

## HISTORIC AND DESIGN REVIEW COMMISSION

July 1, 2015

Agenda Item No: 23

**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:** Adrian Gracia  
**OWNER:** SJP Investments, LLC  
**TYPE OF WORK:** Window replacement  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

Retain the current nine over nine vinyl windows installed at 524 Leigh. The applicant received an HDRC COA on August 6, 2014, for construction of a new house featuring 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. According to the Guidelines for New Construction 2.C.i., windows and door openings should contain similar proportions to those found throughout the district, and windows and doors should be composed of materials that complement the type, color and texture of those found traditionally in the district according to the Guidelines for New Construction 3.A.i. The vinyl windows that are currently installed are not consistent with the Guidelines.

### RECOMMENDATION:

Staff does not recommend approval of the nine over nine vinyl windows. Staff recommends that the applicant adhere to the HDRC COA that was issued and install six over six wood windows.

**CASE MANAGER:**

Edward Hall





**N**

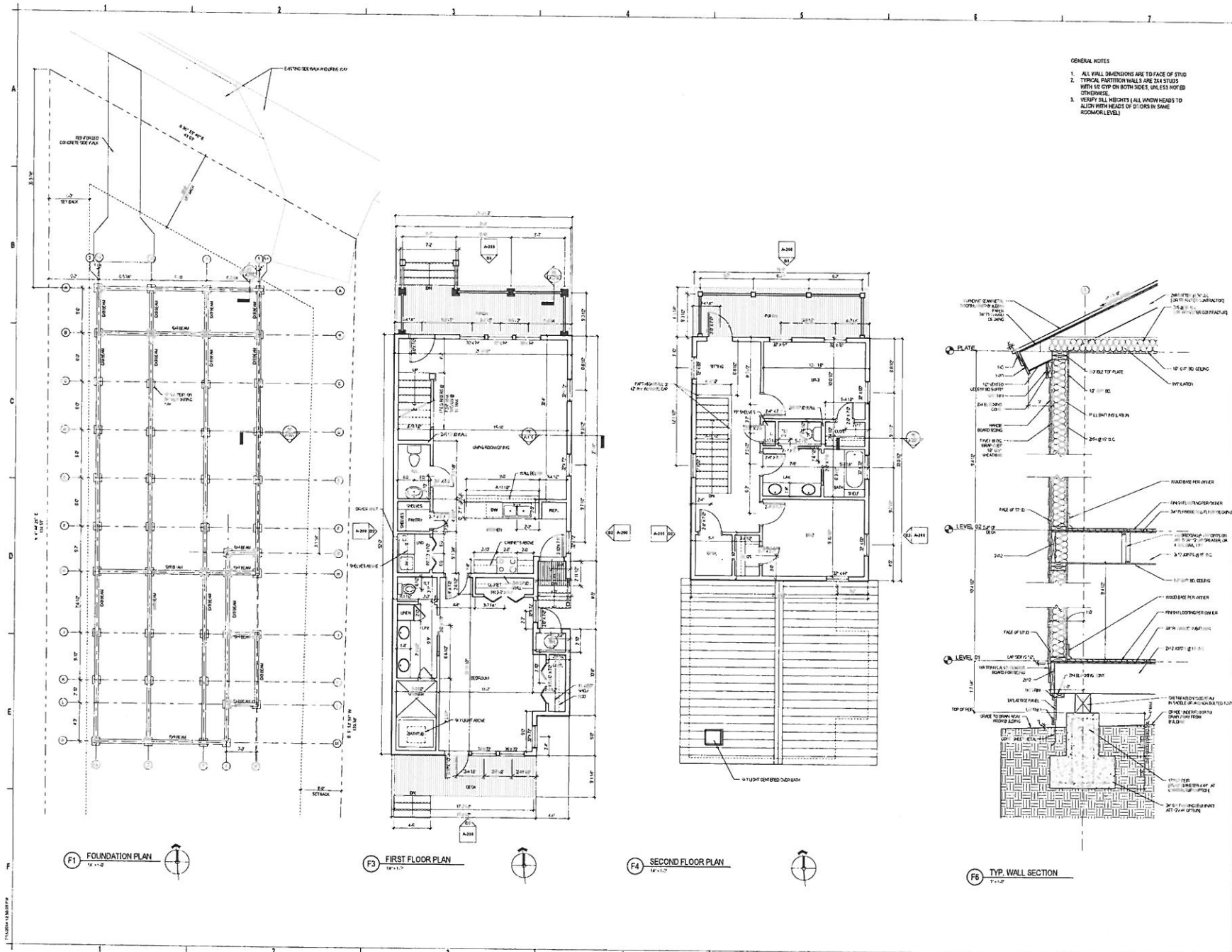
## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 26, 2015

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**Fisher Heck**  
945 South St. Mary's Street  
San Antonio, Texas 78205  
210.225.1500 Fax 210.225.1522

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY  
DATE: 10/12/12

**PROJECT: NEW RESIDENCE & SHELTER**  
**EN PARTNERS**  
SAN ANTONIO, TEXAS 78205  
FLORIAN

**PROJECT NO. 1409 A1**  
REVISION DATE

**SHEET NO.**  
**A-101**

C1 FOUNDATION PLAN - GARAGE  
1/8" = 1'-0"

D4 LEVEL 01 - GARAGE  
1/8" = 1'-0"

D5 LEVEL 02 - GARAGE  
1/8" = 1'-0"

F1 GARAGE EAST ELEVATION  
1/8" = 1'-0"

F3 GARAGE SOUTH ELEVATION  
1/8" = 1'-0"

F4 GARAGE WEST ELEVATION  
1/8" = 1'-0"

F5 GARAGE NORTH ELEVATION  
1/8" = 1'-0"

GENERAL NOTES

1. ALL WALL DIMENSIONS ARE TO FACE OF STUD.
2. TYPICAL PARTITION WALLS ARE 2X4 STUDS WITH 1/2" GYP ON BOTH SIDES, UNLESS NOTED OTHERWISE.
3. VERIFY ALL HEIGHTS / ALL WINDOW HEADS TO ALIGN WITH HEADS OF DOORS IN SAME ROOM OR LEVEL.
4. ALL DOOR AND WINDOWS HAVE 1/8" CASING - FIN.

Fisher Heck

315 South St. Mary's Street  
San Antonio, Texas 78205  
210.221.6500 Fax 210.221.6522

PERMITS  
NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY  
DO NOT SCALE

07/15/14

CONSTRUCTION  
FOR INFORMATION ONLY  
DO NOT SCALE

PROJECT: A NEW RESIDENCE & SWIMMING POOL

ENR PARTNERS

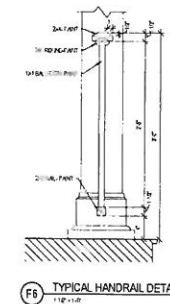
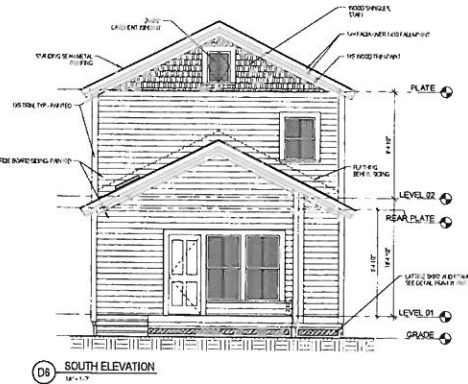
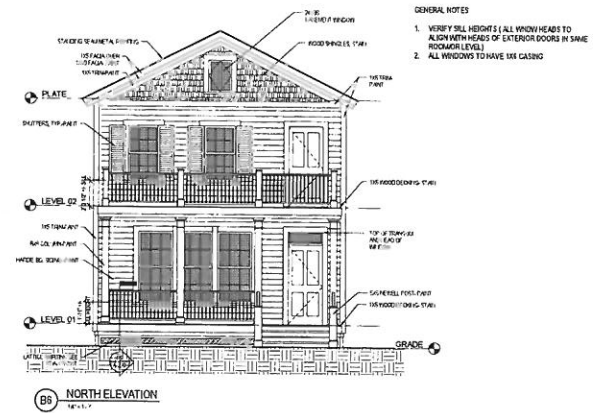
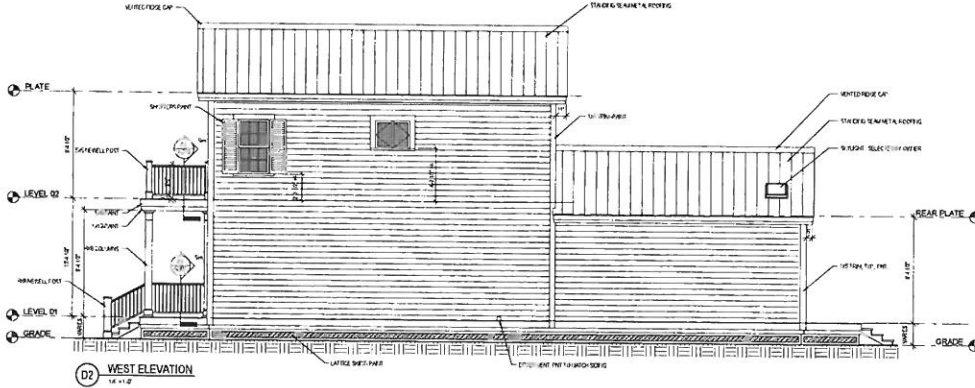
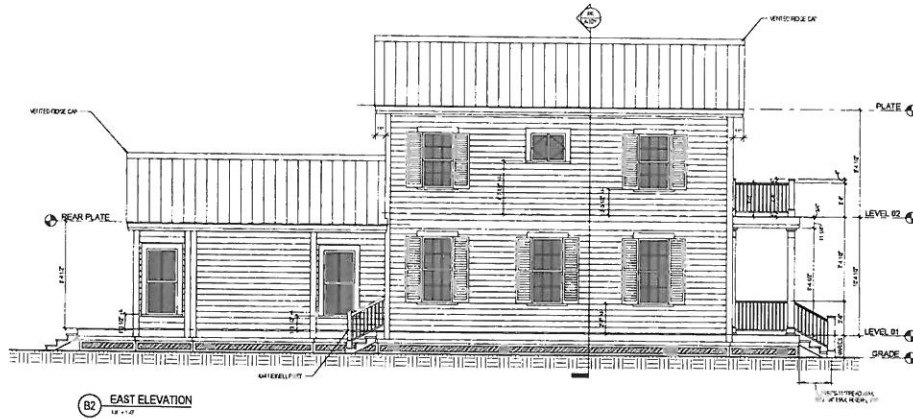
315 SOUTH ST. MARY'S STREET  
SAN ANTONIO, TEXAS 78205

CONSTRUCTION  
FOR INFORMATION ONLY  
DO NOT SCALE

PROJECT NO. 1015 A1

REVISION DATE

SHEET NO.  
A-102



- GENERAL NOTES
1. VERIFY ALL HEIGHTS (ALL WINDOW HEADS TO ALIGN WITH HEADS OF EXTERIOR DOORS IN SAME ROOM OR LEVEL)
  2. ALL WINDOWS TO HAVE LBS CASING

**Fisher Heck**  
 315 South St. Mary's Street  
 San Antonio, Texas 78205  
 210.224.0000 FAX 210.224.0001

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 PROJECT NO. 1408 A1  
 07/11/14  
 07/11/14  
 07/11/14

PROJECT: A NEW RESIDENCE @ SAN LEIGH ST  
 EIM PARTNERS  
 SAN LEIGH SAN ANTONIO TEXAS 78210  
 EXTERIOR ELEVATIONS  
 PROJECT NO. 1408 A1  
 REVISION DATE

SHEET NO.  
 A-200





Seeing You Through.

Customer Name:

Address:

Phone:

Fax:

Customer Information:



Seeing You Through.

Project Name: Unassigned Project

Quote Name: 03/31/2015

Quote Number: 937734

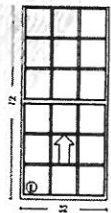
Order Date: Quote Not Ordered

PO Number:

Comments:

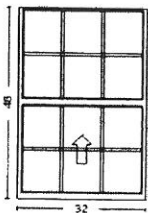
RO size for Flange is for standard 1x buck with precast sill. Please contact your supplier for other Flange opening RO's.

TEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 100-1	*** PRODUCT *** Row 1 GA195 Single Hung - Vent - 1 Units - 32W x 72H	
Quantity: 5	*** DIMENSIONS *** 32W x 72H, Sash Split - Even, 36"	
RO Size: 32.5" X 72.5"	*** FRAME *** Aluminum, Frame Type - Fin, Exterior Color - White	
Unit Size: 32" X 72"	*** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, Low-E, Glass Strength - SSB	Unit Price: \$131.31
Location: None Assigned	*** GRILLES *** Grille Type - GBG, Grille Thickness/Style - 3/4" Flat, Grille Pattern - Colonial Bottom Glass: Number Wide - 3, Number High - 3 Top Glass: Number Wide - 3, Number High - 3	Extended Price: \$656.55
	*** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes	
	*** NFRC *** Series 195::SingleHung, U-Factor::0.54, SHGC::0.28, VT::0.51	



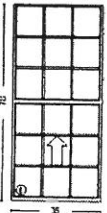
GA195 Single Hung - Vent - CustomCustom

TEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 200-1	*** PRODUCT *** Row 1 GA195 Single Hung - Vent - 1 Units - 32W x 48H	
Quantity: 1	*** DIMENSIONS *** 32W x 48H, Sash Split - Even, 24"	
RO Size: 32.5" X 48.5"	*** FRAME *** Aluminum, Frame Type - Fin, Exterior Color - White	
Unit Size: 32" X 48"	*** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, Low-E, Glass Strength - SSB	Unit Price: \$106.01
Location: None Assigned	*** GRILLES *** Grille Type - GBG, Grille Thickness/Style - 3/4" Flat, Grille Pattern - Colonial Bottom Glass: Number Wide - 3, Number High - 2 Top Glass: Number Wide - 3, Number High - 2	Extended Price: \$106.01
	*** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes	
	*** NFRC *** Series 195::SingleHung, U-Factor::0.54, SHGC::0.28, VT::0.51	



GA195 Single Hung - Vent - CustomCustom

TEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 300-1	*** PRODUCT *** Row 1 GA195 Single Hung - Vent - 1 Units - 36W x 78H	
Quantity: 3	*** DIMENSIONS *** 36W x 78H, Sash Split - Even, 39"	
RO Size: 36.5" X 78.5"	*** FRAME *** Aluminum, Frame Type - Fin, Exterior Color - White	
Unit Size: 36" X 78"	*** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, Low-E, Glass Strength - SSB	Unit Price: \$151.89
Location: None Assigned	*** GRILLES *** Grille Type - GBG, Grille Thickness/Style - 3/4" Flat, Grille Pattern - Colonial Bottom Glass: Number Wide - 3, Number High - 3 Top Glass: Number Wide - 3, Number High - 3	Extended Price: \$455.67
	*** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes	
	*** NFRC *** Series 195::SingleHung, U-Factor::0.54, SHGC::0.28, VT::0.51	



GA195 Single Hung - Vent - CustomCustom

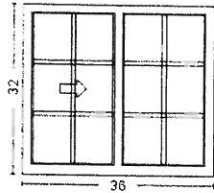
Quoted by: Sales Guadalupe  
Guadalupe Lumber

Quote Number: 937734

Pages: 1 of 2      Print Date: 3/31/2015 10:16:06

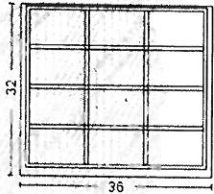


ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 400-1	*** PRODUCT *** Row 1 GA198 2 Lite Single Slider - XO - 1 Units - 36W x 32H	
Quantity: 1	*** DIMENSIONS *** 36W x 32H, Sash Split - Even, 18"	
RO Size: 36.5" X 32.5"	*** FRAME *** Aluminum, Frame Type - Fin, Exterior Color - White	Unit Price: \$92.55
Unit Size: 36" X 32"	*** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, Low-E, Glass Strength - DSB	Extended Price: \$92.55
Location: None Assigned	*** GRILLES *** Grille Type - GBG, Grille Thickness/Style - 3/4" Flat, Grille Pattern - Colonial Left Glass: Number Wide - 2, Number High - 3 Right Glass: Number Wide - 2, Number High - 3	
	*** SCREEN *** Screen - Rollform Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes	



GA198 2 Lite Single Slider - XO - CustomCustom

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 500-1	*** PRODUCT *** Row 1 GA195 Picture Window - Fixed - 1 Units - 36W x 32H	
Quantity: 1	*** DIMENSIONS *** 36W x 32H	
RO Size: 36.5" X 32.5"	*** FRAME *** Aluminum, Frame Type - Fin, Exterior Color - White	Unit Price: \$80.69
Unit Size: 36" X 32"	*** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, Low-E, Glass Strength - DSB	Extended Price: \$80.69
Location: None Assigned	*** GRILLES *** Grille Type - GBG, Grille Thickness/Style - 3/4" Flat, Grille Pattern - Colonial Single Glass: Number Wide - 3, Number High - 4	
	*** NFRC *** Series 195::DirectSet, U-Factor: 0.49, SHGC: 0.28, VT: 0.5	



GA195 Picture Window - Fixed - CustomCustom

	Sub Total: \$1,391.47
	Freight: \$0.00
	Labor: \$0.00
	Sales Tax: \$114.80
	Total Order Price: \$1,506.27

Submitted By: 

Please Print Name

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Accepted By: 

Please Print Name

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

"Effective May 1 2013, U-Value and SHGC information has been added to the MIWD Paradigm Quoting Tool. This information is in beta-test format for the next 60 days and should not be used as a reliable source for specifying thermal performance of the windows. The thermal values printed on the MIWD Order Acknowledgement is what will be printed on the window's NFRC label. Your help in reporting any discrepancies in the thermal values shown on the MIWD Paradigm Quote vs. MIWD Order Acknowledgement is greatly appreciated."











