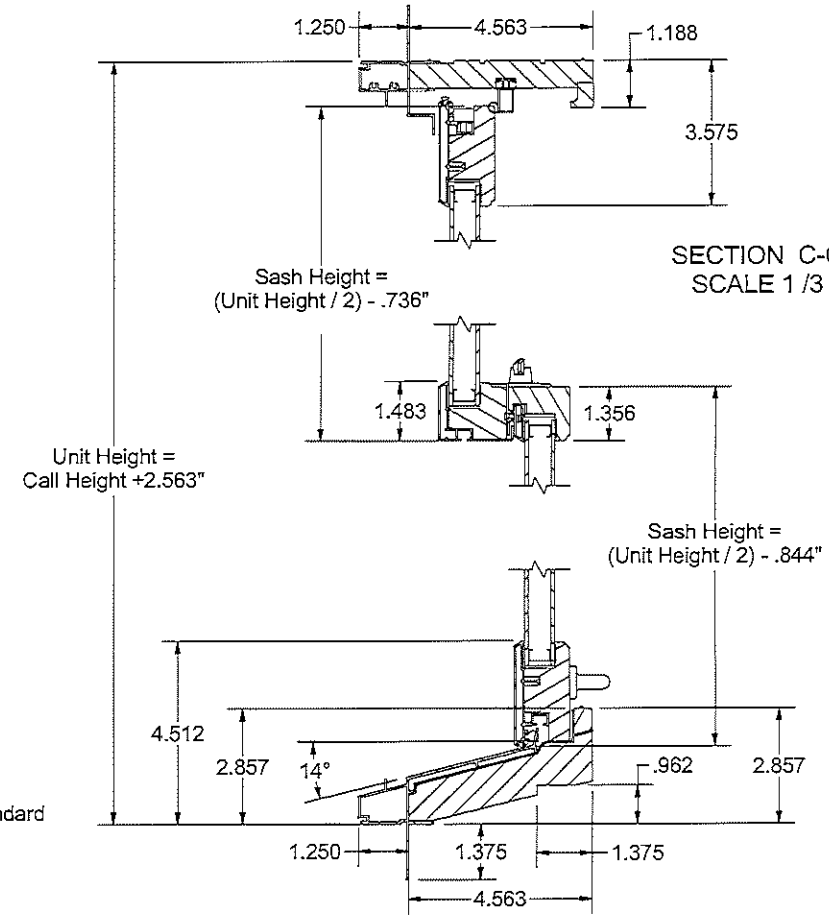


SECTION B-B
SCALE 1 / 3



See Technical Data Sheet for standard sizes, rough openings, and other dimensions.

SECTION C-C
SCALE 1 /3



PLY GEM WINDOWS

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X.XXX ± 0.005. X.XX ± 0.015
FRACTIONAL ± 1/64"
ANGLES ± 1.0°
FLATNESS ± 0.020 per ft.
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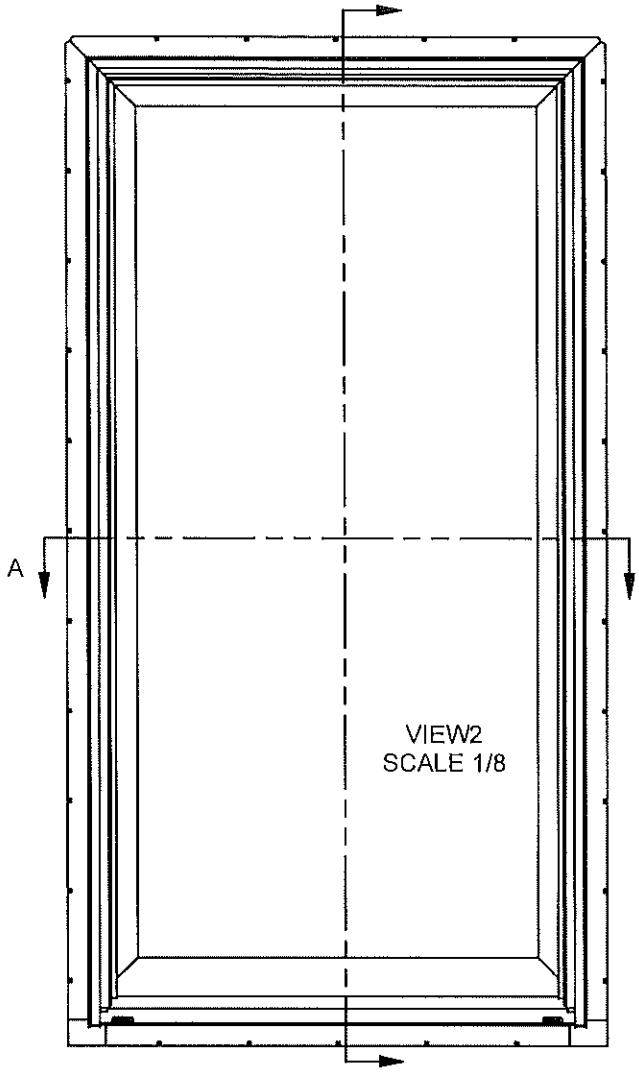
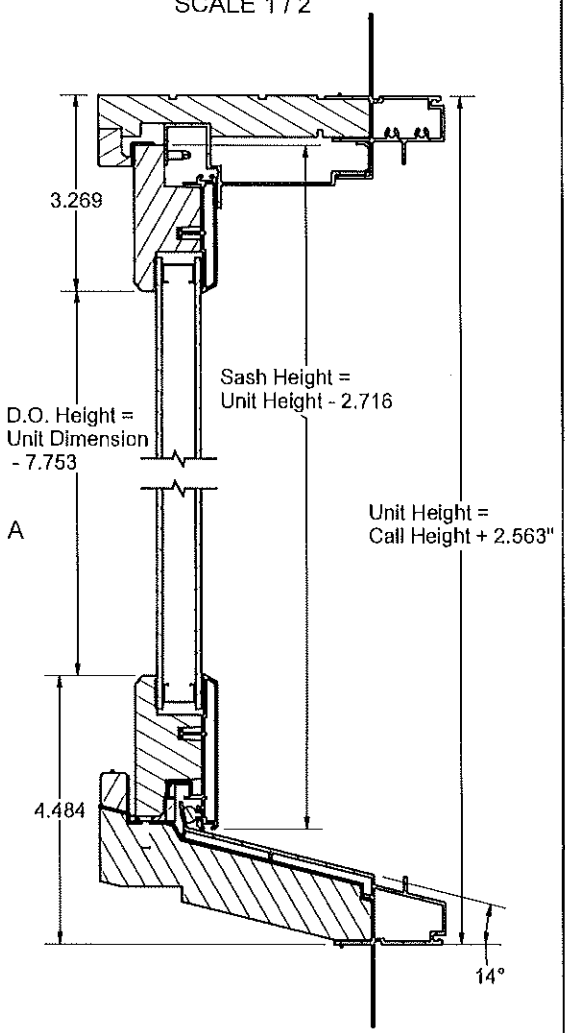
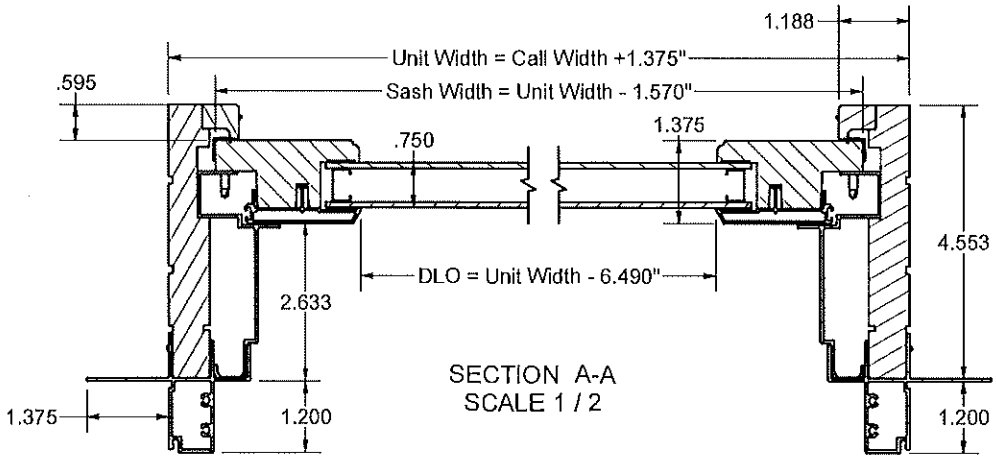
REV.	ECO	REVISION	DATE	BY
A	NA	Initial Release	1-05-09	SAS

DWG. FILE NAME: EMRDH1001.idw
SCALE:
DRAWN BY: sstrachan
REV.
SHEET SIZE: B
DATE: 4/11/2008
A
DESCRIPTION: Cross-Section, Mira, Double Hung



SECTION B-B
SCALE 1 / 2





SECTION A-A
SCALE 1 / 2

A	08-149	Initial Release	9-10-08	SAS
REV.	ECO	REVISION	DATE	BY

PLY GEM WINDOWS

Tolerances Unless Otherwise Specified. All Dimensions originate at sharp corners unless indicated
XXX ± 0.005, XX ± 0.015
FRACTIONAL ± 1/64"
ANGLES ± 1/6°
FLATNESS ± 0.020 per ft.
NOTE: BOXED DIMENSIONS ARE CRITICAL

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DWG. FILE NAME: EMRDHP1000.idw
SCALE:
DRAWN BY: sstrachan
REV.
SHEET SIZE: B
DATE: 4/11/2008
A
DESCRIPTION: Cross-section, Mira, Double Hung, Stationary

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Property

Address	732 Lamar
District/Overlay	Dignowity Hill
Owner Information	Charissa Jackson, Roy and Carolyn Garza

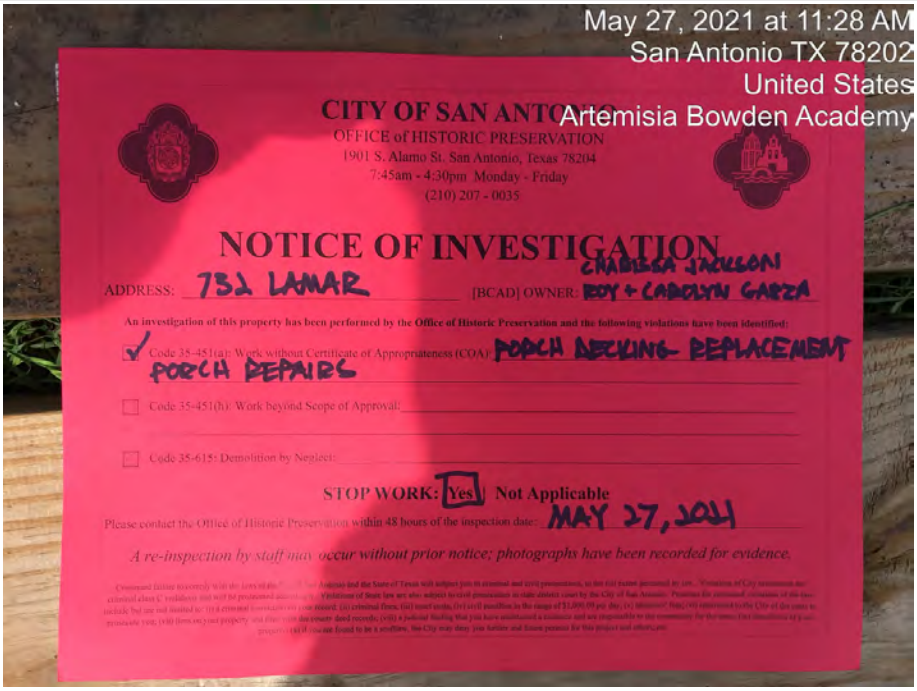
Site Visit

Date	05/27/2021
Time	11:28 AM (-5 GMT)
Context	drive-by
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Removal of porch decking, porch repairs, column repair
Description of interaction	Spoke with contractors on site. Issued SWO

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s)
Will post-work application fee apply?	To be determined

Documentation

Photographs	

Investigation Report

Investigation Report

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

	05/27/2021 11:31 AM

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Investigation Report

Property

Address	732 Lamar
District/Overlay	Dignowity Hill
Owner Information	Nevarez, Jovino & Viridiana

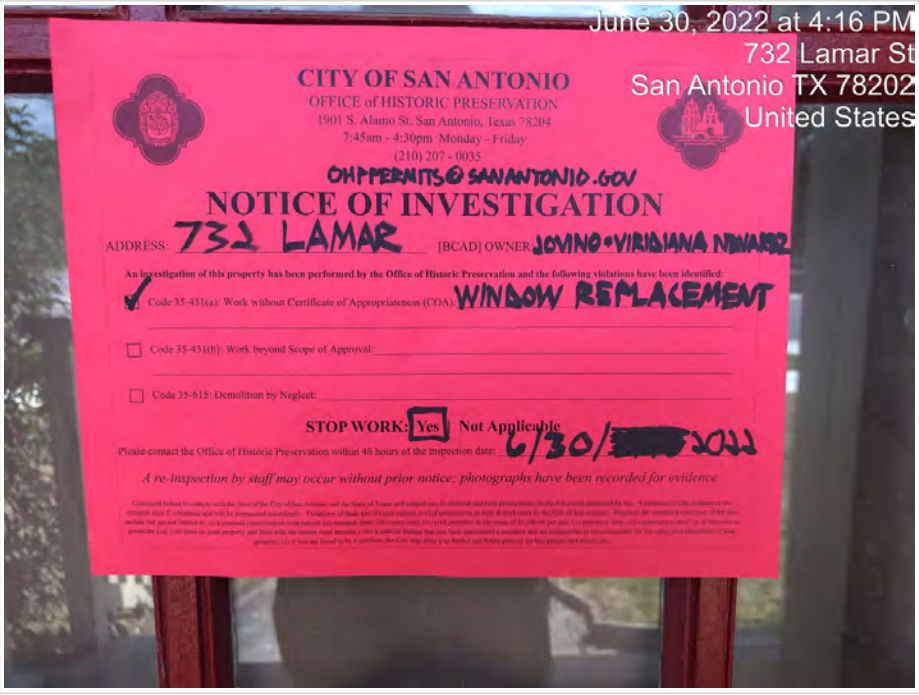
Site Visit

Date	06/30/2022
Time	03:50 PM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Replacement of wood windows with vinyl windows. Porch decking replacement, other exterior modifications.
Description of interaction	No one was present on site at the time of OHP staff's site visit.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	Yes

Documentation

Photographs	

Investigation Report

Investigation Report

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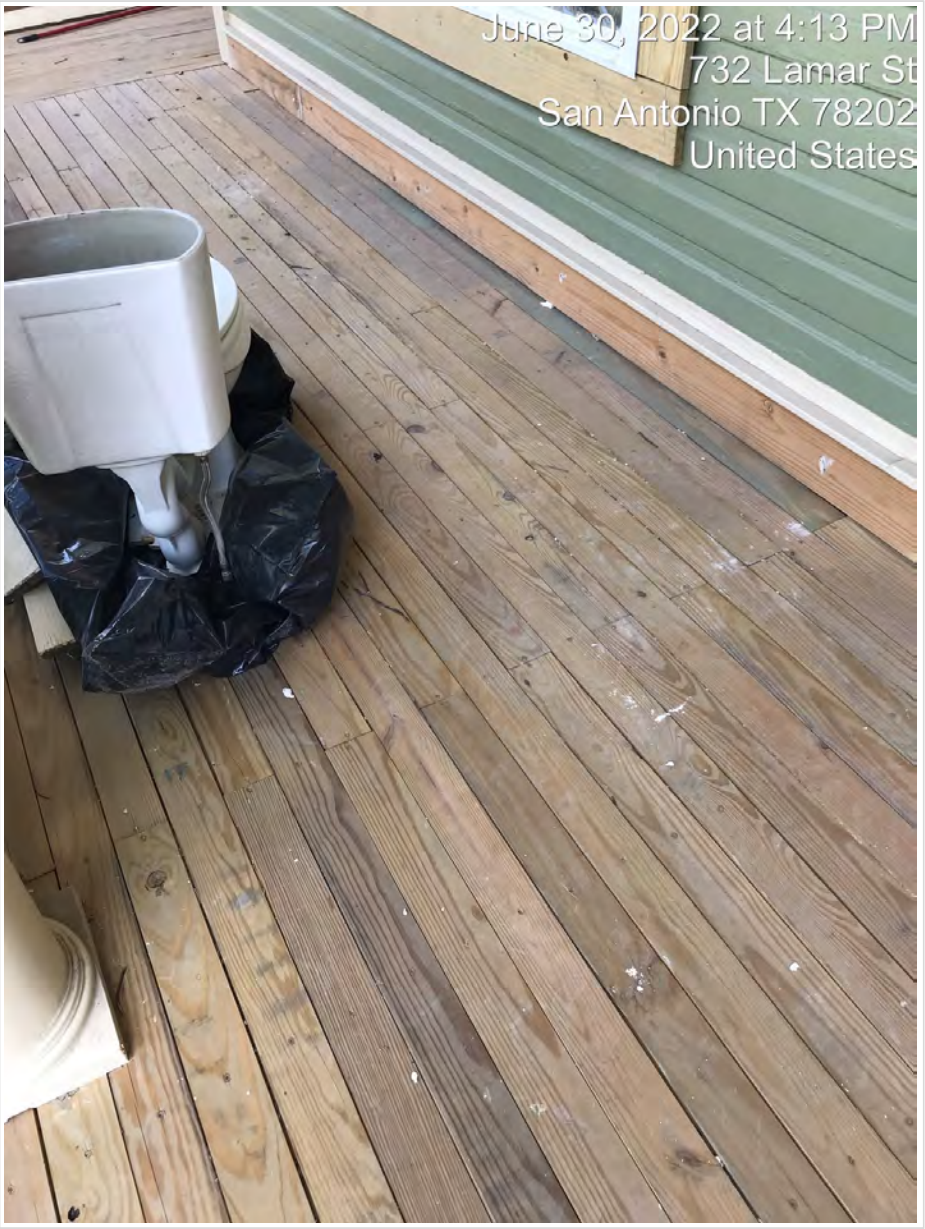
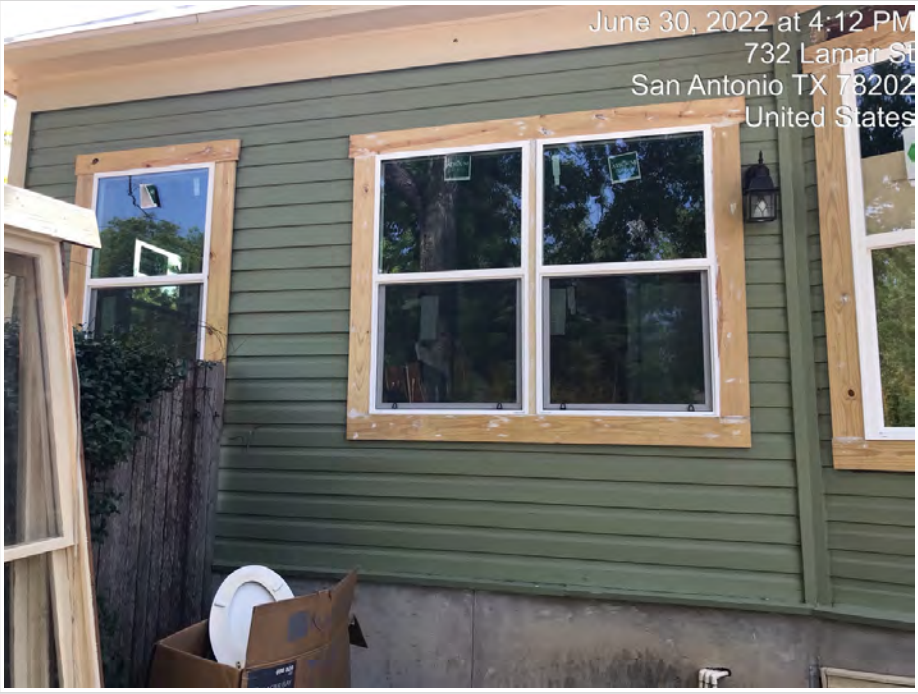


Investigation Report



Investigation Report

Investigation Report

Investigation Report

Investigation Report

	07/05/2022 11:22 AM

Edward Hall (OHP)

From: Lulu Francois <[redacted]>
Sent: Tuesday, February 28, 2023 8:10 PM
To: Cory Edwards (OHP); Edward Hall (OHP)
Cc: Valerie Cortez; Evelyn Brown
Subject: [EXTERNAL] Re: Comments of HDRC Cases for Dignowity Hill for March 1, 2023

Cory and Ed
Apologies! #2 should be Lamar St.
Please send these comments instead.

1. **302 Lamar St. HDRC Case - #2022-386**
Agree with OHPs recommendation.

2.**732 Lamar St. HDRC Case - #2023-051**
Agree with staff's stipulations with the exception of the material requested for the front porch. Since this is an exterior front porch, it is historically accurate to replace the existing wood decking with 1x3 tongue and groove wood (or composite) material that is perpendicular to the facade vs. the 1x6 deck wood material?

Material specifications for the replacement products and a verbal or written agreement to the recommended repair of existing windows should be provided to staff prior to the issuance of a Certificate of Appropriateness. There have been many homeowners and developers that followed recommended window and door material as stipulated by HDRC. We believe that if leniency is provided to one applicant, it will start a precedence that will be continually pointed to by future applicants.

Thank you

Concerned Citizens of Dignowity Hill

Lulu Francois [redacted]
Evelyn Brown [redacted]

Lulu Francois
[redacted]

On Tuesday, February 28, 2023 at 07:21:42 PM CST, Lulu Francois <[redacted]> wrote:

Cory and Ed
Please see our comments on the two cases below.

1. **302 Lamar St. HDRC Case - #2022-386**

Agree with OHPs recommendation.

2.**732 N. Pine St. HDRC Case - #2023-051**
Agree with staff's stipulations with the exception of the material requested for the front porch. Since this is an exterior front porch, it is historically accurate to replace the existing wood decking with 1x3 tongue and groove wood (or composite) material that is perpendicular to the facade vs. the 1x6 deck wood material?

Material specifications for the replacement products and a verbal or written agreement to the recommended repair of existing windows should be provided to staff prior to the issuance of a Certificate of Appropriateness. There have been many homeowners and developers that followed recommended window and door material as stipulated by HDRC. We believe that if leniency is provided to one applicant, it will start a precedence that will be continually pointed to by future applicants.

Thank you

Concerned Citizens of Dignowity Hill

Lulu Francois [redacted]
Evelyn Brown [redacted]

Lulu Francois
[redacted]

THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.

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