

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 15

HDRC CASE NO: 2014-255
ADDRESS: 524 LEIGH ST
LEGAL DESCRIPTION: NCB 2739 BLK LOT 3A & E 19 FT OF 5F
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Charles John
OWNER: Luis Garza
TYPE OF WORK: Amendment to approved new construction
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved windows of the new construction at 524 Leigh. The applicant has proposed to install nine over nine vinyl windows rather than the previously approved six over six wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Mass and Form

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.

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.

FINDINGS:

- a. The applicant received an HDRC Certificate of Appropriateness on August 6, 2014, for the construction of a two story, single family residence at 524 Leigh. Materials that were noted in the request and approved on that date were Hardi Board siding, wood windows and a standing seam metal roof.
- b. A stop work order was issued on Monday, June 8, 2015, for work being performed outside of the scope of what was approved by the HDRC. This work includes the installation of nine over nine vinyl windows. The applicant received approval for the installation of six over six wood windows.
- c. The request to maintain both the six over six vinyl windows as well as the nine over nine vinyl windows was on the June 17, 2015, HDRC Agenda from which the applicant withdrew the request to propose an alternative.
- d. Staff performed a site visit on July 16, 2015. At that site visit, staff observed both the lower level nine over nine windows as well as the upper level's six over six windows.
- e. At this time, the applicant is proposing to have a uniform nine over nine window throughout the project, replacing many of the previously installed six over six windows. The applicant has also proposed to add wood trim around each window opening to reduce the amount of vinyl that is seen from the public right of way.
- f. Typically, vinyl windows feature a profile that is inconsistent with wood windows found in historic structures throughout Lavaca and San Antonio and are not typically recommended nor appropriate as a replacement option nor

an option in new construction. At this time, the applicant has proposed to resolve an incorrect installation of multiple profiled vinyl windows by installing a uniform profile of nine over nine windows. Staff finds that this is an appropriate solution.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Edward Hall

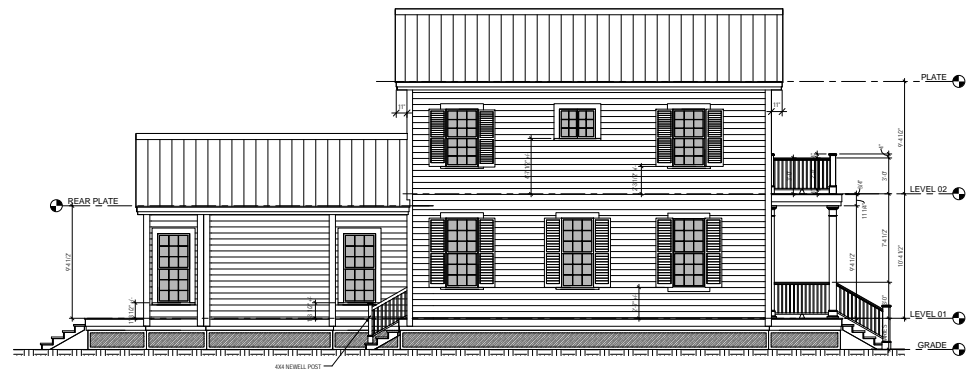


Flex Viewer

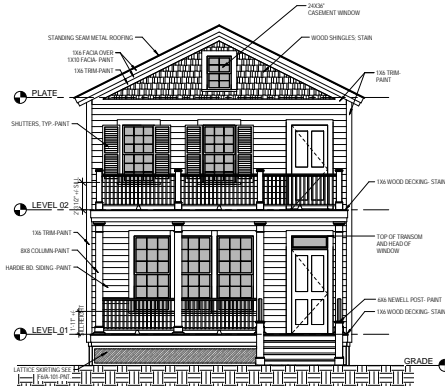
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Printed: Jul 28, 2015

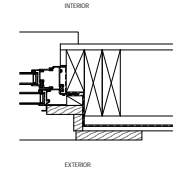
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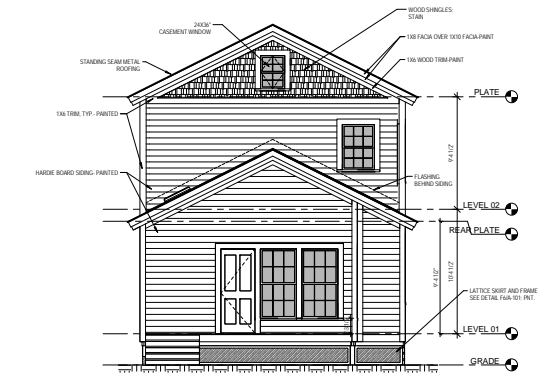
1 EAST ELEVATION
1/4" = 1'-0"



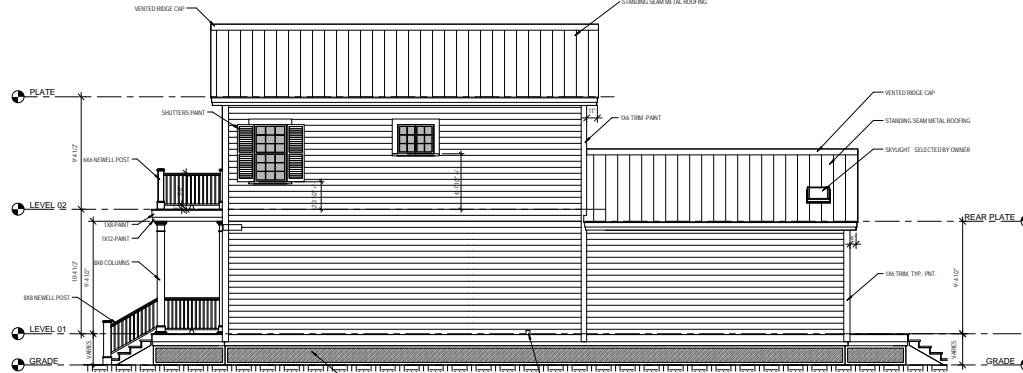
2 NORTH ELEVATION
1/4" = 1'-0"



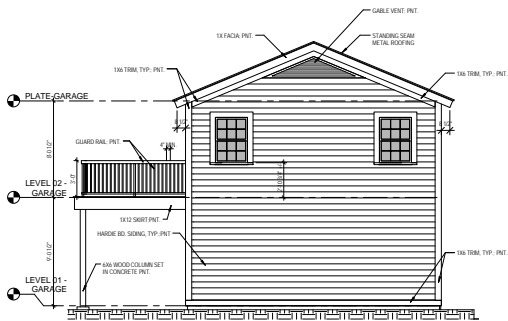
9 JAMB DETAIL
3" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



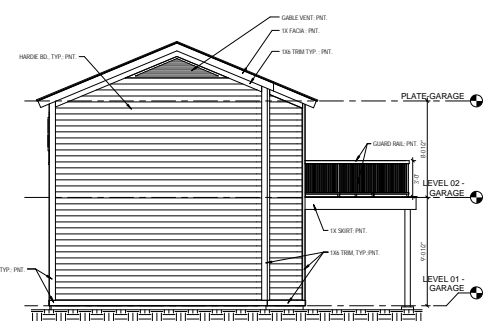
5 GARAGE EAST ELEVATION
1/4" = 1'-0"



6 GARAGE NORTH ELEVATION
1/4" = 1'-0"



7 GARAGE SOUTH ELEVATION
1/4" = 1'-0"



8 GARAGE WEST ELEVATION
1/4" = 1'-0"

Fisher Heck
ARCHITECTS

A NEW RESIDENCE @ 524 LEIGH ST.

CITY, STATE
EXTERIOR ELEVATIONS | 7/17/2015



