

# HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:** 2019-609  
**COMMON NAME:** 105, 107, 109, 111 and 113 BROWN STREET  
**ADDRESS:** 415 N MESQUITE ST  
**LEGAL DESCRIPTION:** NCB 568 BLK 17 LOT E 70 FT OF N 27.5 FT OF 10  
**ZONING:** IDZ, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC  
**OWNER:** MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC  
**TYPE OF WORK:** Amendment to a previously approved design regarding windows  
**APPLICATION RECEIVED:** October 15, 2019  
**60-DAY REVIEW:** December 14, 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 415 N Mesquite and 105 through 133 Brown Street received final approval from the Historic and Design Review Commission on October 2, 2019.
- 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. **INSTALLATION/WALL SECTION** – The applicant has submitted a window details noting the installation of the

proposed windows with various wall assemblies, including composite siding, stucco and clay bricks. The applicant has noted a depth of three (3) inches between the top window sash and the face of the exterior cladding material (masonry); however, the detail for the installation within a wall assembly feature composite siding (Detail 3) features both a 2x4 and 1x4 to add thickness above the wall sheathing. Staff's specifications for windows note the following: *There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail.* Staff finds the applicant's proposed detail to add depth to the installation is atypical and that 2.25 inches in window trim is not found historically within the district.

## **RECOMMENDATION:**

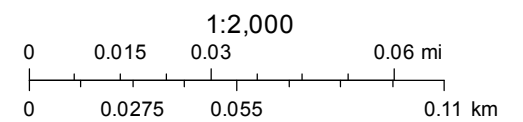
Staff recommends approval based on findings a through c with the following stipulations:

- i. That the applicant revise detail 3 to feature a reduced amount of exterior trim while maintaining a two inch installation depth from the exterior wall plane. As currently proposed, the front face of the top window sash exceeds past the composite siding and is only recessed due to the combination of a 2x4 and a 1x4.

# City of San Antonio One Stop



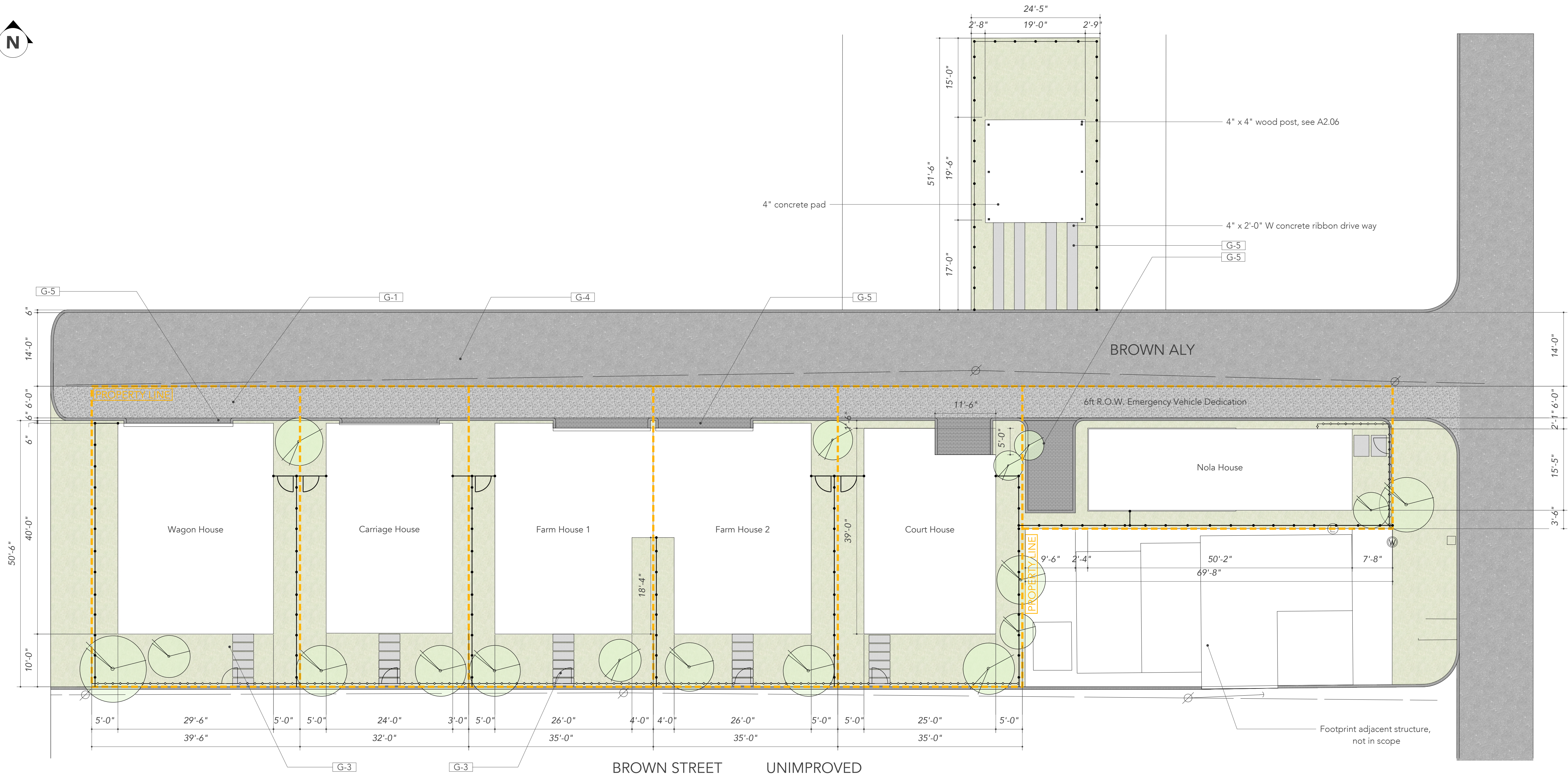
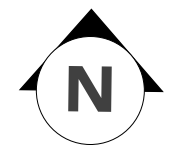
April 10, 2019











**1 CONSTRUCTION PLAN**  
G0.01 SCALE 1" = 10'-0"

**General Notes**

- 1 Locate and verify the location of existing utilities prior to excavation. Take responsibility of contacting location services and any cost incurred for bodily injury and/or damage to Owner's property or said utility.
- 2 The designer shall be notified by the contractor of any discrepancies discovered between the plans and actual site conditions before proceeding with work. The contractor shall be liable for all modifications and damages if work proceeds without the notification.
- 3 The contractor is responsible for all aspects of maintaining a safe work site including but, not limited to providing traffic control, installation and placements of fencing and barricades, excavation and trench protection, and compliance with all federal and local regulations and codes. All safety exposures or violations shall be rectified immediately.
- 4 The contractor is responsible for protection of all existing improvements both on site and adjacent to the work site and shall repair any damage to these improvements to the satisfaction to the owner.
- 5 The contractor shall notify designer 48 hours prior to commencement of work to coordinate project inspection schedules.
- 6 Any alternatives and/or substitutions proposed by the contractor shall be submitted to the designer for approval. Changes to the scope of work and/or contract documents resulting from the acceptance of the contractor's alternates and/or substitutes shall be the responsibility of the contractor.
- 7 The contractor is responsible for removal of trash on a daily basis.
- 8 The contractor shall comply with all applicable codes, regulations, and ordinances. Prior to construction, all permits and approvals required for construction of the project shall be paid for and obtained by the contractor.

- 9 Coordinate work with subcontractors to accomplish the scope of work as shown and noted in the contract documents as well as coordinate construction with other contractors working on the site.
- 10 The contractor shall coordinate the storing of materials, parking of vehicles, and restrictions of work and access with the Owner. Under no circumstances shall any contractor store materials, park vehicles or equipment under the canopy of existing trees.
- 11 Unless otherwise specified, the contractor is responsible for providing and paying all temporary utilities and services necessary to completely install all work as shown and noted in the contract documents.
- 12 The contractor is responsible for the legal off-site disposal of surplus material and debris.
- 13 Upon completion of construction and prior to final approval, the contractor shall thoroughly clean the project site of all trash, repair all damage to finish grade, including tailings form excavations, wheel ruts and any settling or erosion that has occurred prior to completion. All areas of the project site shall be left in a neat and presentable condition satisfactory to the Owner prior to submittal of the final payment.
- 14 The contractor is responsible for providing and servicing temporary toilet facilities.
- 15 The contractor is to procure and install a porous pipe drip sprinkler system to cover all areas required by code. Contractor to submit selection and layout to designer prior to permit approval. Contractor is responsible for installation and inspection.

LANDSCAPE LEGEND						
Code		Material	Description	Color	Size	Notes
G-1		Rock	-	Light gray	1" - 2"	Base #3
G-2		Concrete	Slab	Gray	See site plan	-
G-3		Concrete	Pavers	-	18" x 48"	Place max 4" apart, equally distributed.
G-4		Asphalt	-	Gray	See site plan	RDAD, see engineering.
G-5		Ground Stabilizer	Geotextile Grid	-	65" x 5" x 2"	Use G-1 for infill.
-		Grass	Zoysia	-	-	-
-		Tree	Varies	-	-	Large - Monterrey Oak, Medium - Oak, Small - Redbud
-		Fence	Cedar	Stain	6' tall	Horizontal runs, 4" wide planks
-		Fence	Hogwire	-	4' tall	4" grid on 4x4 cedar post

**The Brown St.**

Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: XXXXXXX

Issue title:  
For HDRC COA

Date: 08/19/2019

Revisions:

Sheet Contents:  
Site Plan

Sheet Number:

**G0.01**



PREVIOUSLY APPROVED DESIGN

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Designer will not be responsible for construction means, methods, techniques, or procedure, or for the safety precautions and program in connection with the project.

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Megan: 210-748-3616

Designer, Project Manager:  
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615 E. Houston St. #529  
San Antonio, TX 78249  
Mobile: 646-726-3173

1 VIEW 1  
G0.04



2 VIEW 2  
G0.04



**The  
Brown St.**

Brown Street,  
San Antonio, Texas 78202

Project No. 201811

APN: XXXXXXX

Issue title:  
For HDRC COA

Date: 10/02/2019

Revisions:

Sheet Contents:  
Perspective Views

Sheet Number:

**G0.04**



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1 VIEW 1  
G0.05



2 VIEW 2  
G0.05



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Revisions:

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Perspective Views

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G0.05



Project: 105-113 Brown Street  
Window for Consideration — Plygem 3710 Builder Series





Project: 105-113 Brown Street

Window for Consideration — 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

Project: 105-113 Brown Street

Window for Consideration — Plygem 3710 Builder Series



## STANDARD FEATURES

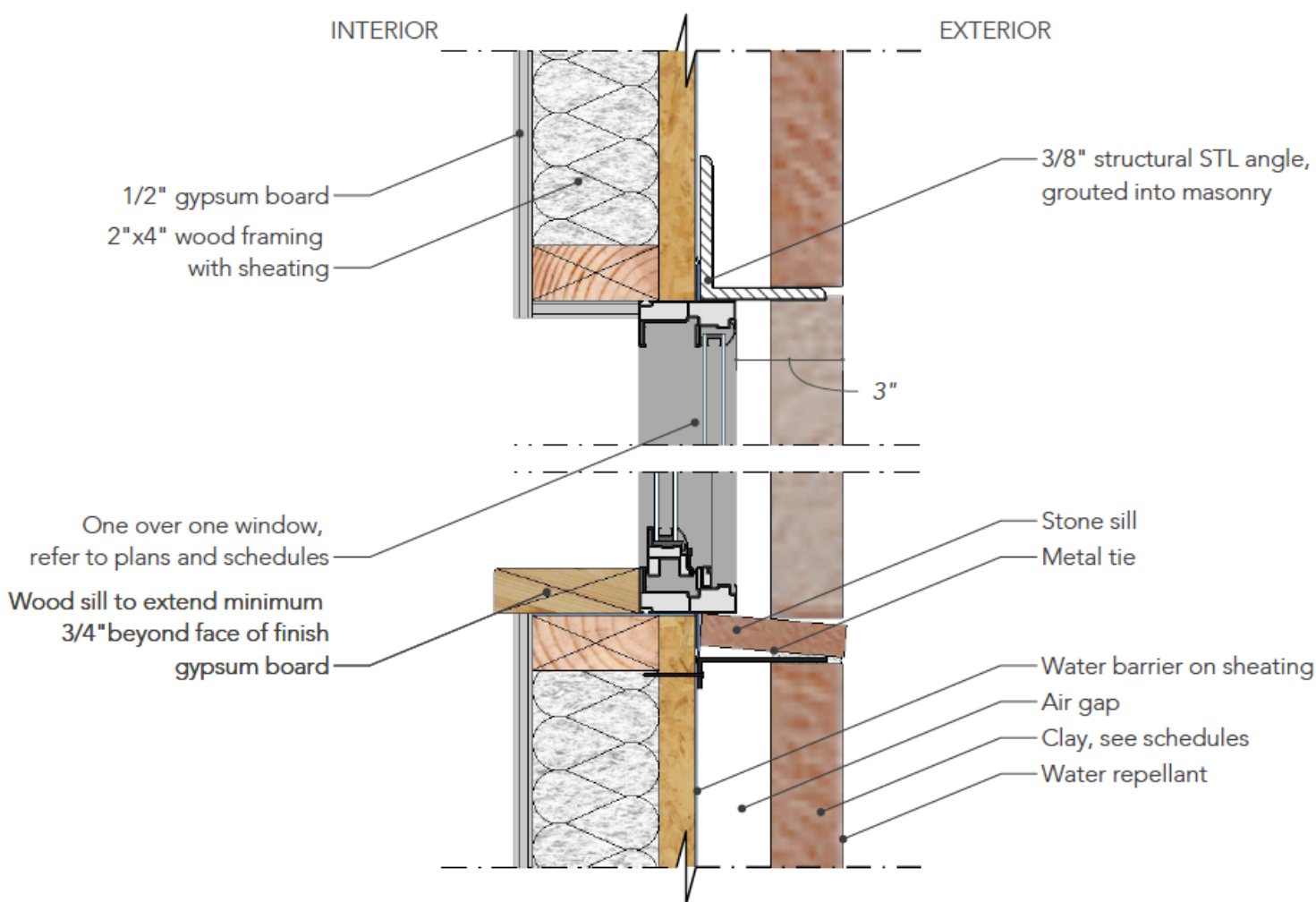
- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Side loading removable bottom sash
- 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"	●	●	●		●



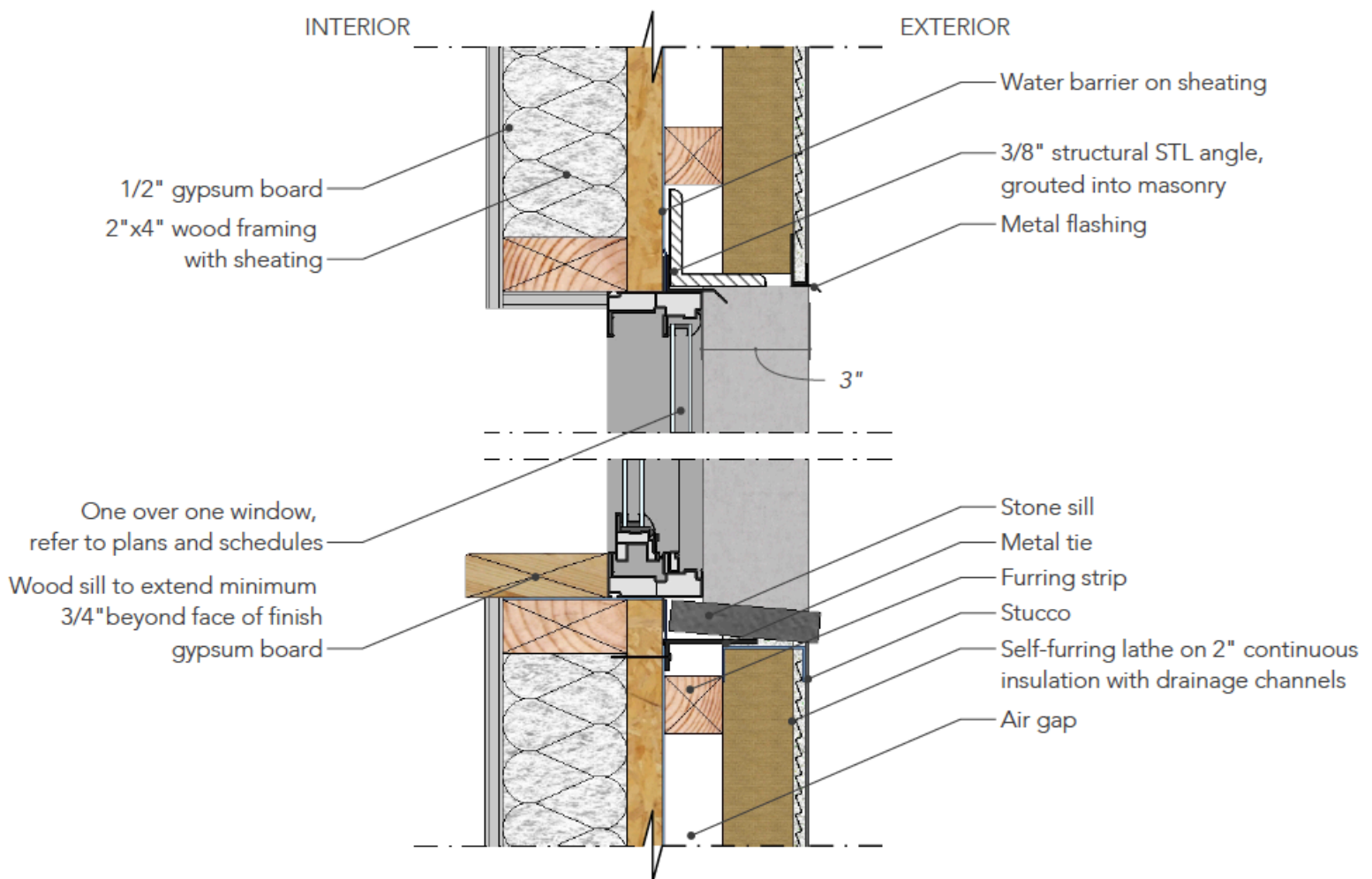
Project: 105-113 Brown Street  
Window for Consideration — Plygem 3710 Builder Series



**1** TYP HEAD AND SILL, MASONRY FINISH  
A7.00 SCALE 3" = 1'-0"

Project: 105-113 Brown Street

Window for Consideration — Plygem 3710 Builder Series

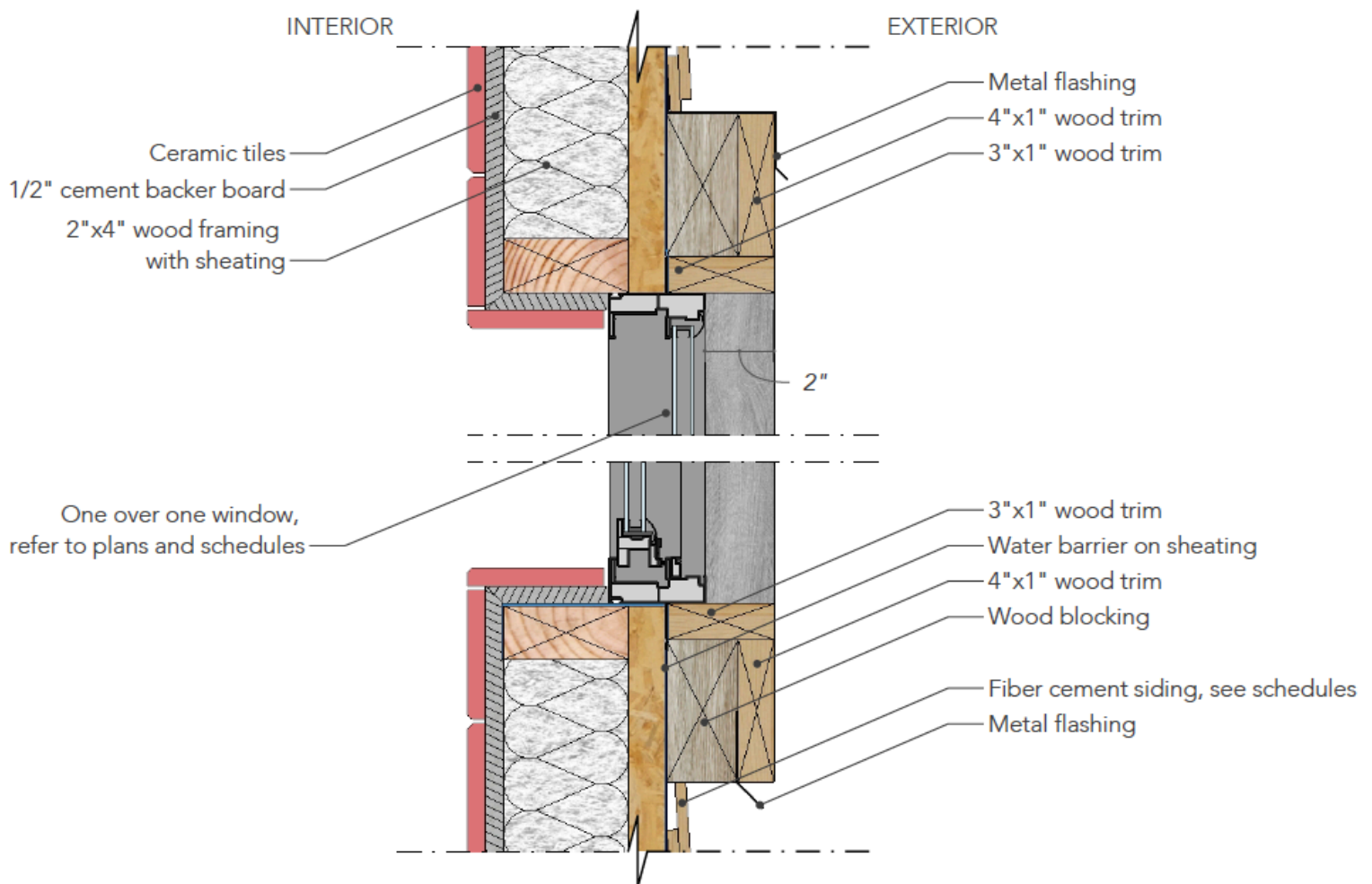


**2** TYP HEAD AND SILL, STUCCO FINISH  
A7.00 SCALE 3" = 1'-0"



Project: 105-113 Brown Street

Window for Consideration — Plygem 3710 Builder Series



**3** TYP HEAD AND SILL, SIDING FINISH  
A7.00 SCALE 3" = 1'-0"

Project: 105-113 Brown Street  
Window for Consideration — Plygem 3710 Builder Series



King William District 112 Lindell Place, 78212



Dignowity Hill 814 N Pine, 78202