

## HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 24

**HDRC CASE NO:** 2015-331  
**ADDRESS:** 524 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1370 BLK 2 LOT 3  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Ceaser Gonzalez  
**OWNER:** Ceaser Gonzalez

### REQUEST:

The applicant is requesting a Certificate of Appropriateness to amend the previously approved design to:

1. Install vinyl windows throughout the project.
2. Construct a previously proposed fenestration pattern featuring contemporary window openings.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

#### 2. Building Massing and Form

##### A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

##### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

##### 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.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 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.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

### 4. Architectural Details

#### A. GENERAL

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

## FINDINGS:

- a. The applicant received final approval at the August 19, 2015, HDRC hearing for approval to construct a single family residence at 524 N Pine to feature wood windows and a traditional fenestration pattern. At this time, the applicant has proposed to install vinyl windows and a contemporary window fenestration.
- b. According to the Guidelines for New Construction 3.A.i, materials that complement the type, color and texture of materials found throughout the district should be used. Furthermore, imitation or synthetic materials should not be used. The applicant has proposed to install vinyl windows which do not obtain the profile, texture, colors nor architectural detail that wood windows possess. This is not consistent with the Guidelines.
- c. Window design plays a vital role in the overall success of any structure's façade. The Guidelines for New Construction recommends that wood windows be incorporated throughout new construction. The applicant has provided staff with information regarding a method of framing as well as a window section detail that potentially will result in an installation that is presented similar to that of a wood window. While staff does not find that this is an appropriate alternative to wood windows, staff recognizes the applicant's emphasis on a product that is well presented and detailed and recommends the approval of the proposed vinyl windows with the stipulation that they be framed and detailed as provided in the application documents.
- d. The applicant has proposed to modify the previously approved façade arrangement to include window fenestration that features contemporary placement as well as sizes and openings. According to the Guidelines for New Construction, window and door openings should contain a similar proportion to those of nearby historic facades. Staff finds that the applicant's proposed square windows and slender rectangular windows are not found historically throughout Dignowity Hill and are not consistent with the Guidelines. Staff recommends that the applicant adhere to the previously approved design.

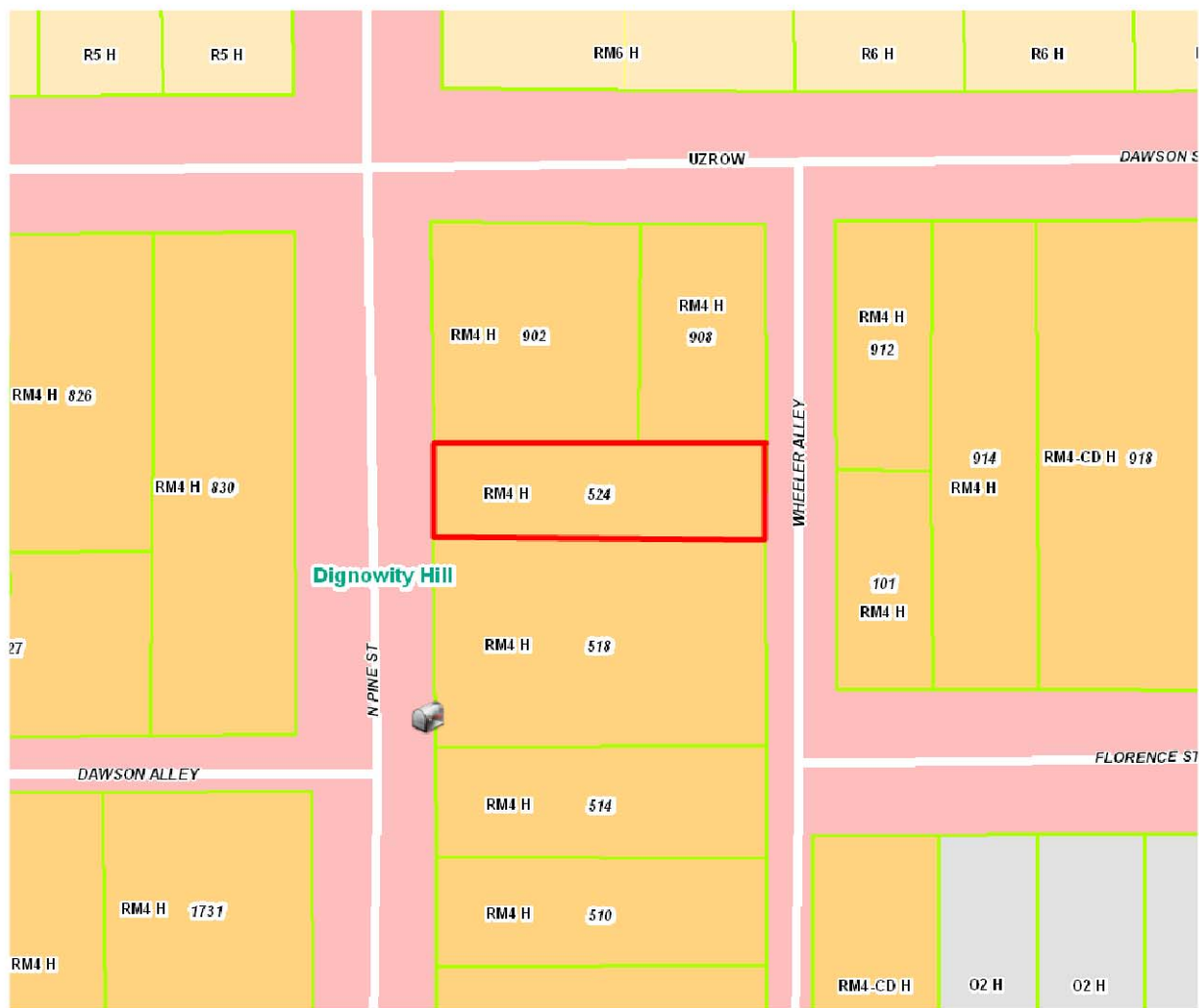
**RECOMMENDATION:**

Staff recommends approval of item #1 based on finding c with the stipulation that the applicant frame each vinyl window as noted in the provided window detail and section.

Staff does not recommend approval of item #2 based on finding d.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 09, 2015

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# 524 N Pine – COA Modification

## Application- Modification #1

### Narrative:

- Applicant is requesting a modification to the COA approved by the HRDC on August 19 to allow the use of vinyl window installed in a properly detailed and proportioned manner consistent with the Guidelines for new construction 3.A.1

# Proposed Window Installation Details

- Applicant is proposing Jeld Wen Builders Vinyl **Block Frame** windows



Replacement type window - Block Frame

# Proposed Window installation Details continued

- The block frame window will be set inside the rough opening.
- A 1 x 3 exterior blind stop will be installed and block frame will have a 3/8 inch reveal to the trim on the exterior elevation.
- 3/4 " #105 wood Dutch lap siding will be installed over asphalt felt sheathing and the wood siding will butt up to the 1 x 3 blind stop
- A 2x2 wood sill beveled 14 degrees will be applied with sill horns extending 6 inches on either side of to accommodate wood trim.
- Window will be trimmed with 1x 6 " trim board installed with a 3/8" block frame reveal and be installed over the Dutch lap #105 wood siding.

[illegible]



### 3. Materials and Textures

#### Why is this Important?

Materials that are dramatically different in scale, texture, and proportion as those historically used in the district can result in new construction that appears out of place and detracts from the character of the historic district.



*The materials and textures used on these new structures complement those traditionally found in the surrounding historic district.*

#### Guidelines

##### 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.
- ii. ***Alternative use of traditional materials***—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. ***Roof materials***—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. ***Metal roofs***—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. ***Imitation or synthetic materials***—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

##### B. REUSE OF HISTORIC MATERIALS

- i. ***Salvaged materials***—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.



The example of appropriate materials and textures in the New Construction guidelines is not wood, in fact they appear to be vinyl with ½ mesh screens

**New Construction | Materials and Textures**



*This new structure incorporates materials and textures that complement existing homes in the surrounding historic district*

**Materials and Textures for New Construction**

- 1** Use materials and textures that are similar to those traditionally used in the district.
- 2** Do not use materials and textures that distract from the historic character of the district.



**Example of proposed installation at previous project**



Example of application installed at 424 Lamar  
NOT being proposed by applicant



# Schedule of Material for proposed windows

# Proposed Front and Rear Elevation Windows

- **Front and Rear Elevations**
- Jeld-Wen 32 x 64 Builders Vinyl Single Hung Block Fame
- Frame Size: 31 1/2 x 63 1/2
- Actual Size: 31 1/2 -in X 63 1/2 -in
- Builders Vinyl Single Hung Window Tilt
- Nail Fin : N/A
- White Ext/White Int , Vent Height = 32 ,
- EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet
- White Int Hardware, Style Cam Lock(s), 2 Locks, \*Meets 5.0 sqft
- Egress (1st Floor)\*
- 



# Proposed Side Elevation Windows

- **Side Elevations:**
- Bedrooms- Jeld-Wen 32 X 64 Builders Vinyl Single Hung Block Frame
- Frame Size: 31 1/2 x 63 1/2
- Actual Size: 31 1/2 -in X 63 1/2 -in
- Builders Vinyl Single Hung Window Tilt Nail Fin
- Nail Fin: N/A
- White Ext/White Int , Vent Height = 32 ,
- EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet
- White Int Hardware, Style Cam Lock(s), 2 Locks, \*Meets 5.0 sqft
- Egress (1st Floor)\*
- 



# Proposed Kitchen and Laundry Windows

- Side
- Kitchen and Laundry room : 36 X 36 Builders Vinyl Single Hung Block Frame
- Frame Size: 35 1/2 x 35 1/2
- Actual Size: 35 1/2 -in X 35 1/2 -in
- Builders Vinyl Single Hung Window Tilt
- Nail Fin : N/A
- White Ext/White Int , Vent Height = 18 ,
- EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet
- White Int Hardware, Style Cam Lock(s), 2 Locks, \*Does Not Meet Egress\*
- 





# Proposed Bathroom Windows

- Bathrooms -Jeld-Wen 4' x 1'6" Builders Vinyl Block Frame Fixed windows
- Frame Size: 47 1/2 x 17 1/2
- Actual Size: 47 1/2 -in X 17 1/2 -in
- Builders Vinyl Fixed Window
- Nail Fin : N/A
- EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet

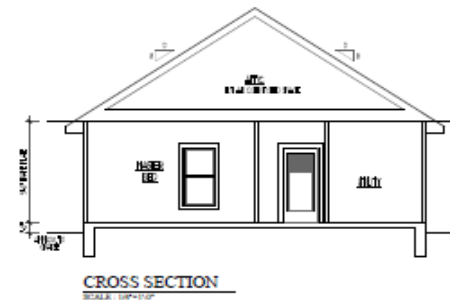


# 524 N Pine-COA Modification Application – Modification # 2 - Fenestration Option

## Narrative:

- The applicant is requesting a second modification to the COA approved on August 19<sup>th</sup> to approve a revised Fenestration pattern options along the south elevation of proposed home which have been revised in rhythm and sizing as recommended at the July 18<sup>th</sup> 2015 DRC meeting

# Fenestration Approved Aug 19, 2015



REVIEW ONLY - NOT FOR CONSTRUCTION - NOT TO SCALE DRAWING  
NOT FOR PERMIT 7/2/15  
APPROVED FOR  
CONSTRUCTION  
DATE: 8/19/15  
BY: [Signature]  
PROJECT NO. 15-001

# Fenestration DRC Comments

- Applicant met with DRC 7/15/2015
- In attendance were Michael Guarino, Betty Feldman and Adriana Ziga
- It was established the side elevations are not very exposed.
- Mr. Guarino noted a multitude of window types and recommended playing with sizes and rhythm of the windows....
- ...Perhaps modifying rhythm such that the smaller window aligns with half the size of the larger window



CITY OF SAN ANTONIO  
OFFICE OF HISTORIC  
PRESERVATION

Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation

DATE: 7/7/15

HDRC Case# \_\_\_\_\_

ADDRESS: 524 N. Pine

Meeting Location: 1901 S. Alamo

APPLICANT: Caesar Gonzalez

DRC Members present: Michael Guasino, Betty Feldman

Staff present: Adriana Zign

Others present: \_\_\_\_\_

REQUEST: New construction single family house.

COMMENTS/CONCERNS: CB - intended to do two windows vs. one w/ shutter. MB - If you're doing wood, you should look at doing all wood. BF - having an aerial might help. Show context. MB - Street elevation is appropriate. Detail for return at gable. Bulk of house has lower ridge line. Visibility of side elevation? CB - side area is very exposed. MB - Multiplicity of window types, play w/ sizes to make it more consistent. Look at rhythm. Rear elevation isn't an issue. Not visible. Nicely done, good infill design.

COMMITTEE RECOMMENDATION: APPROVE ☒ DISAPPROVE ☐  
APPROVE WITH COMMENTS/STIPULATIONS:  
Show context. REVISE WINDOWS - SIDE

FEWEST RATIOM

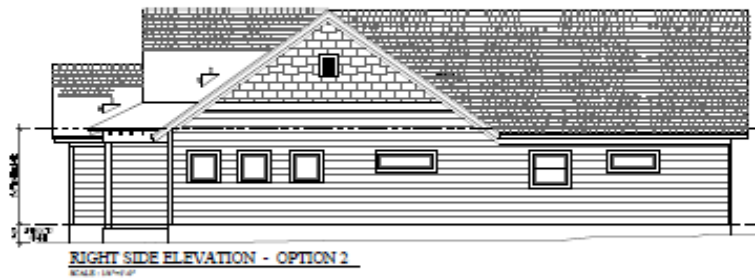
[Signature]  
Committee Chair Signature (or representative)

7/7/15  
Date

# Fenestration Proposal

- Window sizes have been modified to attain a more consistent fenestration from the right of way.
- Propose use of fixed windows in the living room along the south elevation that match in size and proportion to the top half of the windows across the front elevation.
- Propose transom window in the dining room along the south elevation that aligns in height to the top half of the kitchen window.
- Similarly, propose transom window in the laundry room along the south elevation at the rear of the house that aligns in height to the top half of the adjoining kitchen window.
- Design being proposed is consistent to what was presented to and well received by the Dignowity Architectural Review Committee 6/19/2015.

# Fenestration being proposed



OPTION 2 - RIGHT SIDE ELEVATION - UPDATED WINDOW SIZE

RENDER ONLY - NOT FOR CONSTRUCTION - NOT TO SCALE DRAWING

NOT FOR PERMIT 4-20-13

A RESIDENTIAL  
CONSTRUCTION DRAWING

VERY ACUTE-ANGLE DESIGN

DATE: 11-11-13

BY: [Signature]

PROJECT: 11-11-13

An alternate fenestration would be to cluster the proposed Fixed Windows in the Living Room and Dining room to maintain the rhythm of the front elevation





# Fenestration Option 2 – Proposed Windows

- **Front and Rear Elevations**
- Jeld-Wen 32 x 64 Builders Vinyl Single Hung Block Fame
- Frame Size: 31 1/2 x 63 1/2
- Actual Size: 31 1/2 -in X 63 1/2 -in
- Builders Vinyl Single Hung Window Tilt
- Nail Fin : N/A
- White Ext/White Int , Vent Height = 32 ,
- EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet
- White Int Hardware, Style Cam Lock(s), 2 Locks, \*Meets 5.0 sqft
- Egress (1st Floor)\*,



# Proposed Windows continued

## Side Elevations:

- Living Room – Jeldwen 30 X 32 Builders Vinyl Fixed Block Frame
- Frame Size: 29 1/2 x 31 1/2 - in
- Actual Size: 29 1/2 x 31 1/2 - in
- Builders Vinyl Fixed Window
- Nail Fin : N/A
- EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet



# Proposed Windows continued

- Dining Room - Jeld-Wen 5' x 1'6" Builders Vinyl Block Frame fixed window
- Frame Size: 59 1/2 x 17 1/2 in
- Actual Size: 59 1/2 x 17 1/2 in
- Builders Vinyl Fixed Window
- Nail Fin : N/A
- EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet



# Proposed Windows continued

- Kitchen - 36 X 36 Builders Vinyl Single Hung Block Frame
- Frame Size: 35 1/2 x 35 1/2
- Actual Size: 35 1/2 -in X 35 1/2 -in
- Builders Vinyl Single Hung Window Tilt
- Nail Fin : N/A
- White Ext/White Int , Vent Height = 18 ,
- EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet
- White Int Hardware, Style Cam Lock(s), 2 Locks, \*Does Not Meet
- Egress\*



# Proposed Windows continued

- Laundry room -Jeld-Wen 4' x 1'6" Builders Vinyl Block Frame windows
- Frame Size: 47 1/2 x 17 1/2
- Actual Size: 47 1/2 -in X 17 1/2 -in
- Builders Vinyl Fixed Window
- Nail Fin : N/A
- EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet
- 



Example of recent fenestration approved for new construction/addition in district at 1005 Hays





Fenestration approved at 1005 Hays is inconsistent with OHP staff “opinion” considered for 524 N Pine



# Example of applicants use of similar fenestration in previous project

