

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-096
ADDRESS: 808 E CARSON
LEGAL DESCRIPTION: NCB 1266 BLK 2 LOT 2
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Peggy Brimhall/Figurd
OWNER: 1807 Land & Cattle Co. LLC
TYPE OF WORK: Amendment of a previously approved design regarding window materials
APPLICATION RECEIVED: February 18, 2019
60-DAY REVIEW: April 19, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding window materials. The applicant has proposed to install aluminum windows in lieu of the previously approved aluminum clad wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

3. Materials and Textures

A. NEW MATERIALS

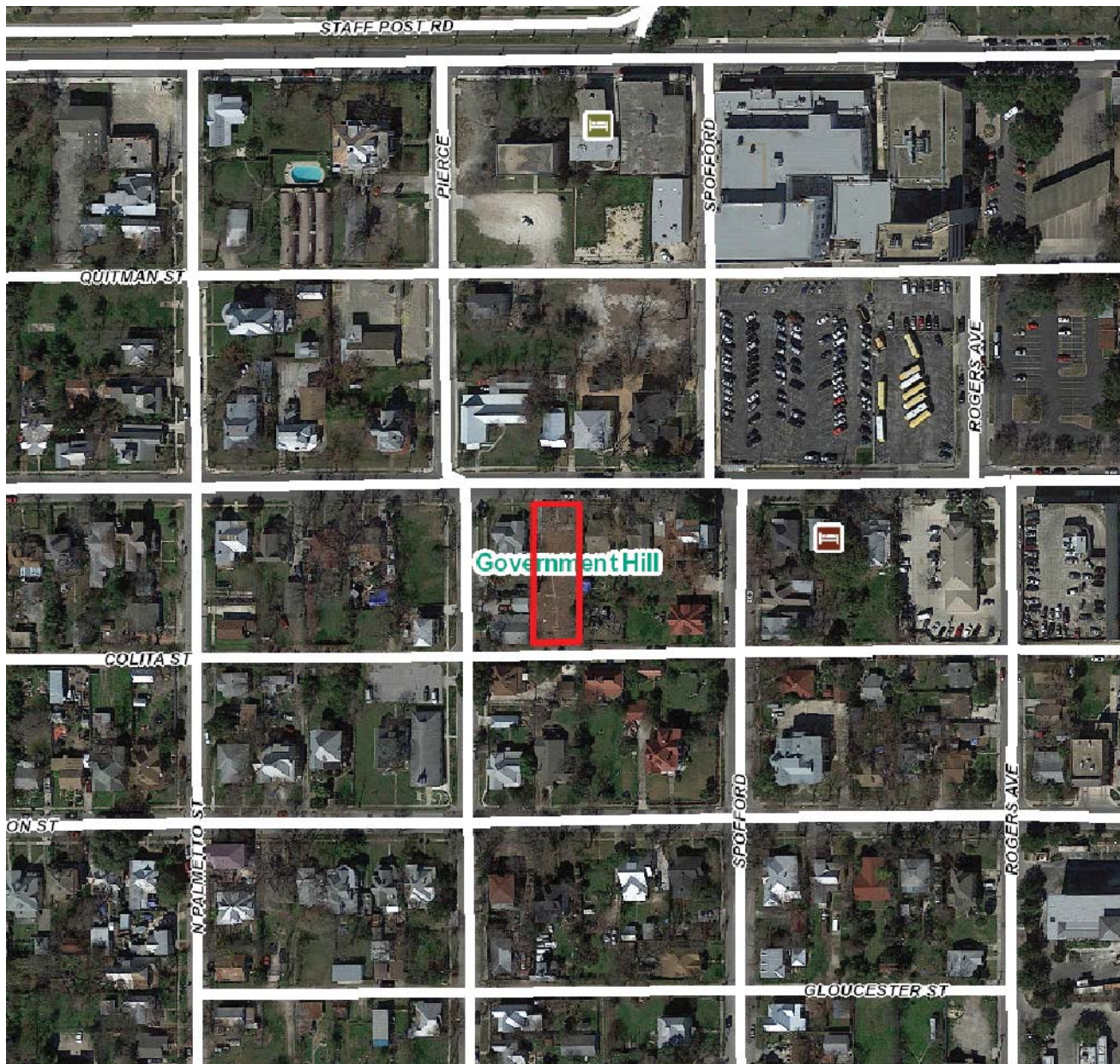
- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate 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.
- 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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend the previously approved design regarding window materials. The applicant has proposed to install aluminum windows in lieu of the previously approved aluminum clad wood windows. The request for new construction at 808 E Carson received final approval from the Historic and Design Review Commission on November 7, 2018.
- b. **WINDOWS** – The applicant has noted the installation of aluminum, one over one windows. The applicant has submitted application documents that the windows will feature a dark bronze color, will feature window tracks that are painted to match the window frames, will feature a one over one profile, will feature a meeting rail that is less than 1.25 inches in height and stiles that feature no more than 2.25 inches in height.
- c. **WINDOW DETAIL** – The previously approved construction document set notes an installation depth of approximately three (3) inches. The applicant has noted that the proposed windows will feature more than a 2 inch depth from the front face of the window sash and the exterior window trim.

RECOMMENDATION:

Staff finds that the proposed aluminum window meets the required window specification for new and replacement windows. Staff recommends approval based on findings a through c.



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2019

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Proposed Amendment — Plygem 3710 Builder Series



Proposed Amendment — Plygem 3710 Builder Series



Click here for more information:

<https://www.plygem.com/windows-doors/brands/ply-gem/windows/3700-aluminum-series/>



HDRC Requirements

No use of white manufacturer's color	YES
One-over-One	YES
Meeting rail 1.25" or less	YES
Stiles no wider than 2.25"	YES
2" minimum depth from Front face window trim	YES
2" minimum depth from Front face window sash	YES
Window tracks to be painted to match sill	YES
Aluminum-clad	NO

Proposed Amendment — Plygem 3710 Builder Series



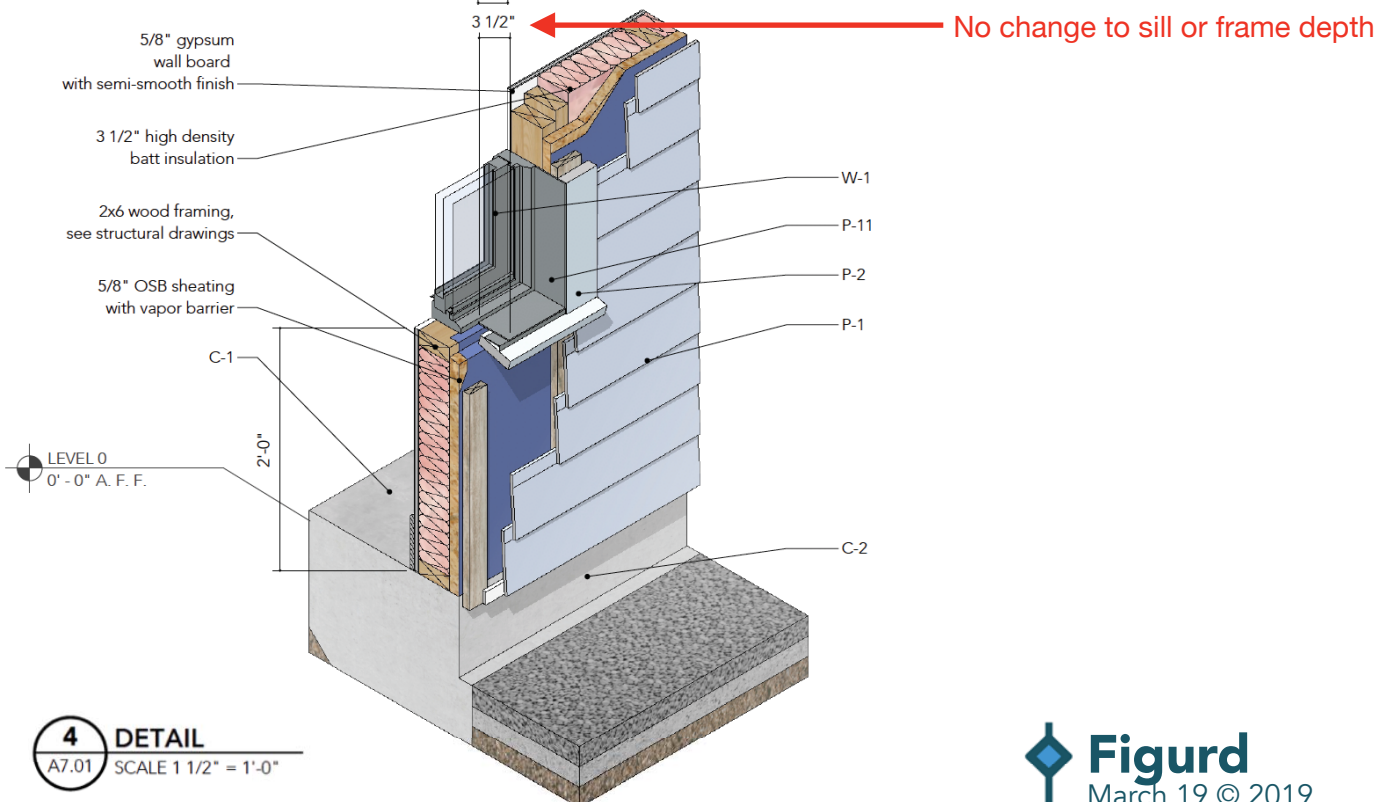
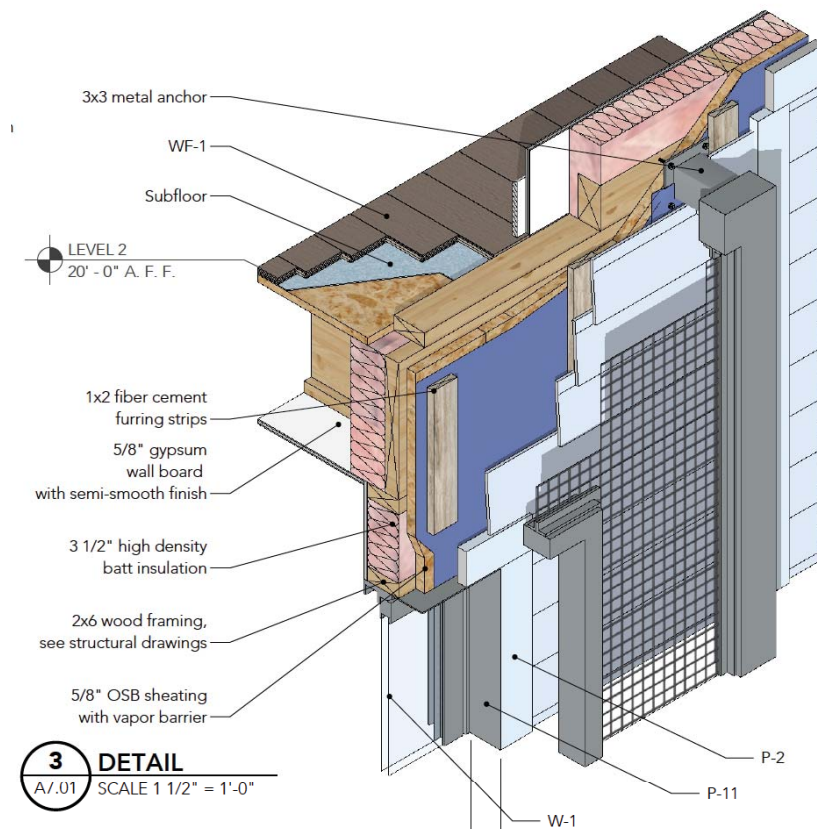
STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Side loading removable bottom sash
- Block and tackle balance for smooth operation
- Energy-efficient warm edge insulating glass for enhanced performance
- 2" or 2 7/16" frame depth (see chart below)
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Dual lift rails on bottom sash for easy operation
- Integral nailing fin for simple installation

SINGLE HUNG SELECTION GUIDE

SERIES	FRAME DEPTH	NAIL FIN SETBACK	CONSTRUCTION TYPE				
			WOOD SIDING	BRICK	3 COAT STUCCO	BLOCK	EIFS
3710	2"	7/8"	●		●		
3710N	2"	1 3/8"			●		●
3710F	2 7/16"	1 3/8"	●	●	●		●

No Change to Sill and Frame design



Previously Approved at other HDRC Projects



112 Lindell Place, 78212

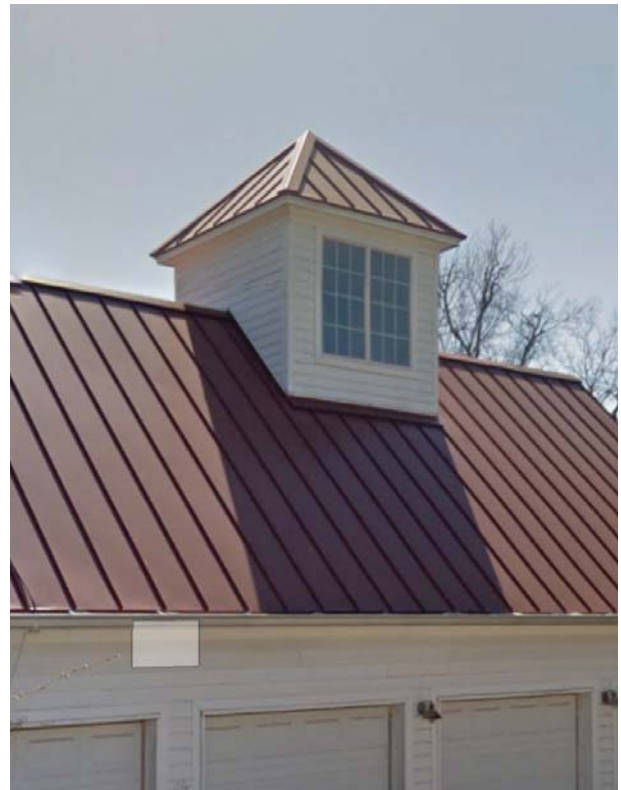


814 N Pine, 78202

Other Windows on the Block



Aluminum or Vinyl -
neighbors to east, west , and south



Other Windows on the Block

Wood - across the street and
and East corner



Wood - across street