

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

HDRC CASE NO: 2020-264
ADDRESS: 223 BRAHAN BLVD
LEGAL DESCRIPTION: NCB 3856 BLK 2 LOT 16 AND 17
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Dillon Bomba/Window World
OWNER: John Goga/BREWSTER PLACE L P
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: June 04, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace two (2) existing wood windows with new vinyl windows located at the rear of the primary structure.

APPLICABLE CITATIONS:

- 2. Guidelines for Exterior Maintenance and Alterations
- 6. Architectural Features: Doors, Windows, and Screens
- A. MAINTENANCE (PRESERVATION)

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.

- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement 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.

FINDINGS:

- a. The primary historic structure at 223 Brahan was constructed circa 1920, is first featured on the 1922 Sanborn map, and contributes to the Westfort Historic District. The two-story, multi-family structure features stucco siding, a flat roof with clay barrel tile skirting, and two sizes of one-over-one wood sash windows.
- b. EXISTING WINDOWS – The applicant has proposed to replace two (2) wood windows on the northwest corner of the structure, facing, but not visible from Broadway. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., applicants should 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. Staff finds that the windows are in a repairable condition and should not be replaced.
- c. REPLACEMENT WINDOWS – Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv., applicants should 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 and in compliance with the *Standard Specifications for Original Wood Window Replacement*. Staff finds that the proposed windows do not match the existing windows in material, depth, trim, and color, and are not consistent with the Guidelines.

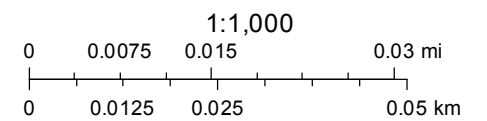
RECOMMENDATION:

Staff does not recommend replacement based on finding b; the existing, wood windows should be repaired.

223 Brahan



June 16, 2020



Expand side panel

Brackenridge
Park Golf Course
18-hole golf course
& hall of fame

Oak Park Cleaners

Rialto Studio

Body Armor CrossFit

Family Dollar

Army Blvd

Army Blvd

Army Blvd

Haywood Ave

Midas

The District Bouldering

E-Z Wash

223 Brahan Boulevard

The Club House

Mill Race Rd

Mill Race Rd

Broadway St

Brahan Blvd

Brahan Blvd

Brahan Blvd

Haywood Ave

Solutions Tarps

Life Storage

Clark Hill Strasburger

Cunningham Ave

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Google



Brackenridge
Park Golf Course

The Club House

Oak Park Cleaners

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Takeout

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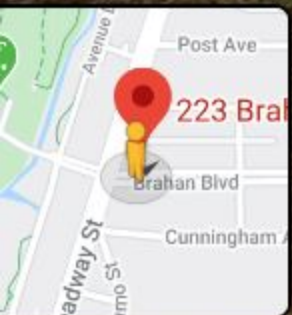
The District Boulderling

E-Z Wash

223 Brahan Boulevard

Solutions Tarps

Google













Window World

San Antonio
5238 Evers Road
San Antonio, TX
78238

(210) 767-0995
windowworldtx.com



Name: Goga, John Phone: (Home) _____ (Cell) (956) 498-8854
Address: Brewster place 223 Brahan #10 san antonio, TX 78215 USA Email: lvo.g58@gmail.com

WINDOW WORLD WINDOWS

STANDARD FEATURES: SZ Elite Glass, 1/2 Screens,
Double Strength Glass, Argon Gas, Spray Foam (as
needed), *Lifetime Warranty, Installed

See warranty for full coverage & exclusions

2	DH (Series 4000)	\$ 435.00	\$ 870.00
0	Picture Window (Series 4000)	\$ 476.00	\$ 0.00
0	2 Lite Slider (Series 4000)	\$ 435.00	\$ 0.00
0	3 Lite Slider (Series 4000)	\$ 845.00	\$ 0.00
0	Series 6000	\$ 94.00	\$ 0.00
	add ea. (Triple pane/foam-enhanced frame)		
0	Casement / Awning	\$ 530.00	\$ 0.00
0	Twin Casement	\$ 899.00	\$ 0.00
0	3 Lite Casement	\$ 1,305.00	\$ 0.00
0	Specialty Window / Hy-Lite	\$ 0.00	\$ 0.00
0	Oversized Window (Over 120 U.I.)	\$ 165.00	\$ 0.00
0	Arch Top / Eyebrow	\$ 0.00	\$ 0.00
0	Garden Window	\$ 0.00	\$ 0.00
2	Beige/Clay Interior/Exterior	\$ 42.00	\$ 84.00
0	Premium Exterior Color Option	\$ 158.00	\$ 0.00
0	Woodgrain Interior	\$ 109.00	\$ 0.00
0	Keepsafe Laminate Glass	\$ 14.50 /Sq. ft	\$ 0.00
1	Minimum Window Fee	\$ 220.00	\$ 220.00
0	SH (No Glass Breakage Warr.)	\$ 413.00	\$ 0.00
0	Solarzone Extreme (.14 SHGC)	\$ 50.00	\$ 0.00
0	Super Spacer	\$ 25.00	\$ 0.00
0		\$ 0.00	\$ 0.00
0		\$ 0.00	\$ 0.00
0		\$ 0.00	\$ 0.00

Window Color Interior Beige Exterior Beige

**NO EXTRA WORK IF NOT IN WRITING
ON ADDITIONAL WORK ADDENDUM!**

Is sending check in mail.

WINDOW WORLD DOORS

0	Standard Sliding Patio Door 5/6ft	\$ 1,550.00	\$ 0.00
0	Internal Blinds	\$ 599.00 /pnl	\$ 0.00
0	French Style Sliding Door	+\$ 210.00	\$ 0.00
0	Storm Door - Select Option	\$ 0.00	\$ 0.00
0	Custom Size Door	\$ 465.00	\$ 0.00
0	Beige Interior/Exterior	\$ 110.00	\$ 0.00
0	Grids - Patio Door Select Option	\$ 210.00 /pnl	\$ 0.00
0	Premium Exterior Color Option	\$ 210.00 /pnl	\$ 0.00
0	Woodgrain Interior	\$ 210.00 /pnl	\$ 0.00
0	Solar Zone Extreme Glass	\$ 650.00 /pnl	\$ 0.00
0		\$ 0.00	\$ 0.00
0		\$ 0.00	\$ 0.00
0		\$ 0.00	\$ 0.00

Door color Int. _____ Ext. _____
Hardware Color _____

Doors do NOT carry glass breakage warranty

MISCELLANEOUS

0	Remove Window Treatments	\$ 20.00/ea	\$ 0.00
0	Remove Steel Window	\$ 28.00	\$ 0.00
0	Remove Storm Windows	\$ 18.00	\$ 0.00
0	Stucco Extraction	\$ 70.00	\$ 0.00
0	Full Screens	\$ 35.00	\$ 0.00
0	Oriel/Cottage Style (60/40)	\$ 30.00	\$ 0.00
4	Tempered DH Sash (No Glass Breakage)	\$ 52.00	\$ 208.00
0	Tempered Other (No Glass Breakage)	\$ 10.00/Sq. ft	\$ 0.00
0	Obscure Glass	\$ 40.00 /pnl	\$ 0.00
0	Rain Glass Glue Chip Glass	\$ 75.00 /pnl	\$ 0.00
0	Grids - Select Option	\$ 60.00	\$ 0.00
0	Custom Trim - Select Option	\$ 75.00	\$ 0.00
0	Wrap & Cap	\$ 125.00	\$ 0.00
2	Standard Trim	\$ 35.00	\$ 70.00
0	Hardi Trim	\$ 92.00	\$ 0.00
0	Masonry Grouting	\$ 70.00	\$ 0.00
0	Stucco Branding	\$ 13.00 /ft (Min. \$1500)	\$ 0.00
0	Stucco Trim (Vinyl)	\$ 90.00	\$ 0.00
0	Repair Sill/Jamb	\$ 75.00	\$ 0.00
0	Mull for multi-unit	\$ 35.00	\$ 0.00
0	Second Story	\$ 25.00	\$ 0.00
0	Bay/Bow Window Trim	\$ 210.00	\$ 0.00
0	Travel Fee	\$ 0.00	\$ 0.00
0	Simulated Divided Lites 7/8"	\$ 138.00 /sash	\$ 0.00
0		\$ 0.00	\$ 0.00
2	Federal Lead Containment Law (pre-1978)	\$ 29.00	\$ 58.00

My home was built in the year _____

THIS IS A CUSTOM ORDER AND CANNOT BE ALTERED OR CANCELLED AFTER PRODUCTION.

Customer agrees to the terms of payment as follows:

You, the buyer may cancel this transaction at any
time prior to midnight of the 3rd business day after
the date of this transaction. Notice of cancellation
must be in writing no later than midnight of
the following 3rd business day.

Military	No	Subtotal Amount	\$ 1,510.00
Tax	No Tax	Discount Amount	\$ 45.30
Cash Discount	Yes	Subtotal (W/ Discounts)	\$ 1,464.70
		Permit Fee (min \$175)	\$ 175.00

Round-Up for Window World Cares

St. Jude Children's Research Hospital

WWTX Donation \$ 0.00

Custom Donation \$ 0.00

CARES

St. Jude Children's
Research Hospital

Check
Total Amount (W/ Tax) \$ 1,639.70
Custom Order Deposit 50% \$ 819.85

Balance Paid to Installer Upon Installation \$ 819.85

4/16/20
Owner Date

50% deposit
\$ 819.85

Lead!!

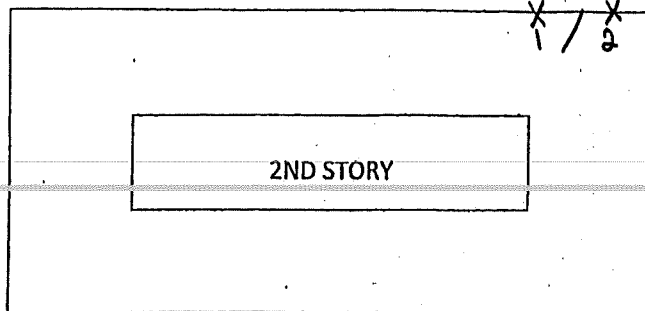
Lead!!!

Lead!!!

(MI)

Quote# 3098722

*/2

Name John, bogaAddr 223 Brewster PlaceCity SA Zip 78215 Date 4/16/2020Phone (254) 440-0051Email lvog@gmail.comDesign Consultant dp Meas dp

#	LOCATION	COLOR	I/O	W	H	MODEL	GRID/ STYLE	ORIEL	TEMP	OBS	COMMENTS
1	Laundry	Beige	I	31 3/4	65 1/2	DM	No	No	Full	No	
2	↓	↓	↓	31 3/4	65 3/8	DM	↓	↓	Full	↓	
3											
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NEED PICTURES OF WHOLE HOUSE DESCRIPTIONS, DRAWINGS & ADDITIONAL COMMENTS ON BACK ->



Product Specifications

1650 VINYL DOUBLE-HUNG WINDOW

Mainframe - Head, jamb, and sill shall be made from rigid, multi-hollow, polyvinylchloride (PVC) extrusions, which are .070" thick. Main frame to be of welded corner construction. Overall frame depth is 3-1/4". Integral mounting fin and J-channel standard and integral fin without J-channel frame is optional.

Sash - Shall be made from rigid PVC extrusions, which have a minimum wall thickness of .062". Sash to be of welded corner construction. The bottom sash to have a metal reinforcement in the top rail. The top sash to have a metal reinforcement in the bottom rail.

Glazing - Sash to be drop-in silicone glazed using 3/4" thick insulating glass with rigid, extruded, vinyl, exterior glazing bead. Low-E glass, argon gas and other glazing options available. Moveable sash glass panel shall consist of 3/4" thick insulated glass. Glass to be held securely in place with silicone and with rigid, extruded, vinyl, interior glazing beads. Note: 7/8" thick insulated glass used on select configurations.

Weather-stripping - A fin-seal weather-strip to be located on both the main frame head and sill. Two strips of fin-seal weather-stripping to be located at each sash stile. The top rail of the top sash and each interlock rail are to receive fin-seal weather-stripping. The bottom rail of bottom sash is to receive two "bulb type" weather-strips. A poly-pile dust plug shall be located at the top of each interior sash stile.

Hardware - Sash balancing mechanisms to consist of stainless steel constant force springs. Two hybrid, recessed mount, cam-type sweep locks are to be located equidistant from each end of the interlocking rail. Two metal, recessed sweep lock keepers to be fastened to the exterior interlocking rail. One injection molded thermo-plastic tilt latch shall be used at the ends of the top rail of each sash. A vinyl sash stop shall be used at the bottom of each exterior jamb track and a rigid vinyl balance cover on the interior jamb track. All screws, clips and other fasteners to be made of non-corrosive materials compatible with reinforcements.

Screen - Latching half screen to be standard, full screen is optional. Screens to be made from extruded aluminum, 5/16" x 3/4", with a .040" thickness. Screen cloth shall be made from 18x16 fiberglass mesh and held secure by flexible, vinyl spline. Screens meet ANSI/AAMA standard. (NOTE: Insect screens are intended only to provide reasonable insect control. They are not intended to prevent people or objects from exiting the window or to provide security against forced entry.)

Installation - To be done by others. Frame must be installed straight, plumb and level, without twisting, bowing or springing. Manufacturer's recommended installation procedures are to be used. Installer should make final adjustments to ensure proper sash operation and window performance.

NOTE: MI WINDOWS AND DOORS LLC designs and manufacturing methods are continually being improved. Individual products may be subject to a variation in performance. Due to this and other factors, we reserve the right to change specifications without notice. It is the sole responsibility of the purchaser/installer to be sure that the intended use of this product complies with any and all applicable buildings codes (i.e. egress, safety glass near doorways, etc.). If you require further technical information regarding this product please contact your retailer/salesman.





1650
DOUBLE-HUNG

1650 Vinyl Double-Hung Window

Our 1650 replacement double-hung window features **superior styling, handcrafted quality, and long-term performance.** Aesthetically pleasing beveled sash and a variety of stylish choices complement energy-efficient design options such as insulated dual- or triple-pane glass and heavy-duty weatherstripping to help set our 1650 double-hung replacement windows apart. These advanced engineering and aesthetic details that go into every 1650 double-hung make it the ideal replacement window for any remodeling or renovation project.

PERFORMANCE FEATURES

- Metal-reinforced meeting rail delivers superior strength and durability
- Interlocking sashes help reduce air infiltration
- True sloping sill optimizes water drainage and eliminates unsightly weep holes
- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Inverted-coil balances with detent clip prevent sash from drifting, and provide smoother operation and lower operating force

*Welded multi-chamber
mainframe design*



3 1/4" frame depth

*Dual-point
weatherstripping*

*Dual- or triple-
pane insulated
glass*

True-sloping sill

**TOP
SELLER**



Standard

Optional







Designed smarter, from the inside out

ENGINEERED TO PERFORM

- Multi-chamber mainframe design
- 3 ¼" frame depth
- ¾" dual-pane or ⅞" triple-pane insulated glass
- 3 frame styles available
 - finless, flange, fin
- Wood extension jambs available for 4 ⅞" and 6 ⅞" wall depths

CONVENIENCE & STYLE

The 1650 features the following design details on every window:

- Beveled exterior profile
- Mortised recessed locks
- Balance channel covers
- Clarity Screen mesh
- Integral lift rails
- Tilt-in sashes

SAFETY & SECURITY FEATURES

- Push-button vent stops keep the window secure even when partially opened, providing ventilation without sacrificing safety and security
- Dual-opposing locks create a stronger, safer seal
- Latching extruded half screen with Clarity Screen™ mesh offers 50% clearer view than standard fiberglass screen, allows fresh air in, and keeps pests out
- Optional Window Opening Control Device (WOCD) restricts sash opening and reduces the risk of accidental falls

MIN & MAX SIZING

WIDTH		HEIGHT	
Min	Max	Min	Max
14"	14 ⅞"	36"	96"
15"	16"	28"	96"
16 ⅞"	17"	26"	96"
17 ⅞"	48"	23 ½"	96"
48 ⅞"	52"	23 ½"	72"

Available in ⅛" increments. DP upgrade required for any unit greater than 84" tall.

ENERGY-EFFICIENT FEATURES

- Our **dual-pane or triple-pane** insulated glass package options help save on heating and cooling costs while enhancing home comfort
- In cool weather**, it provides outstanding thermal performance to keep interior glass surfaces closer to room temperature, eliminating cold spots near windows
- In warm weather**, insulated glass reduces solar heat gain and minimizes interior glare
- Meets **ENERGY STAR®** requirements in all four climate zones

GLAZING TYPE	U-VALUE	SHGC
Argon and Low-E glass	0.27	0.28
Argon and Low-E glass with grids	0.27	0.26
Argon and HP Low-E glass	0.27	0.21
Argon and HP Low-E glass with grids	0.27	0.19
Argon and Low-E triple-pane glass	0.22	0.25
Argon and Low-E triple-pane glass with grids	0.22	0.22
Foam-enhanced frame, Krypton and Low-E triple-pane glass	0.17	0.25
Foam-enhanced frame, Krypton and Low-E triple-pane glass with grids	0.17	0.22
Foam-enhanced frame, Low-E, and blinds-between-the-glass	0.35	0.23

Note: all values based on standard ¾" dual-pane IGU



* Available in limited sizes and white only

† Black interior available with black exterior only

‡ Clay interior available with clay extruded exterior only. Not available with foam-enhanced mainframe or triple-pane glass

§ Woodgrain laminates available with ⅞" flat or ⅞" sculptured grids only; not available with clay extrusion

¶ Exterior paint available with ⅞" sculptured grids only; not available with clay interior; silver and black not available with woodgrain interiors

CREATE A CUSTOMIZED LOOK

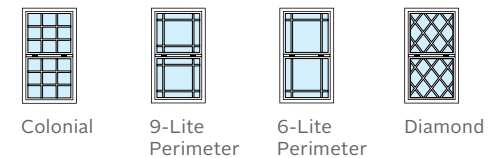
GRID TYPES & SIZES

- ⅞" flat grids-between-the-glass
- ⅞" flat grids-between-the-glass
- ⅞" sculptured grids-between-the-glass
- ⅞" sculptured grids-between-the-glass
- 1" simulated divided light

BLINDS-BETWEEN-THE-GLASS*

- Light control and privacy
- Safe and convenient

COMMON GRID PATTERNS



INTERIOR



EXTERIOR



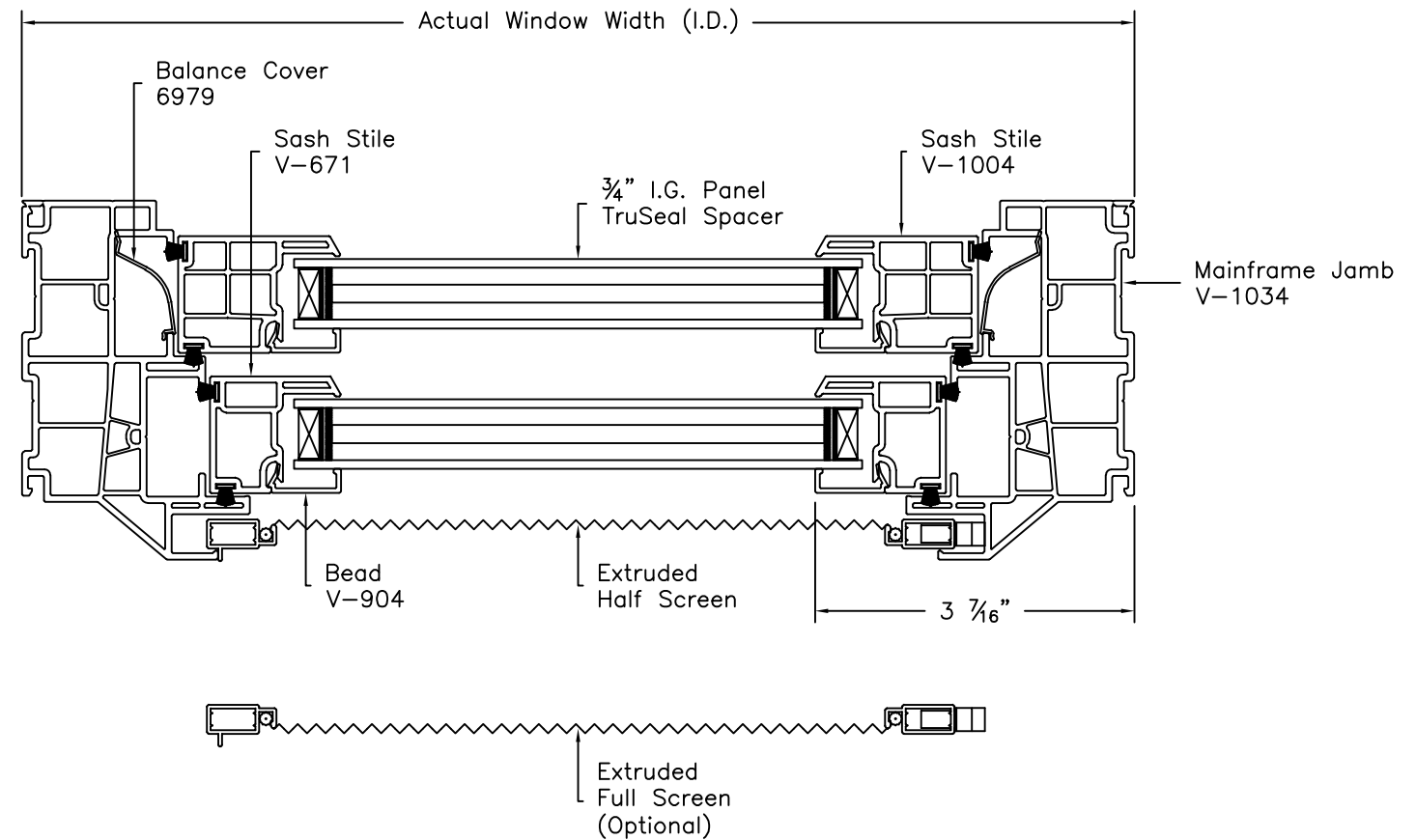
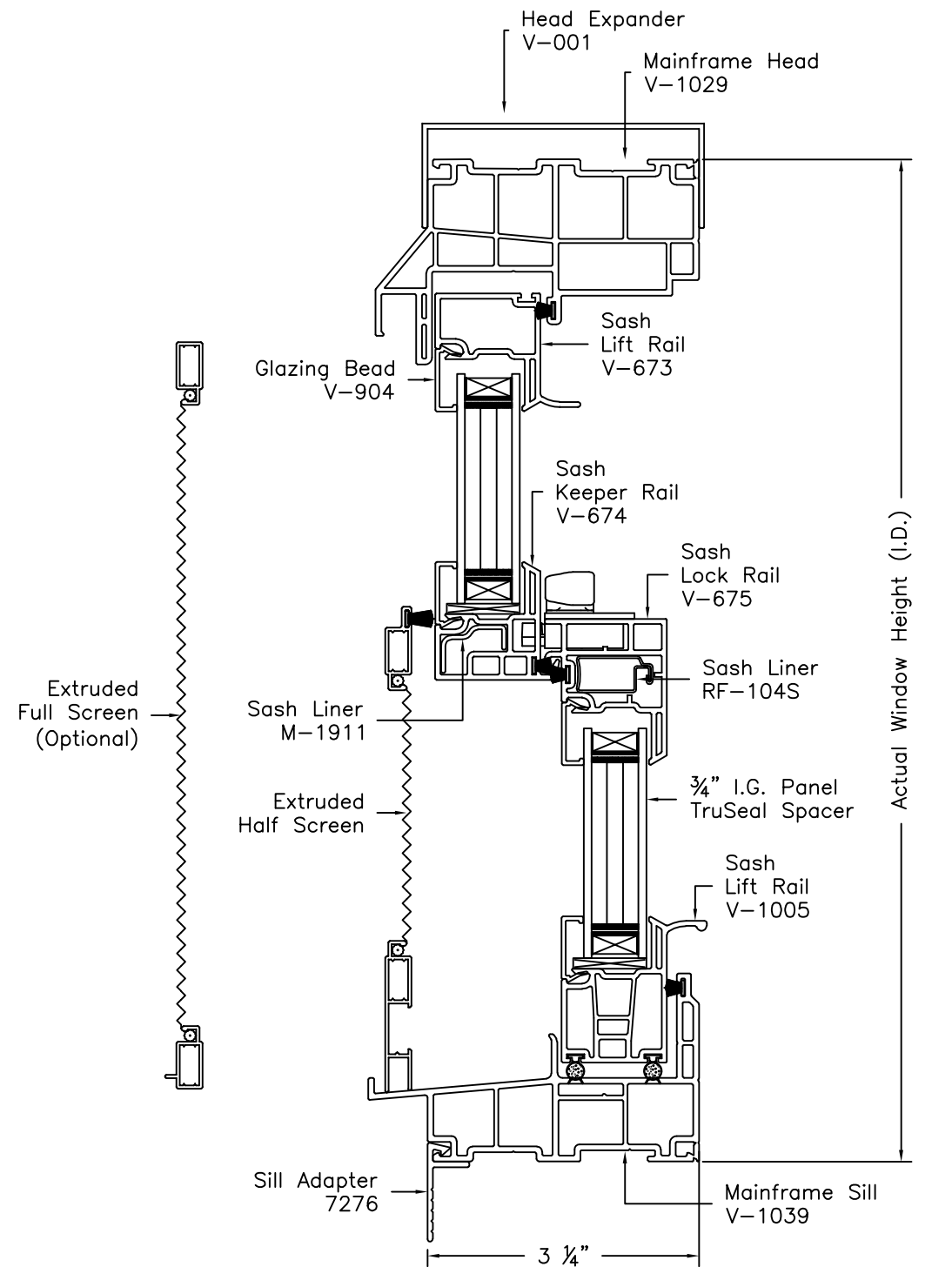
OUR MISSION

Getting It Right Every Time

We build each of our products the same way we built our company: with integrity and precision. Every MI window and door is handcrafted in the United States using state-of-the-art manufacturing techniques, and is backed by vigorous in-house testing procedures. We are 100% committed to offering the styles, value, and performance you're after.

Discover everything we have to offer at miwindows.com, or by calling 1-717-365-3300.





					MATERIAL:		MIWD MI WINDOWS AND DOORS 650 WEST MARKET STREET GRATZ, PA 17030-0370 The information, design or data shown on this document or electronic media is the exclusive property of MI Windows and Doors, LLC. It is considered confidential and proprietary and is made available for limited use only. Its use or reproduction without the expressed written consent of MI Windows and Doors, LLC., is prohibited.	DESCRIPTION: 1650 Series Double Hung with Finless Mainframe			
					FINISH:	UNSPECIFIED WALL:		PRODUCT: 1650DH			DATE: 01/08/16
					AREA:	BREAK ALL CORNERS R.015, UNLESS OTHERWISE SPECIFIED		SCALE: 1:2			PART NUMBER:
B	095A-17 116A-17	Removed pile from top sash Increased sash height 1/16"	11-6-17	VMR	WEIGHT:			DFTM: BRS			DRAWING NUMBER: CS-000279
A	163A-16	Added optional DP Upgrade liner	12/27/16	VMR	PERIMETER:						
LTR	ECN #	REVISIONS	DATE	BY							

PARK

191

191

BRACKENRIDGE AV.

FORT SAM HOUSTON HOSPITALS

3592

3594

3593

ARMY

BLVD.

BRAHAN

BLVD

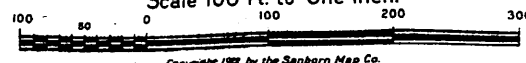
CUNNINGHAM

BLVD.

178

FORT SAM HOUSTON

Scale 100 Ft. to One Inch.



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