

## HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

**HDRC CASE NO:** 2020-455  
**ADDRESS:** 531 E CARSON  
**LEGAL DESCRIPTION:** NCB 993 BLK 3 LOT E 7.8 OF S 150 OF 2 & W 47.2 OF S 150 OF 3 ARB 6B  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** John Balint/J. Crawford LLC  
**OWNER:** ACOSTA JUDGE A & DIANA R  
**TYPE OF WORK:** Window replacement, siding replacement  
**APPLICATION RECEIVED:** October 02, 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:

1. Replacement 15 aluminum windows with new aluminum windows (PLYGEM 4810F)
2. Removal of aluminum siding and installation of 105 profile wood lap siding

### APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
  - ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
  - iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.
6. Architectural Features: Doors, Windows, and Screens
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
  - ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
  - 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.
  - viii. *Security bars*—Install security bars only on the interior of windows and doors.
  - ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

#### *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 finished. 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 531 E Carson was constructed circa 1935 in the Craftsman style, first appears on the 1951 Sanborn map, and contributes to the Government Hill Historic District. The structure has been subjected to non-conforming modifications in prior decades including the installation of stone veneer on the front façade, covering and replacement of wood siding with aluminum siding, and replacement with aluminum windows throughout.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace 15 non-original aluminum windows with new aluminum windows (PLYGEM 4810F). *Standard Specifications for Original Wood Window Replacement:* 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; and whole window systems should match the size of historic windows on property unless otherwise approved. Staff finds that the proposed window product is more consistent with the Historic Design Guidelines in terms of overall appearance. However, faux divided lites and nailing fin installations should still be avoided and original sizes and one-over-one sash configurations should be preserved.

- c. SIDING – The applicant has proposed to remove the aluminum siding and replace with 105 profile wood lap siding. Per the Guidelines for Exterior Maintenance and Alterations 2.B.i., applicants should consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance. Staff finds removal of the aluminum siding appropriate. However, replacement should be further reviewed after staff can assess the condition and profile of the exposed wood siding. Based on the already exposed portions, staff finds that the structure should be restored to 117 profile instead of the proposed 105 profile.

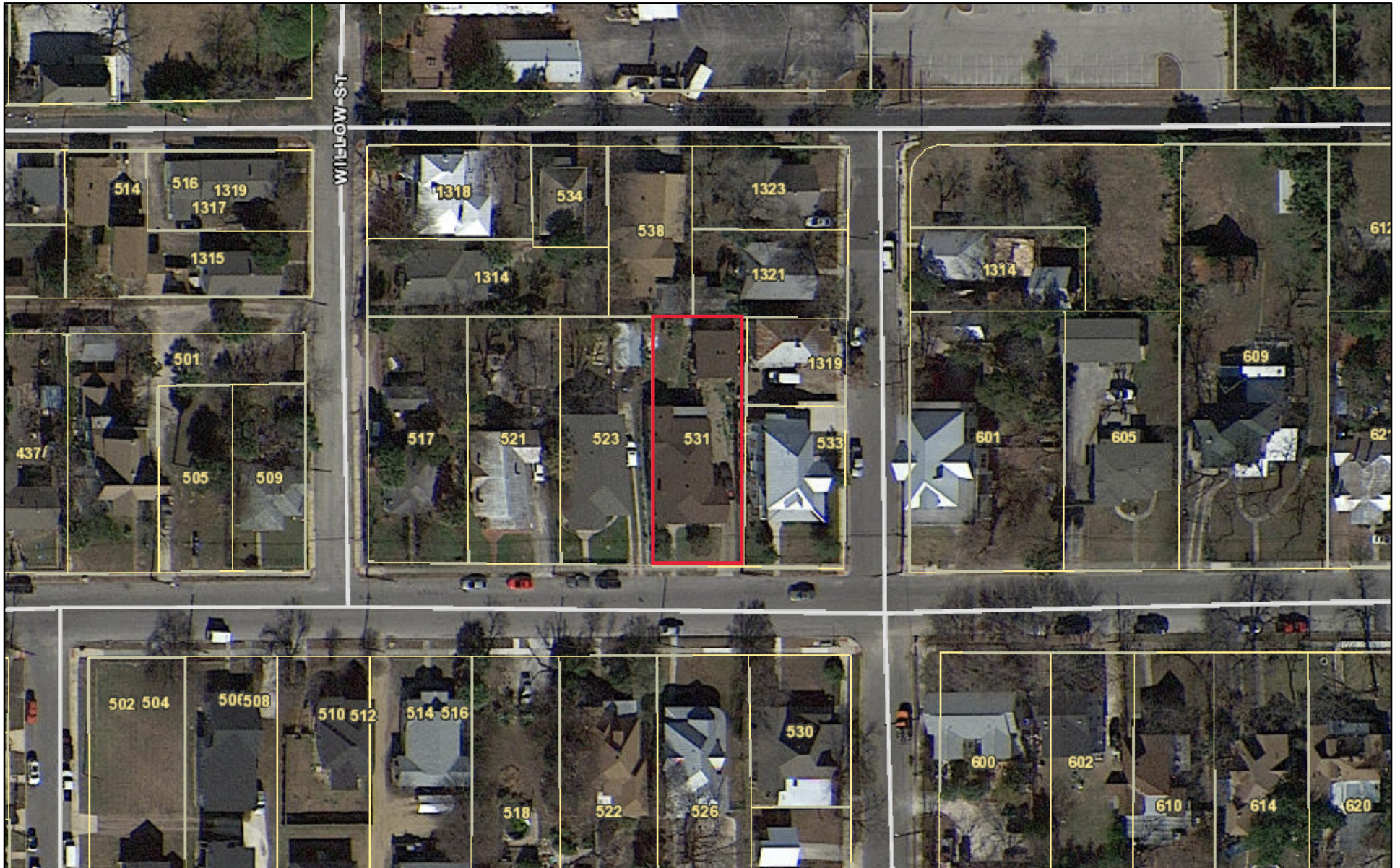
**RECOMMENDATION:**

Staff recommends approval of items 1 and 2 based on the findings with the following stipulations:

- i. That the final window product must adhere to the Standard Specifications for Wood Window Replacement with the allowance of a non-wood product to replace a non-conforming window. Most notably, faux divided lites and nailing fin installations should be avoided and original sizes and one-over-one sash configurations should be preserved when utilizing PLYGEM 4810F (also referred to as Alenco Windows) or a similar window product that is submitted to staff prior to purchase and installation..
- ii. Siding replacement should be further reviewed after staff can assess the condition and profile of the exposed wood siding. Based on the already exposed portions, staff recommends that the structure should be restored to 117 profile instead of the proposed 105 profile.



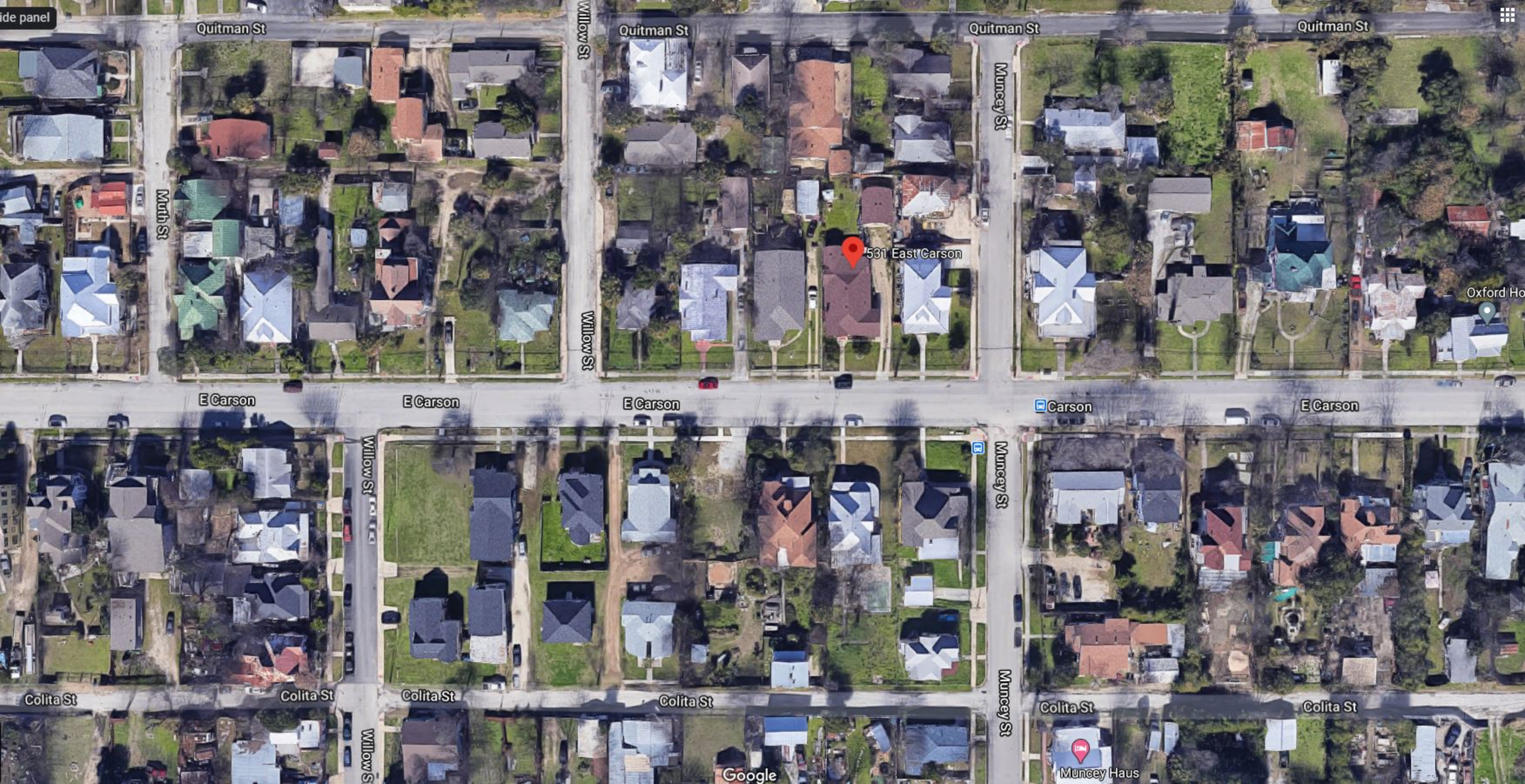
# 531 E Carson



October 13, 2020







ide panel

Quitman St

Quitman St

Quitman St

Quitman St

Muth St

Willow St

Muncey St

531 East Carson

Oxford Ho

E Carson

E Carson

E Carson

Carson

E Carson

Colita St

Colita St

Colita St

Colita St

Colita St

Colita St

Willow St

Muncey St

Muncey St

Google

Muncey Haus





531 East Carson

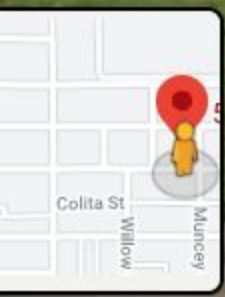




526 E Carson  
San Antonio, Texas

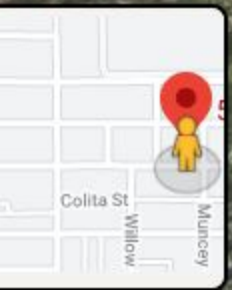
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Street View



Google

























R6 167537



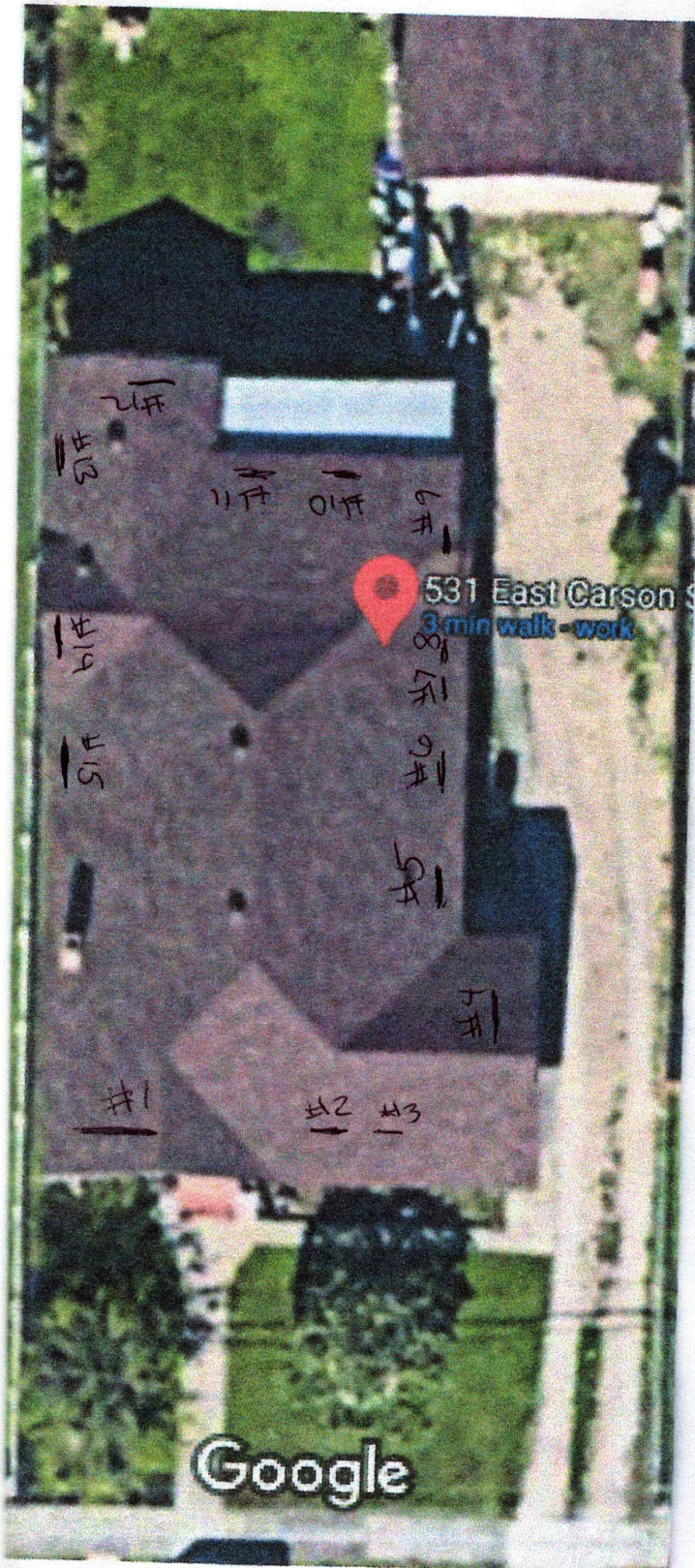




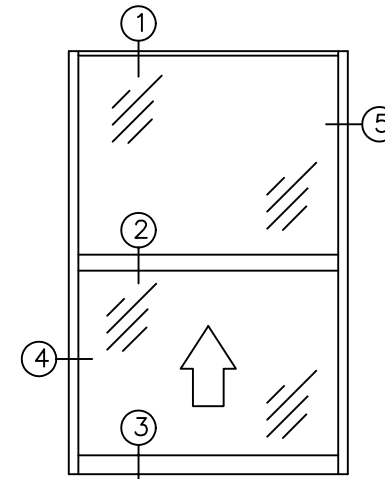
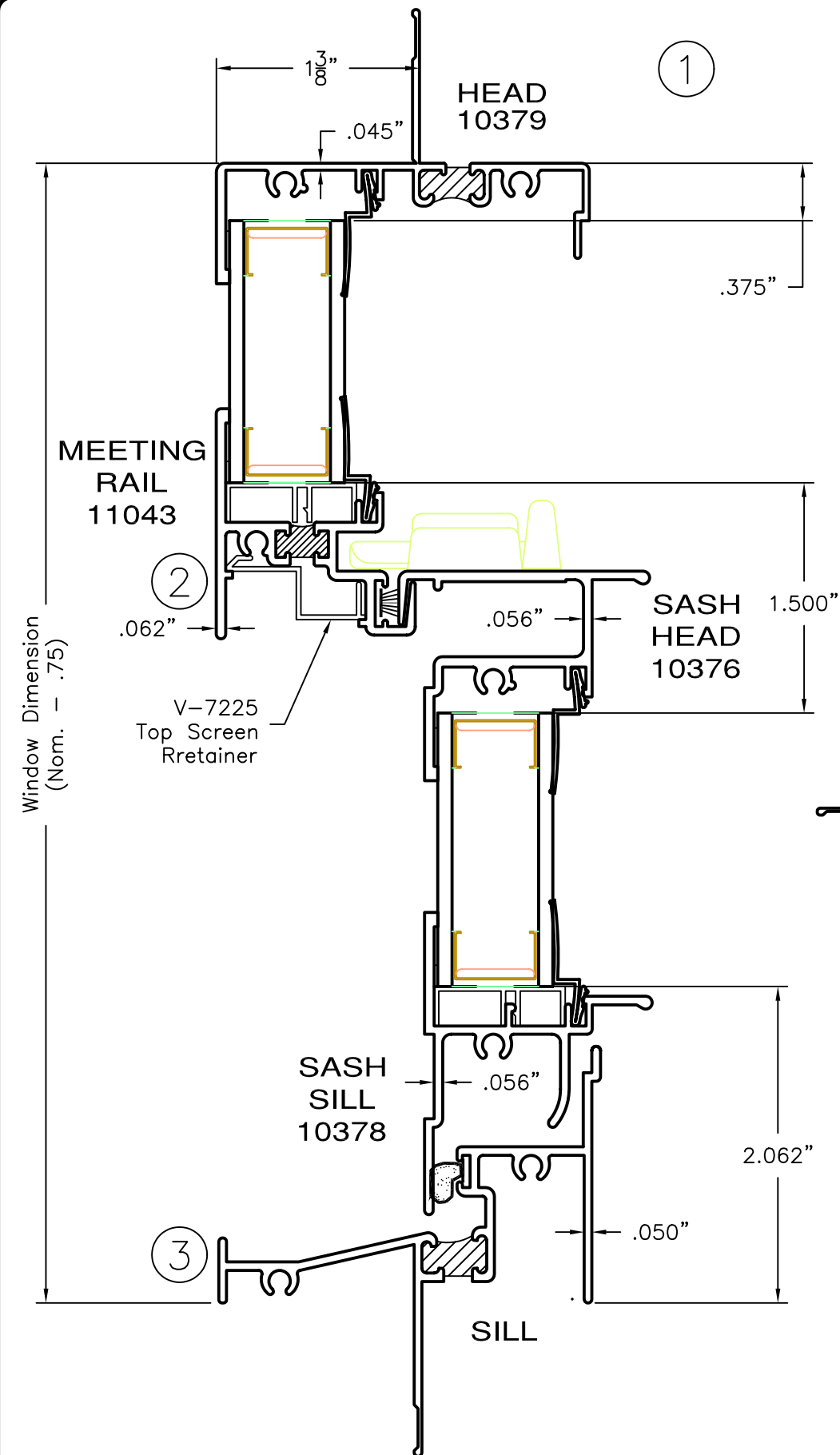




# Google Maps



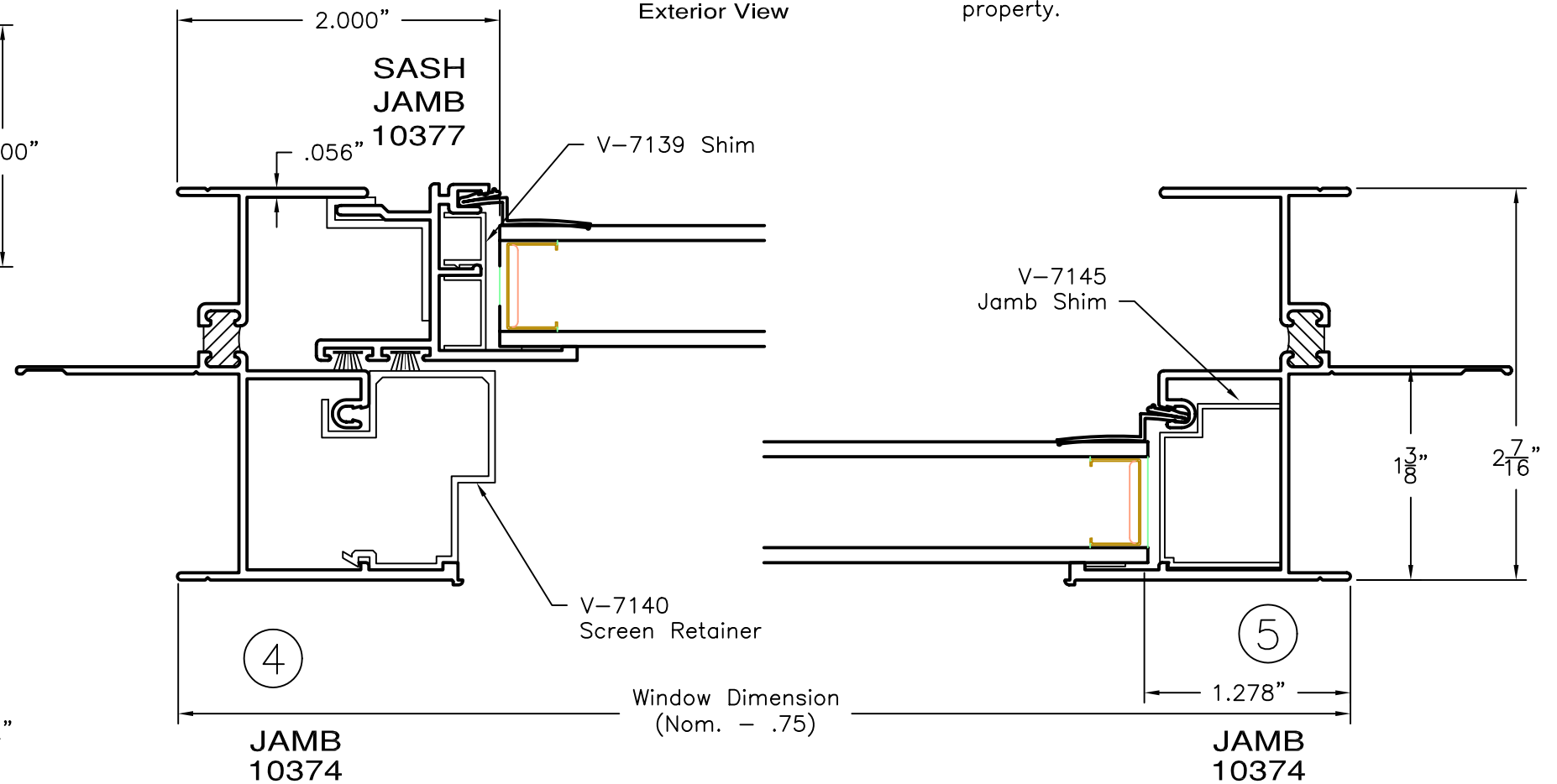





Exterior View

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UNLESS OTHERWISE SPECIFIED, STANDARD EXTRUSION TOLERANCES APPLY.		TITLE SERIES 4810F SINGLE HUNG 3/4" IG			
P.I.P. CAVITY AREA	TYPE	 <p>ALENCO WINDOWS 615 CARSON STREET BRYAN, TEXAS 77801 PH. (979) 779-7770 FAX (979) 822-3259</p>			
UNSP. WALL THICKNESS	ALLOY				
BREAK SHARP CRNS. @	AREA				
MATERIAL	WEIGHT/FT.	SHEET	DATE	SCALE	PART#
	PERIMETER	1 OF 1	08/18/93	FULL	4810F
			DRAWN BY MWK	APPROVED BY	MISC.

FILE LOCATION	A	Added die 11043 w/V-7225 insert.	5/5/06	cah
U: \PRODUCTS\3710\CS-Expl.	REV.	DESCRIPTION	REV. DATE	CHG'D BY



# BUILDER SERIES

W I N D O W S



4810 SINGLE HUNG



## MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy-efficient and offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.







# 4810 SERIES SINGLE HUNG



## STANDARD FEATURES

- Thermally broken aluminum frame with polyurethane poured in place and debridged to reduce thermal conductivity of aluminum frame
- 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 load removable bottom sash
- Block and tackle balance system
- Energy-efficient Warm Edge insulating glass
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Dual lift rails on bottom sash for easy operation
- Frame depth available in 2 $\frac{1}{16}$ "
- Integral nailing fin with a 1 $\frac{3}{8}$ " setback for simple installation



## 4810 SERIES THERMAL PERFORMANCE

		NFRC CERTIFIED		
		U Factor	SHGC	VT
R Value				
WARM EDGE				
3/4" IGU Clear	1.61	0.62	0.65	0.67
3/4" IGU Low E	2.08	0.48	0.31	0.57
3/4" IGU Low E <sup>SC</sup>	2.13	0.47	0.24	0.44
3/4" IGU Low E 2+	2.33	0.43	0.30	0.55
3/4" IGU Low E <sup>SC</sup> 2+	2.33	0.43	0.23	0.43
3/4" IGU HP	2.27	0.44	0.31	0.57
3/4" IGU HP <sup>SC</sup>	2.27	0.44	0.24	0.44
3/4" IGU HP 2+	2.50	0.40	0.30	0.55
3/4" IGU HP <sup>SC</sup> 2+	2.50	0.40	0.23	0.43
WARM EDGE				
3/4" IGU Low E	2.13	0.47	0.31	0.57
3/4" IGU Low E <sup>SC</sup>	2.13	0.47	0.24	0.44
3/4" IGU Low E 2+	2.38	0.42	0.30	0.55
3/4" IGU Low E <sup>SC</sup> 2+	2.38	0.42	0.23	0.43
3/4" IGU HP	2.27	0.44	0.31	0.57
3/4" IGU HP <sup>SC</sup>	2.33	0.43	0.24	0.44
3/4" IGU HP 2+	2.50	0.40	0.30	0.55
3/4" IGU HP <sup>SC</sup> 2+	2.50	0.40	0.23	0.43

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

## OPTIONS

### GLASS OPTIONS:

Low-E, Low-E<sup>SC</sup>, Low-E2+, Low-E<sup>SC</sup>2+, HP, HP<sup>SC</sup>, HP2+, HP<sup>SC</sup>2+, obscure and tempered

### GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 5/8", 3/4" flat and 1-3/16" SDL with shadow bar

### PRODUCT CONFIGURATION:

Matching side lites, fixed panels, transoms, segmented transoms and a wide selection of architectural shapes

### HARDWARE OPTION:

Safety vent latch to meet ASTM F2090-2008 requirements

### COLOR OPTIONS:

WHITE

BRONZE

BLACK



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

1. Low E glass options available including solar cooling glass for warm climates.
2. Optional HP glass combines Low-E with argon gas fill for high performance.  
HP options include solar cooling and inside surface Low-E options.
3. Impact Rated units are available in select sizes and configurations.



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[ProductsFraming Group1" Yellow Pine & Pine Specialties](#)

SKU: 431

Description:



### 1X8 16' #2 #105 Siding Yellow Pine

Price: \$12.16/ea

Quantity:   [Print](#)

Quantity Available: 527

#### Disclaimer:

Users can request a quote for this product. Just add the item to your cart and click the Submit Quote button to get your quotation. **Prices are subject to change due to market conditions**



# 1x8 16-ft #2 #105 Siding Southern Yellow Pine Lumber

## Specifications:

- 1x8
- 16-ft
- #2 Grade
- #105
- Siding
- Southern Yellow Pine Lumber, SYP Wood

Southern Pine Wood is known as one of the strongest and most multipurpose species of wood also commonly which an ideal option for both home builders and contractors are.

Every piece of Southern Yellow Pine lumber has gone through high grading standards in strength and form. SYP lumber is easy to cut, works with fasteners and paints well - making this wood as the best selection for many building projects.

- High grading standards for strength and form;
- Easy to cut; works well with fasteners and paints;
- Environmental-friendly & comes from Renewable resource

SYP lumber is abundantly available which means it is competitively priced. When used in building projects & woodworking construction, Southern Yellow Pine wood's incredible strength allows builders to accomplish more with less wood. Southern Yellow Pine's strength is of great value in timber industry.

## Disclaimer:

Users can request a quote for this product. Just add the item to your cart and click the Submit Quote button to get your quotation.

**Prices are subject to change due to market conditions**

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Sept27-Oct17,2020



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\$29.97/GA



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\$20.99/ea



[Kitchen Cabinet Country Oak Blind Base 36" Blb36 Plywood Box](#)

\$186.99/ea

[Paint Int GLFIN30WB Ltx S/G W/T White&Pastel-Base Fundamentals](#)

\$16.97/GA





[Door Unit Steel 9 Lite 2868 Rh Open In 4-5/8" Fj Jambs Fixed Sill Brass Hinges 2-Pnl Ig No Casing Double Bore](#)

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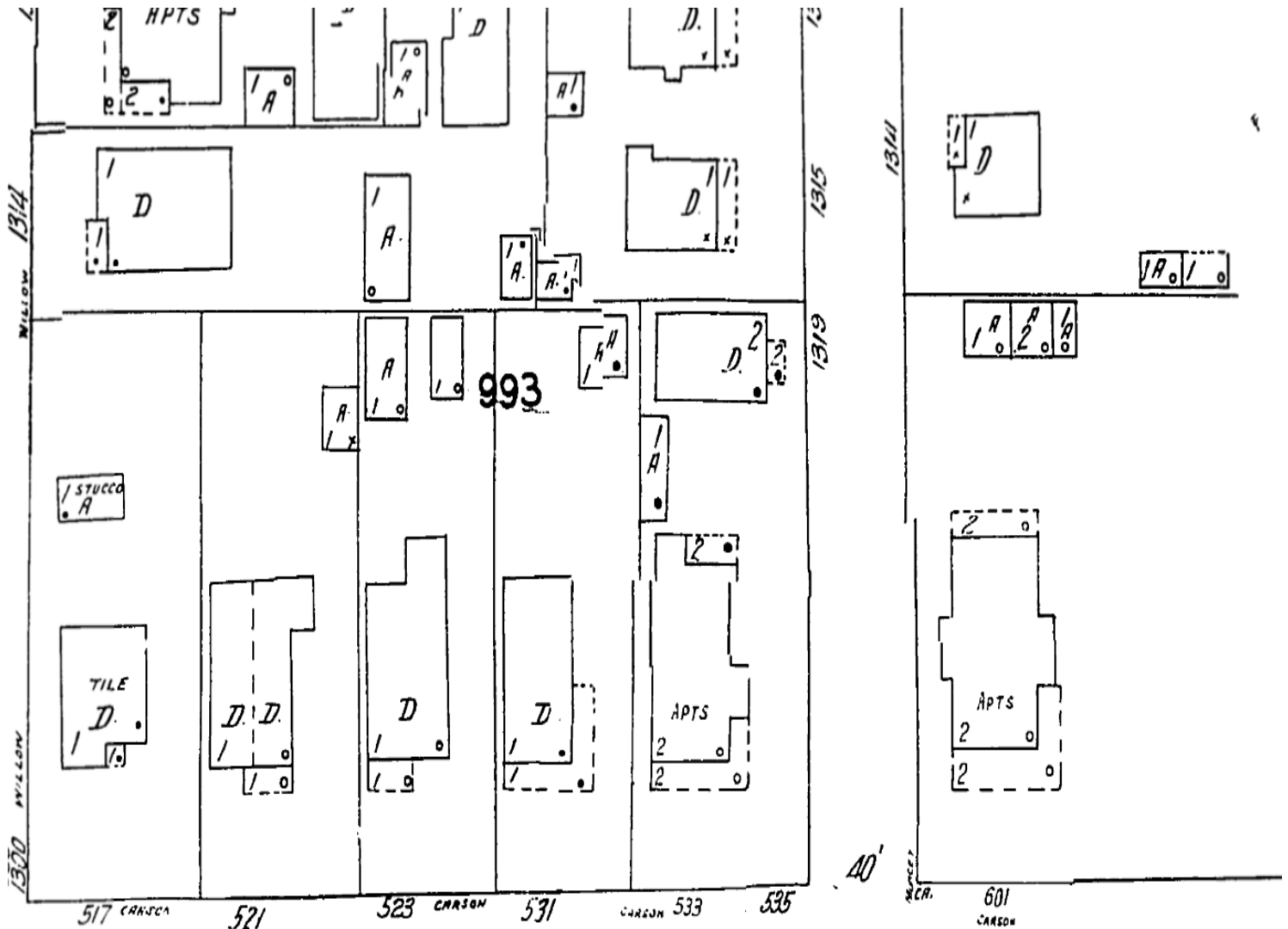
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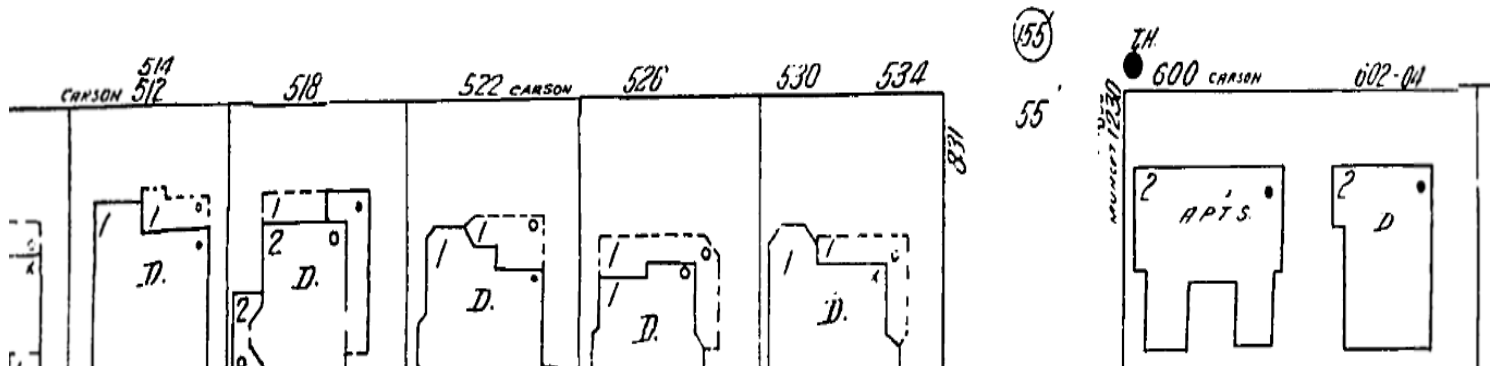
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