

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2019

HDRC CASE NO:

2019-507

ADDRESS:

311 PEREIDA ST

LEGAL DESCRIPTION:

NCB 935 BLK B LOT 23 (PEREIDA HOUSE)

ZONING:

RM-4, H

CITY COUNCIL DIST.:

1

DISTRICT:

King William Historic District

APPLICANT:

Amy Perez/KAI HOMES LLC

OWNER:

Amy Perez/KAI HOMES LLC

TYPE OF WORK:

Amendment to window replacement

APPLICATION RECEIVED:

August 15, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriate for approval to amend and clarify the window specifications in the second-floor façade to allow vinyl-clad wood windows (ANDERSON 400) as originally proposed instead of exposed wood; both options would be trimmed and painted appropriately.

APPLICABLE CITATIONS:

- 2. Guidelines for 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)

- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

- a. The primary structure located at 311 Pereida is a 2-story single family structure built in 1892 and designed by notable architect Alfred Giles. The house was previously located on the Bonham Academy Campus at 114 Cedar Street and received Historic and Design Review Commission (HDRC) approval to be relocated to its present location in 2014.
- b. **COMPLIANCE** – A number of renovation items were approved for the property at 311 Pereida including wholesale fenestration restoration to the second floor front facade. On a site visit conducted on August 2, 2019, staff found that the windows that were installed were vinyl-clad wood windows instead of wood windows as approved with stipulations at the March 20, 2019, HDRC hearing. At this time, only a commission action letter has been submitted as staff is awaiting for the stipulated materials to be submitted by the applicant prior to issuing a Certificate of Appropriateness. When staff confronted the applicant about the discrepancy, the applicant explained that they installed vinyl-clad wood windows in good faith, not knowing that they are distinct from exposed wood windows. The applicant has submitted a request on August 23, 2019, to be heard at the next available HDRC hearing to amend and clarify the window specifications.
- c. **WINDOW REPLACEMENT** – Prior to renovations, the structure featured wholesale missing second floor fenestration leaving only exposed framing members. With elevations drawings, the applicant received approval to reconstruct the second floor fenestration including reinstallation of four sash window and wood siding infill. The applicant originally requested to install Anderson 400 Series, which is a vinyl-clad wood product. Staff stipulated the wood be wood, among other standard specifications. The applicant insists that the vinyl-clad wood windows that were installed are indeed made of wood and that the vinyl clad when painted would not be visibly distinguishable from traditional wood. Staff has routinely recommended that a wood windows be installed when replacement or reinstallation is required and that a cladded product is often reserved for non-original additions, rear accessory structures, or infill projects based on the Guidelines for Exterior Maintenance and Alterations 2.6.B.iv. Staff finds that a traditional fully wood window is the most appropriate treatment for front façade restoration.

RECOMMENDATION:

Staff does not recommend approval of amending the window specifications to specifically allow for a vinyl-clad wood product based on finding b and c. If the commission denies the amendment request, the applicant must submit window specifications that feature a one-over-one fully wood sash window that excludes cladding of any material within 90 days unless otherwise stipulated.

The standard specifications for window replacement apply unless otherwise stipulated by the commission:

- **MATERIAL** – That the windows and all interior, exterior, and trim components be fully wood, excluding hardware.
- **SASH**: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". *
- **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.

CASE COMMENT:

COMPLIANCE – A number of renovation items were approved for the property at 311 Pereida including wholesale fenestration restoration to the second floor front facade. On a site visit conducted on August 2, 2019, staff found that the windows that were installed were vinyl-clad wood windows instead of wood windows as approved with stipulations at the March 20, 2019 HDRC hearing. At this time, only a commission action letter has been submitted as staff is awaiting for the stipulated materials to be submitted prior to issuing a Certificate of Appropriateness. When staff confronted the applicant about the discrepancy, the applicant explained that they installed vinyl-clad wood windows in good faith, not knowing that they are distinct from exposed wood windows. The applicant has submitted a request on August 23, 2019 to be heard at the next available HDRC hearing to amend and clarify the window specifications.



NO
TRESPASSING

114

TEXAS
FAMILY
ROOFING
210-957-999















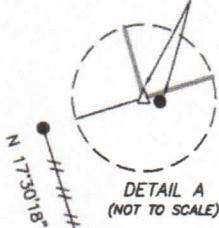








FND I.R. BEARS
S 78°12'01" E 1.14'



CEDAR SOJO, LP,
A TEXAS LIMITED PARTNERSHIP
TRACT
VOL. 17977, PAGE 100

JEFFREY BECKSTED, ET UX
TRACT
VOL. 18366, PAGE 880

SCALE: 1"=20'

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE
FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



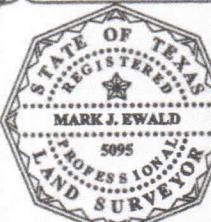
FIRM REGISTRATION NO.
10111700

Westar
Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1030 HELOTES, TEXAS 78023-1036
PHONE (210) 372-8500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- C.M. = CONTROLLING MONUMENT
- = WOOD FENCE
- = POWER POLE
- = OVERHEAD ELECTRIC
- = WATER METER
- = ELECTRIC METER

DRAWN BY: JW



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

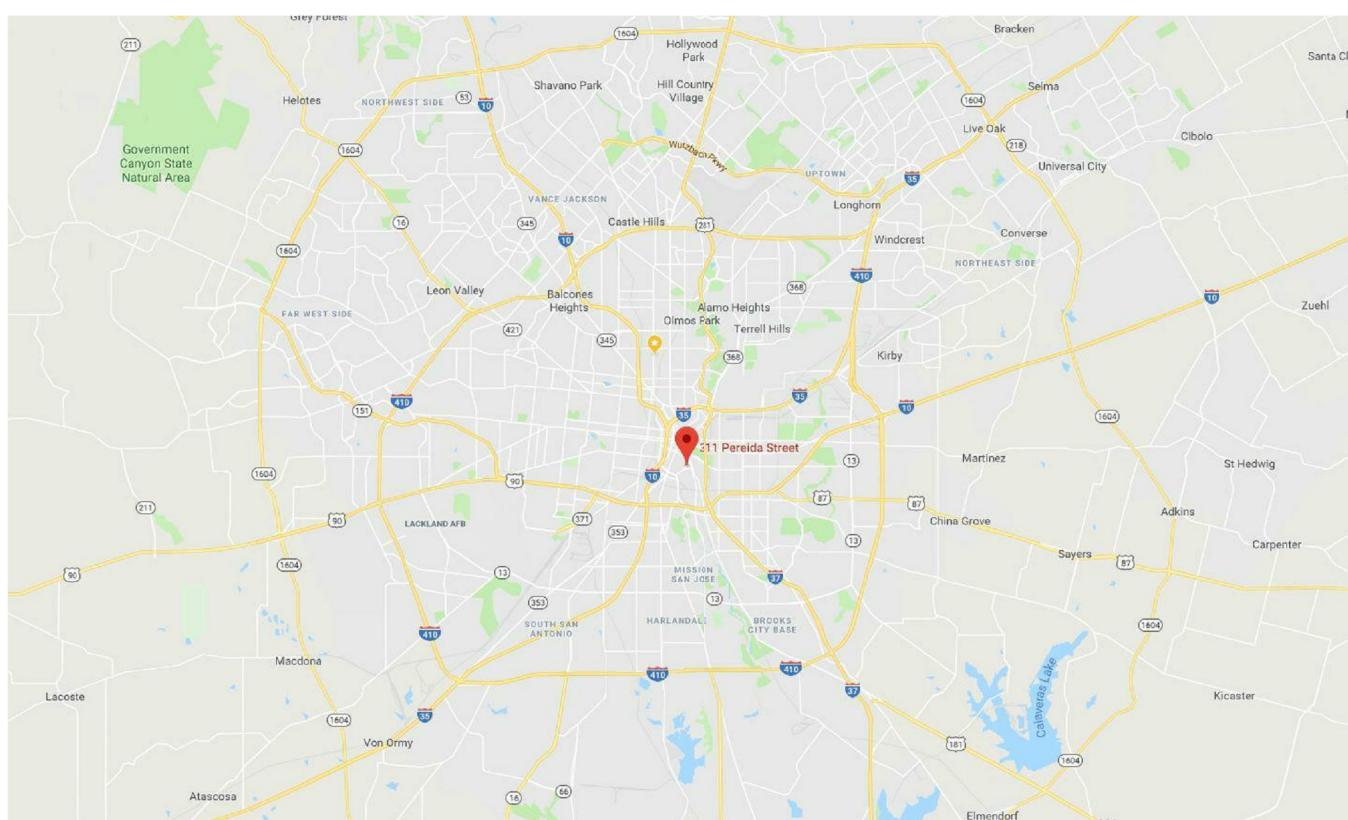
311 PEREIDA

SAN ANTONIO TX 78210

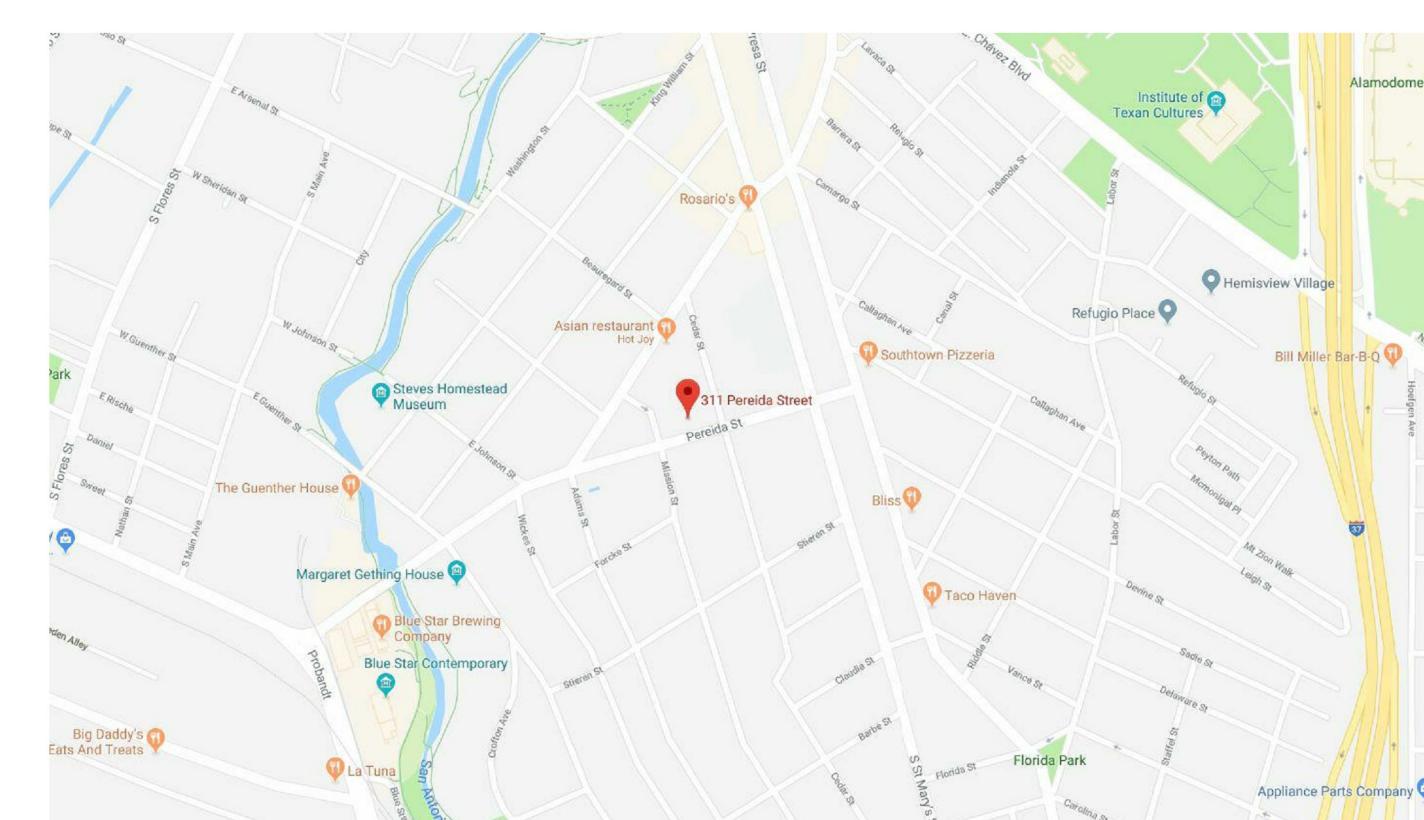
GENERAL NOTES:

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
2. THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
4. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
6. DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
9. ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6' = 5 1/2').
10. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
11. CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
12. ALL DIMENSIONS ARE TO FACE OF STUD OR WALL FACE UNLESS OTHERWISE NOTED.
13. INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED FOR PLUMBING WALLS.
14. EXTERIOR WALLS SHALL MATCH EXISTING STRUCTURE. IF NEW CONSTRUCTION, SHALL BE 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
15. ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED, CONCRETE BOARD OR HARDFIE BACKER TYPE MATERIAL AT ALL "NET AREAS" USE CEMENT BACKER BOARD AT ALL TILED WALLS, OR FULL SET MORTAR BACKING AT TILED WALLS.
16. ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
17. A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGNER AND OTHER TRADES. BUILDING CODES, PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONED SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
18. EXTERIOR WALL SHEATHING V PLYWOOD OR ORIENTED STRAND BOARD WRAPPED WITH TYVEK EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYVEK.
19. FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, CPVC & PEX NOT ALLOWED.
20. INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATIN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEMI-GLOSS). INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.
21. ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
22. PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
23. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN TCEQ REGULATIONS.
24. CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.
25. CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
26. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 317.1.1.
27. COMPLIANCE WITH IRC R613.2 FOR WINDOW SILLS.
28. WATER RISER MUST BE METAL ABOVE GROUND. SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.

LOCATION MAP



VICINITY MAP



29. ALL WALLS WITH DRAW-WASTE-VENT PLUMBING SHALL BE 2X6 LUMBER.

30. ATTIC ACCESS, MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.

31. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.

32. ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.

33. NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE

34. LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.

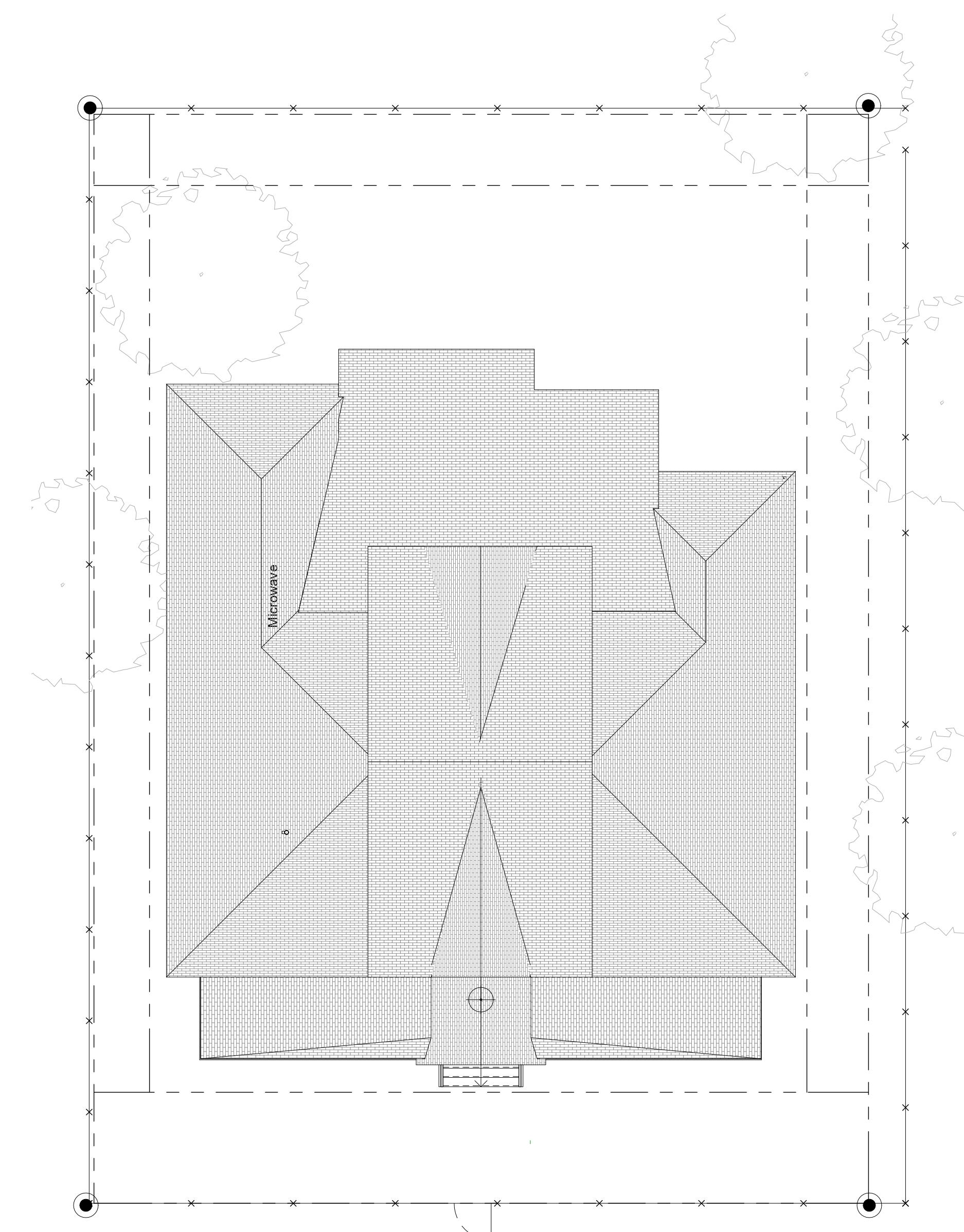
STANDARDS AND REGULATIONS

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS, THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.:

1. BUILDING CODES.....2018 INT. RESIDENTIAL CODE
2. PLUMBING CODE.....2018 UNIFORM PLUMBING CODE
3. MECHANICAL.....2018 INTERNATIONAL MECHANICAL CODE
4. ELECTRICAL CODE.....2015 NATIONAL ELECTRICAL CODE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

PERSPECTIVE VIEW



① PROPOSED SITE PLAN
1/8" = 1'-0"

PROJECT CONTACTS

OWNER
PAUL & AMY PEREZ
210-457-9992 (CELL)
KAIHOMESLLC@GMAIL.COM

DESIGNER
JASON MORAN
210-685-1906 (CELL)
JSM.MORAN10@GMAIL.COM

Sheet Number	Sheet Name
A-0.0	COVER
A-2.2	FLOOR PLAN LEVEL 1 & 2
A-2.3	ELECTRICAL PLAN
A-3.1	EXTERIOR ELEVATIONS
A-3.2	EXTERIOR ELEVATIONS

311 PEREIDA
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ISSUE:
PRELIMINARY PLAN

COVER

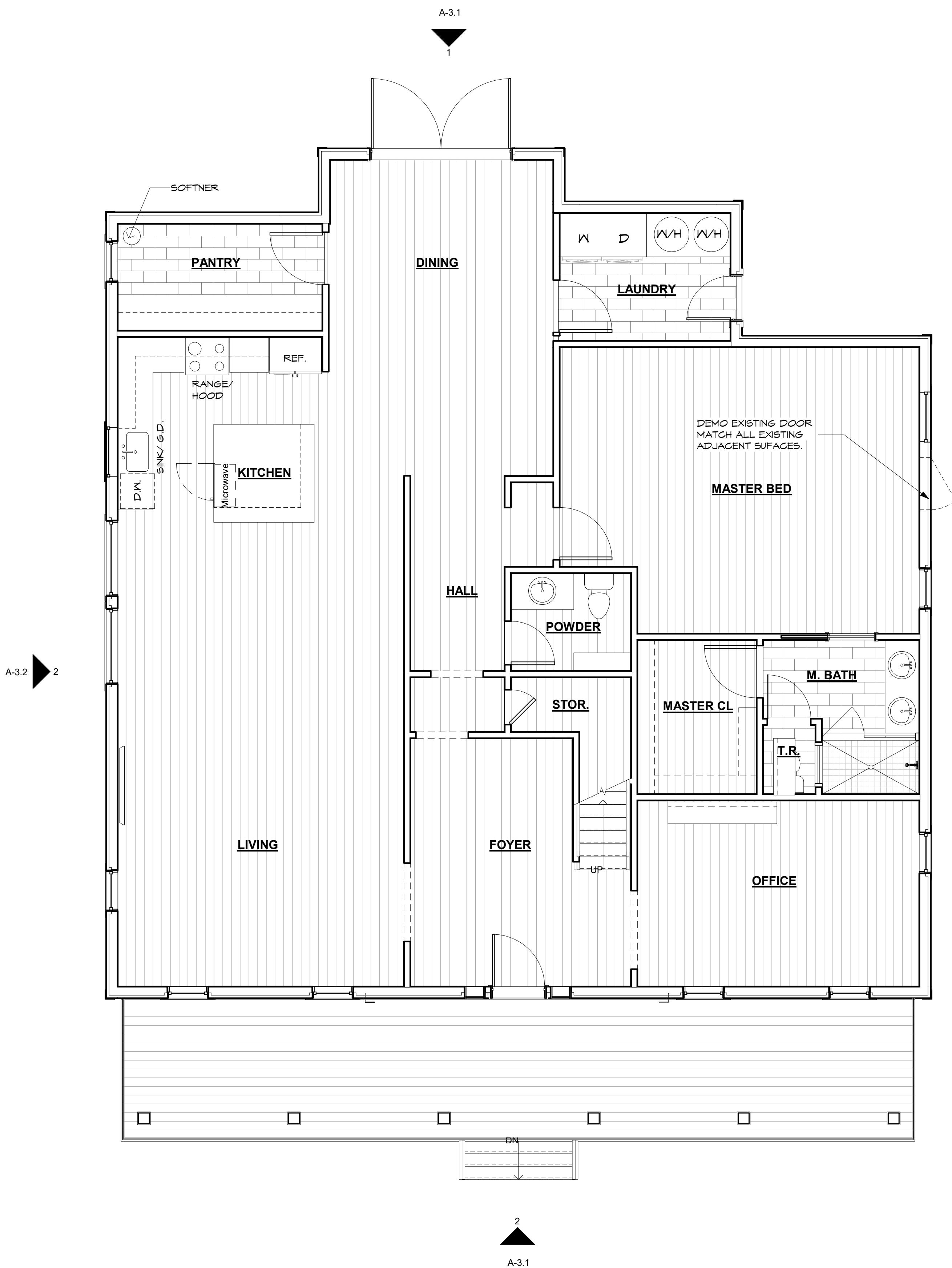
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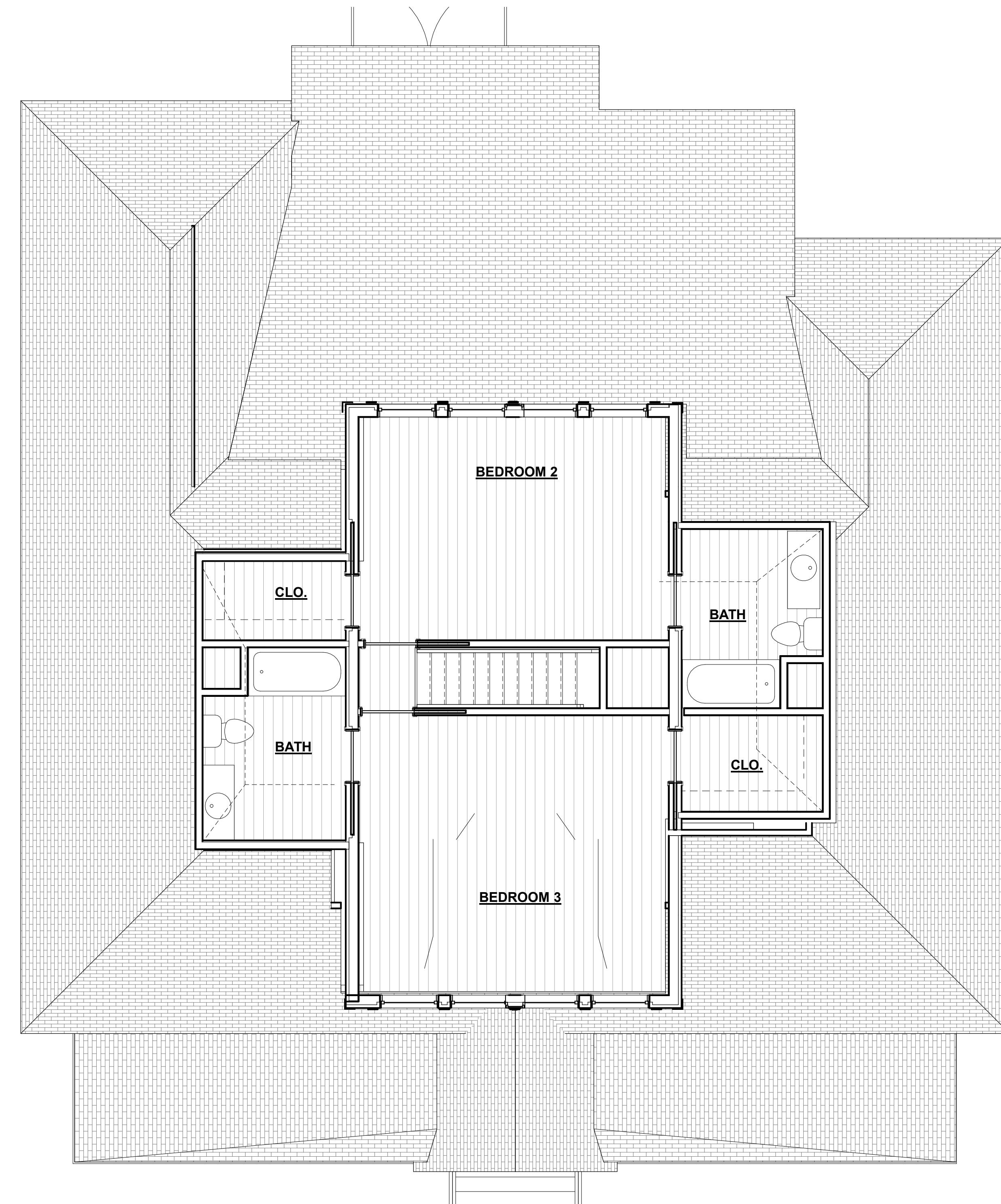
JASON MORAN
COLLABORATIVE DESIGNER



FLOOR PLAN
LEVEL 1 & 2



① FIRST FLOOR PLAN
1/4" = 1'-0"



② SECOND FLOOR PLAN
1/4" = 1'-0"

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A-2.2



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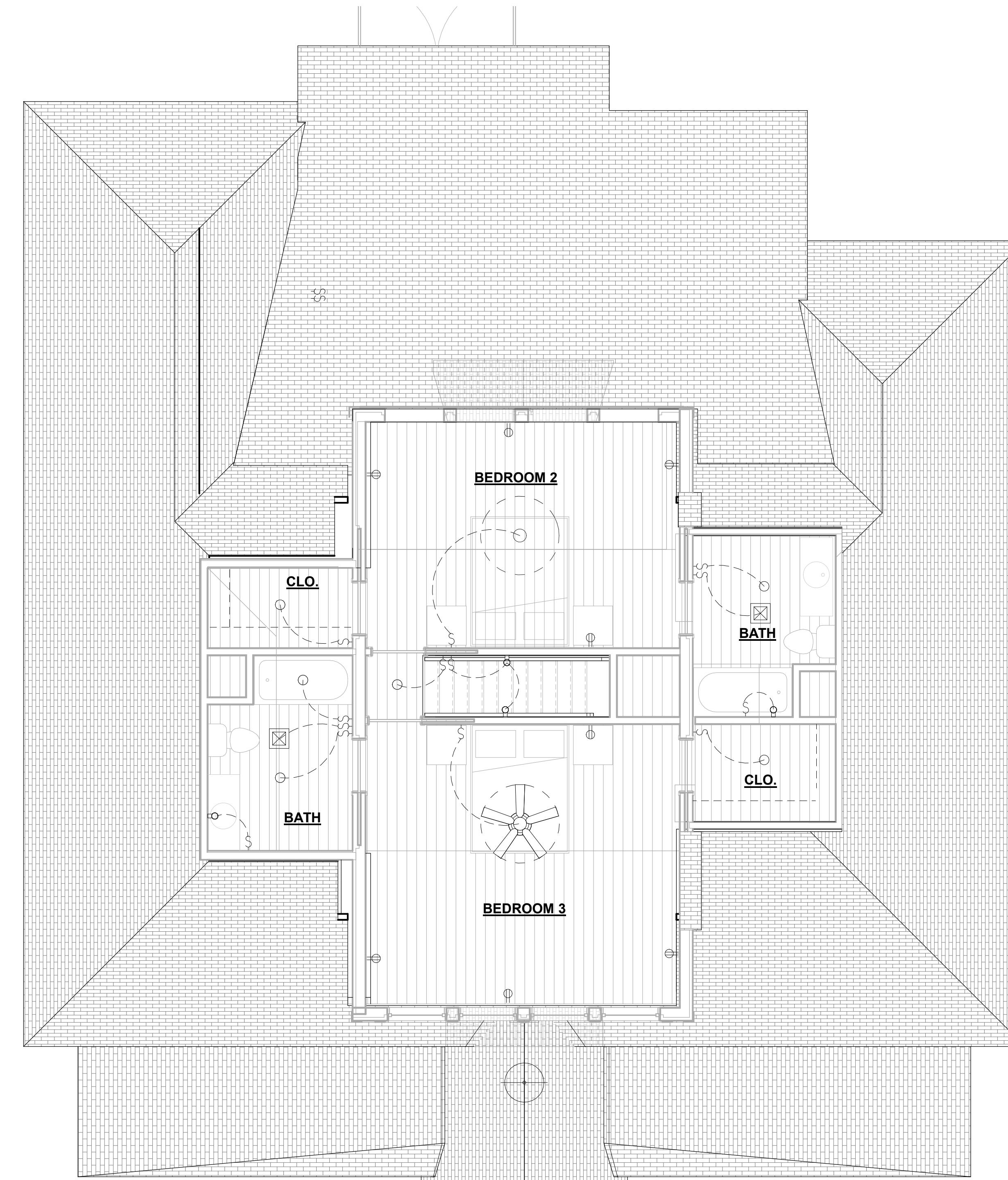
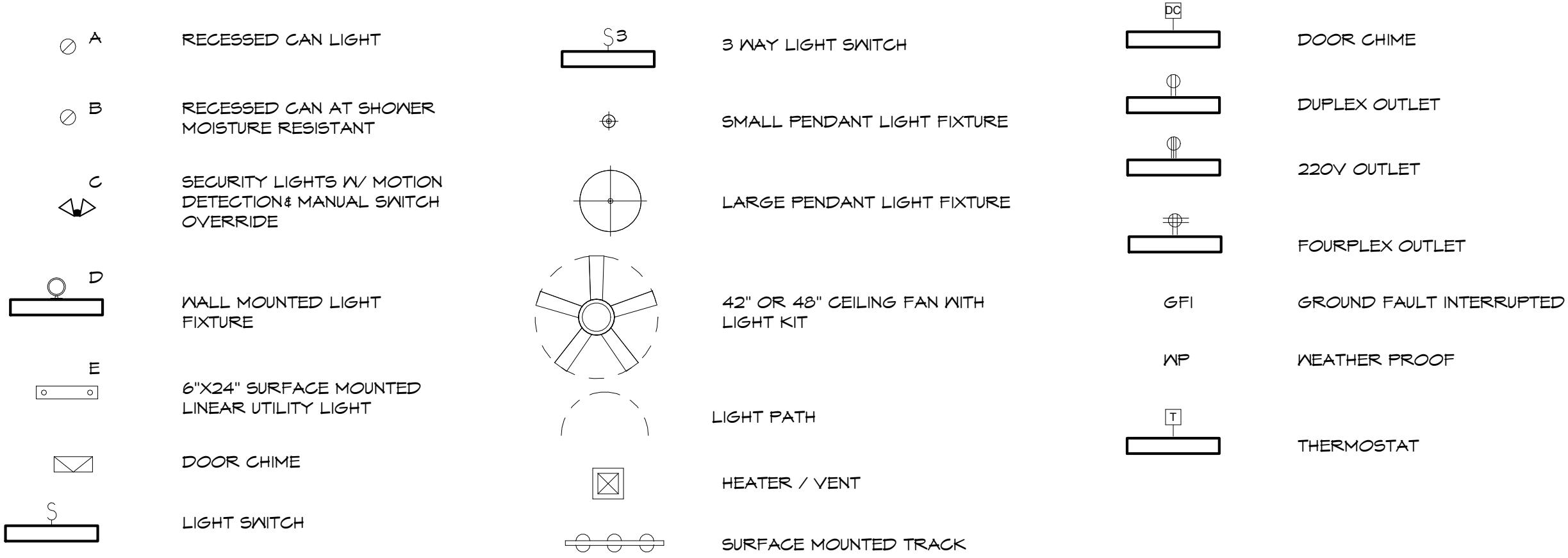
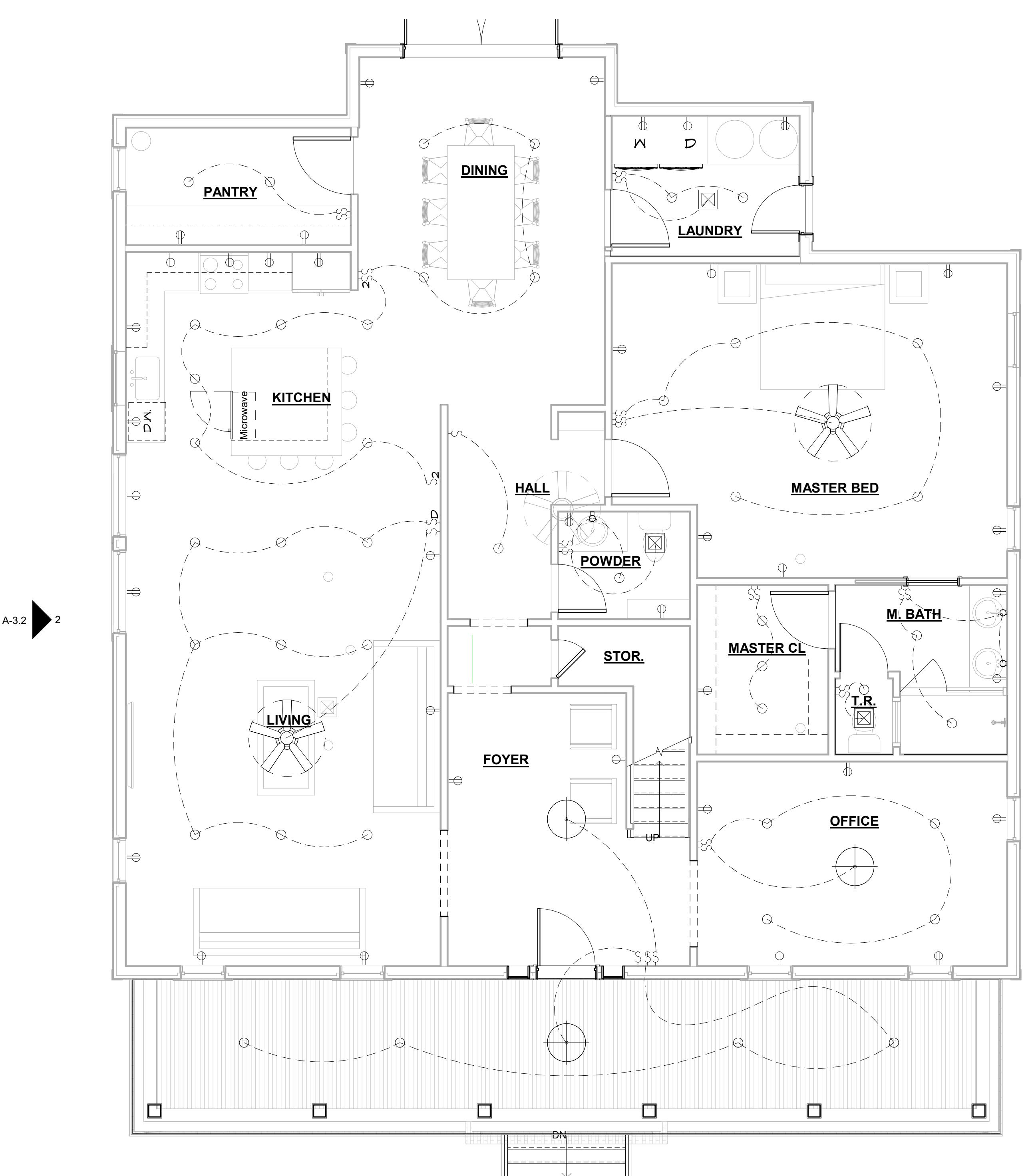
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ELECTRICAL PLAN

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A-2.3



A-2.3

311 PEREIDA

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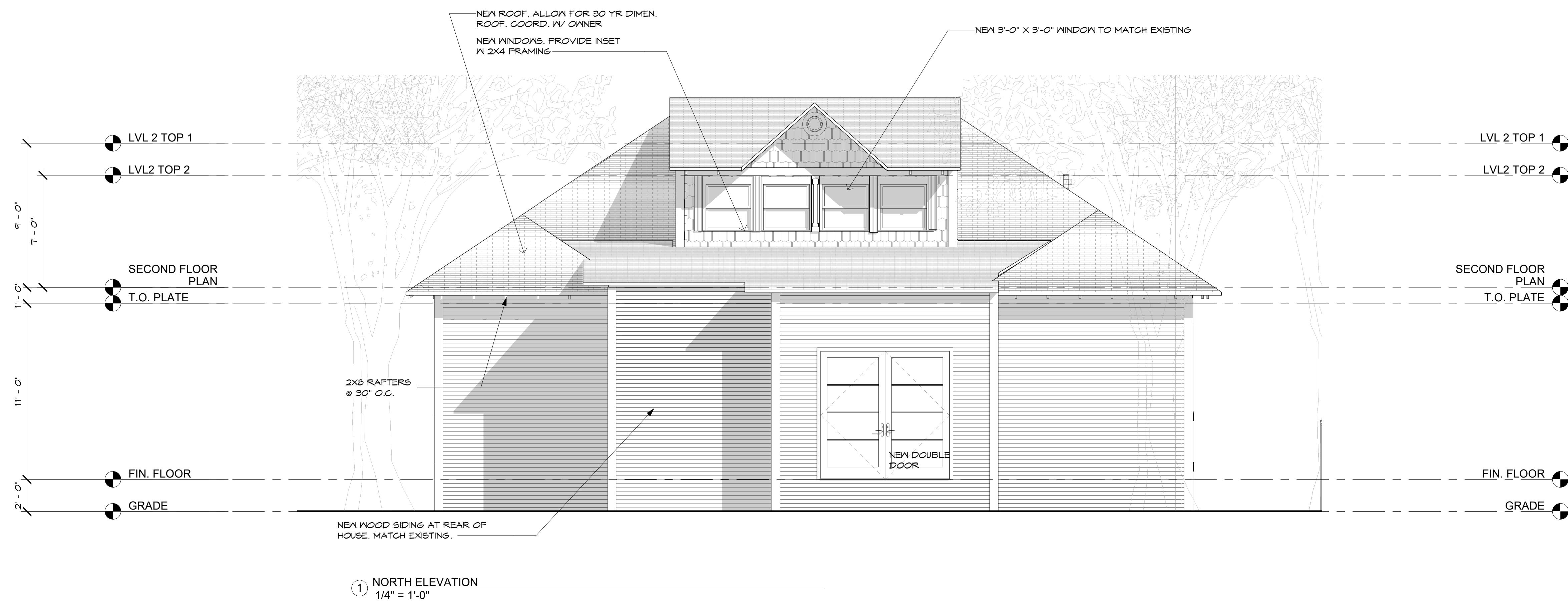
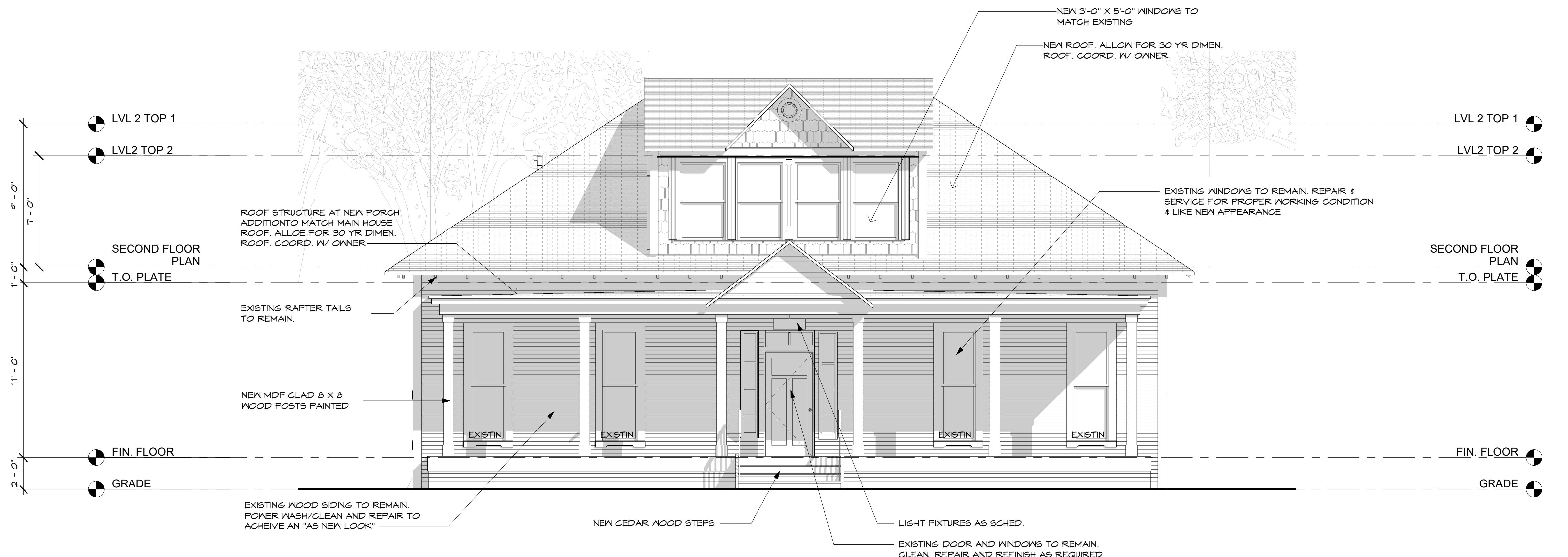
EXTERIOR ELEVATIONS

PROJECT NO: 1836

DATE: 02.12.2019

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A-3.1



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EXTERIOR ELEVATIONS

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