

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2022

HDRC CASE NO: 2022-231
COMMON NAME: 1111 & 1115 N PALMETTO
LEGAL DESCRIPTION: NCB 1302 BLK 3 LOT E 144.84 FT OF 10
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: James Benfield/Benfield Real Estate
OWNER: James Benfield/Benfield Real Estate
TYPE OF WORK: Amendment to a previously approved design regarding window materials
APPLICATION RECEIVED: April 11, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding window materials for the new construction at 1111 and 1115 N Palmetto.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.

- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** 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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding window materials for the new construction at 1111 and 1115 N Palmetto.
- b. **PREVIOUS APPROVAL** – The Historic and Design Review Commission approved the new construct at 1111 & 1115 N Palmetto on November 18, 2020, with the stipulation that windows that were consistent with staff's standards for windows in new construction.
- c. **WINDOWS** – At this time, the applicant has proposed to install aluminum windows. The applicant has noted that supply chain issues have prevented the installation of windows that are consistent with staff's standards for windows in new construction. Staff's standards for windows in new construction recommend wood or aluminum clad wood windows for new construction; however, the installation of aluminum windows are not prohibited. Staff finds that an aluminum window may be appropriate; however, the proposed window should meet staff's standards for windows in new construction; noted in the applicable citations. Windows should feature equally sized sashes, traditional dimensions and proportions, meeting rails that are no taller than 1.25", stiles that are no wider than 2.25", clear glass, and a dark color. Windows should feature a block frame and there should be a minimum of at least two (2) 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.

RECOMMENDATION:

Staff recommends approval of the installation of aluminum windows; however, the proposed window must meet staff's standards for windows in new construction, as noted in the applicable citations and below.

Standard Specifications for Windows in Additions and New Construction

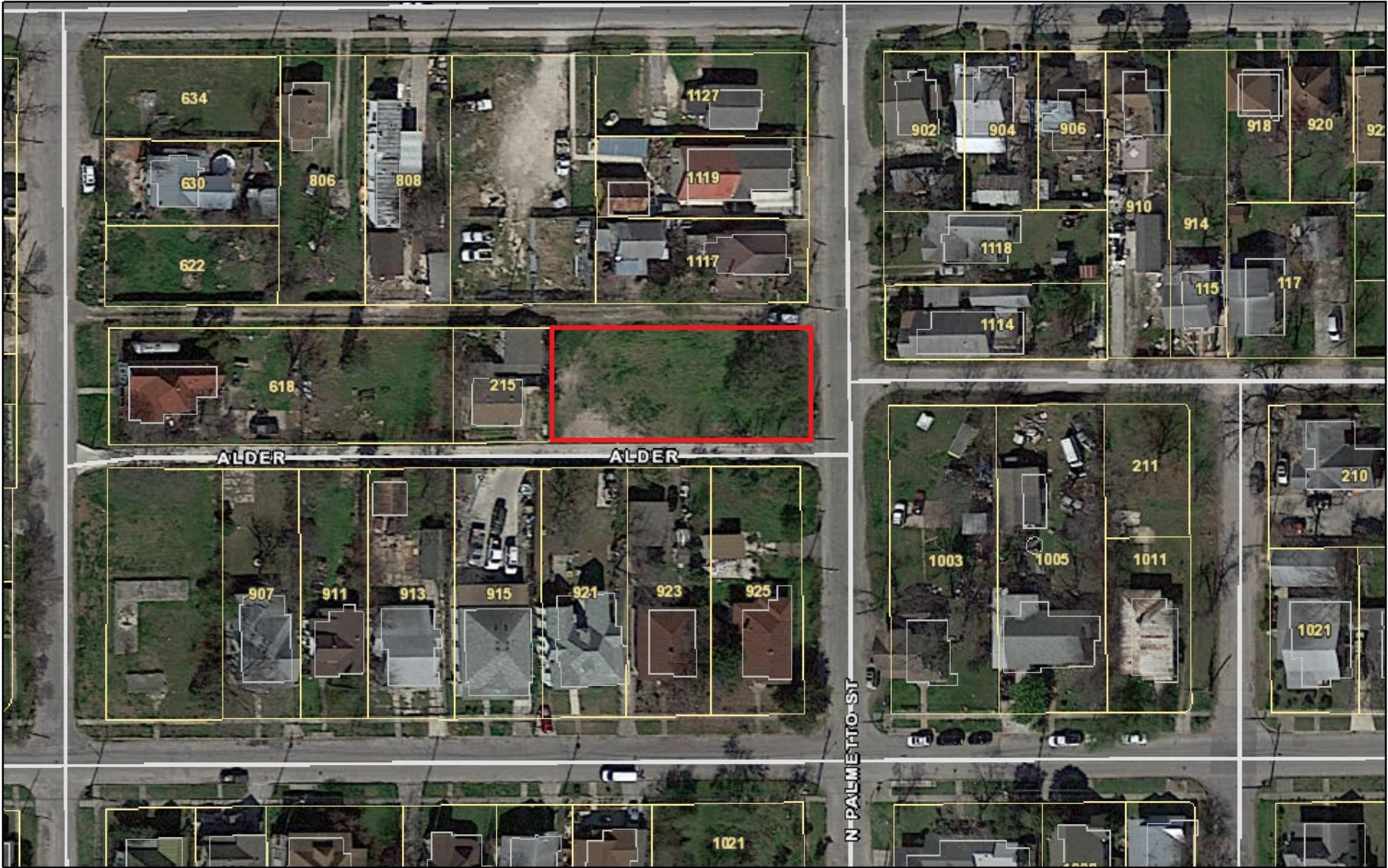
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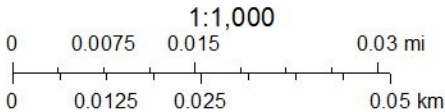
CASE COMMENT:

The Office of Historic Preservation's recommendations for windows in new construction are consistent with the Guidelines for New Construction. OHP staff is aware of supply chain complications that have resulted in delayed deliveries for construction materials, including windows. While OHP staff is aware of these complications, staff finds that the quality of new construction within San Antonio's Historic Districts should not be negatively impacted.

City of San Antonio One Stop



April 29, 2022





Current Product Lead Times

Marvin Essential – 17 - 18 weeks

Marvin Ultimate – 19 - 20 weeks (Polygon, Rectangle, and Roundtop 24 - 26 weeks & Double Hung 20 - 22 weeks) (Clad Swing Doors 27 - 28 weeks)

Marvin Modern – 27 - 28 weeks

Western Windows/Doors – 14 - 16 weeks (Add 4 - 5 weeks if shop drawings are required and another 4-5 weeks if the product has grids or is a customer color)

Western Volume Program Doors – 5 - 6 weeks

La Cantina Folding/Swing Doors – 14 - 16 weeks *add 2 weeks for custom colors

La Cantina Sliding Doors – 19 - 20 weeks *add 2 weeks for custom colors

La Cantina Vinyl Folding Doors – 5 - 7 weeks

Quaker Vinyl Windows – 10 - 12 weeks (Casements 15 weeks)

Quaker Vinyl Doors – 10 weeks

Quaker Aluminum Windows – 14 weeks

Quaker Aluminum Doors – 30 weeks

Quaker Brighton Windows – 10 - 12 weeks

Quaker Brighton Doors – 30 weeks but more than likely even longer...orders have been getting pushed out date after date

Lincoln Windows/Doors – around 25-27 weeks *add 6-8 weeks for feature/custom colors & 4 weeks for alternate species wood

Lincoln Raised Panel Doors – 27 + weeks

Arcadia Aluminum – 40 - 42 weeks

Arcadia Steel – 14 - 16 weeks

Jeldwen Vinyl – 14 - 16 weeks

Jeldwen Clad – 15 - 18 weeks

Plygem Vinyl/Aluminum (Bryan) – 10 - 12 weeks

Plygem Vinyl (Rocky Mount) – 18 weeks

Plygem Mira – 10 weeks

Plygem Premium Vinyl – 20 + weeks

Simonton - 12 - 14 weeks Daylight Max (really bad on meeting dates) *add an additional 2 weeks for painted products

Simonton – 5500, 5050, & Assure – 6-8 weeks *add an additional 2 weeks for painted products





25ft

2

DEWALT

3

4

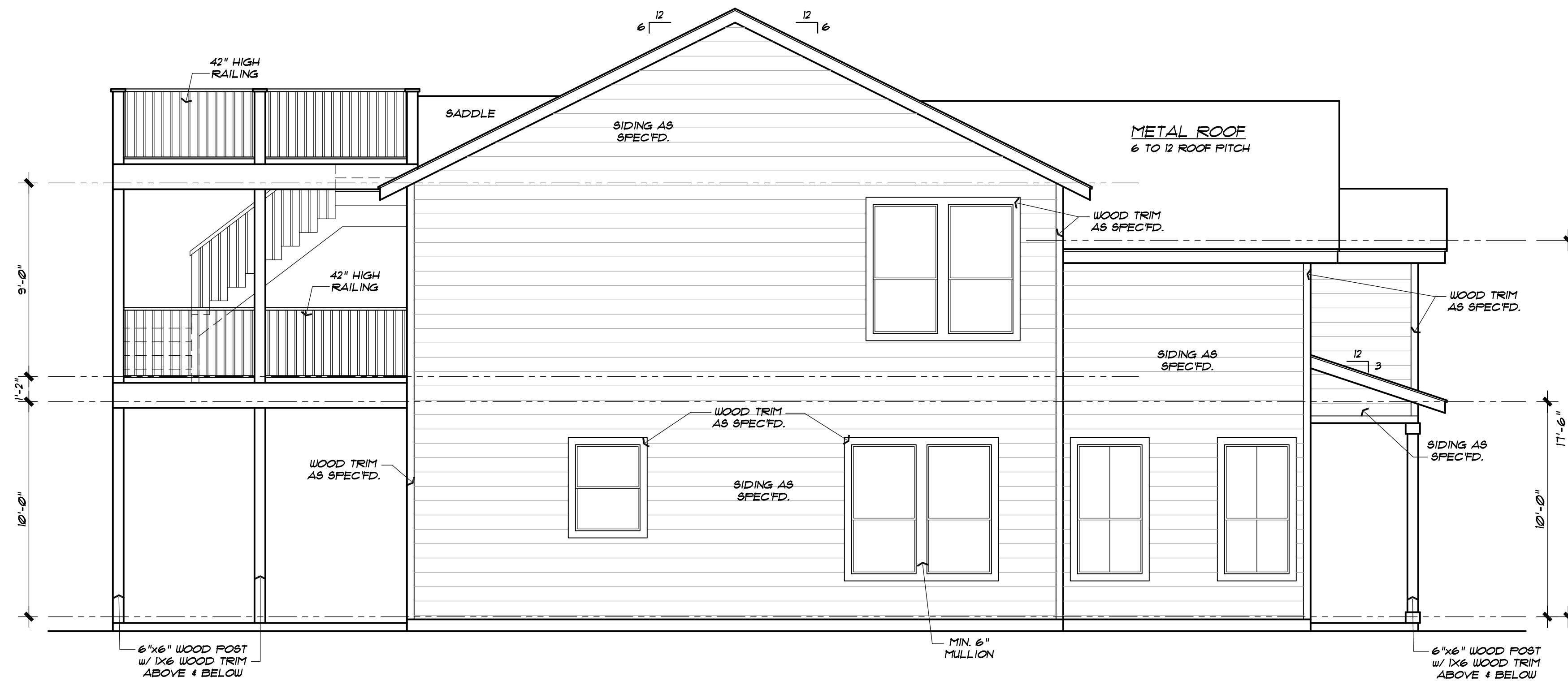


Revisions:
Oct. 19, 2020
Oct. 21, 2020

f. e. soriano designs
* San Antonio, Texas * (210) 393-2291 * email houseplans@att.net *

a design for
Spec #2
1111 N. Palmetto

JOB NO: BS3-20210
sheet 4 of 8
Drawn By: SORIANO
Date: Sept. 3, 2020



Left Elevation

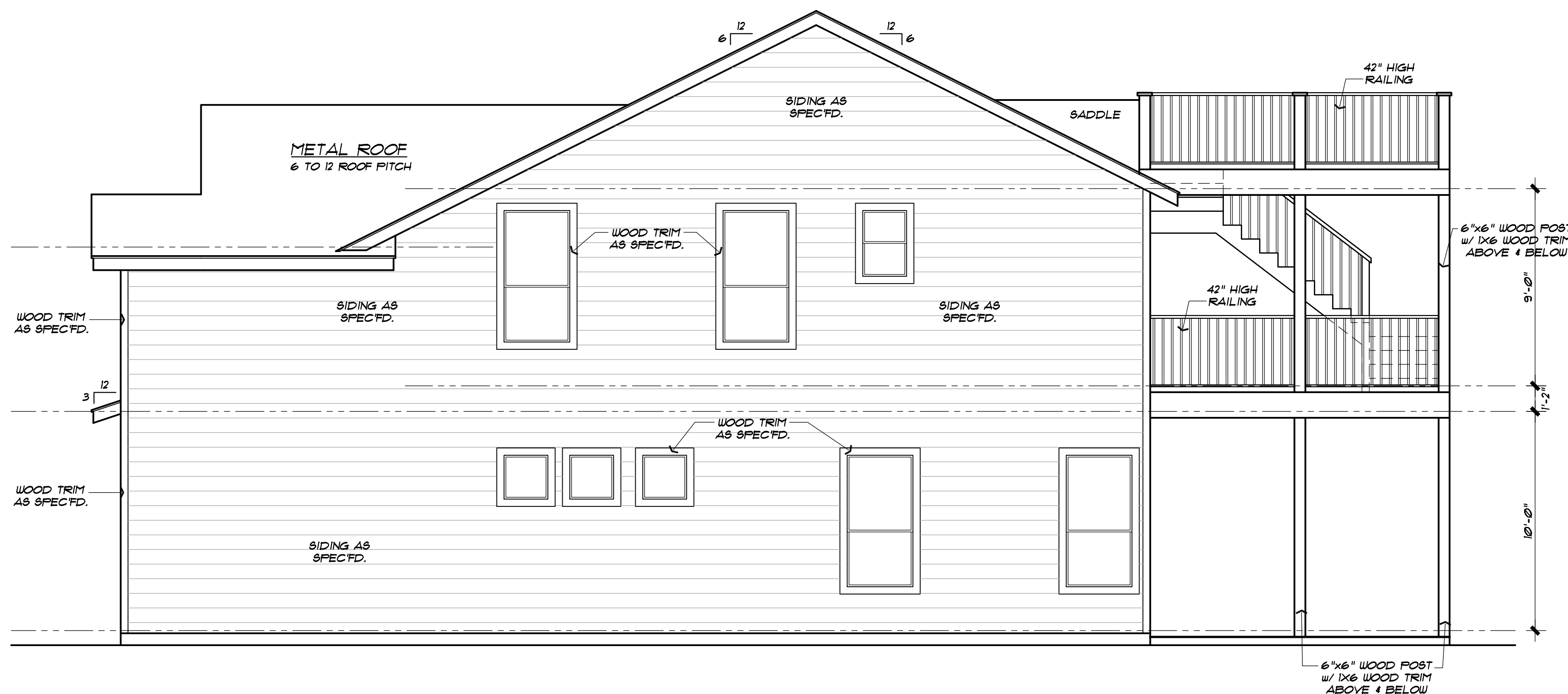
SCALE: 1/4"=1'-0"



Rear Elevation

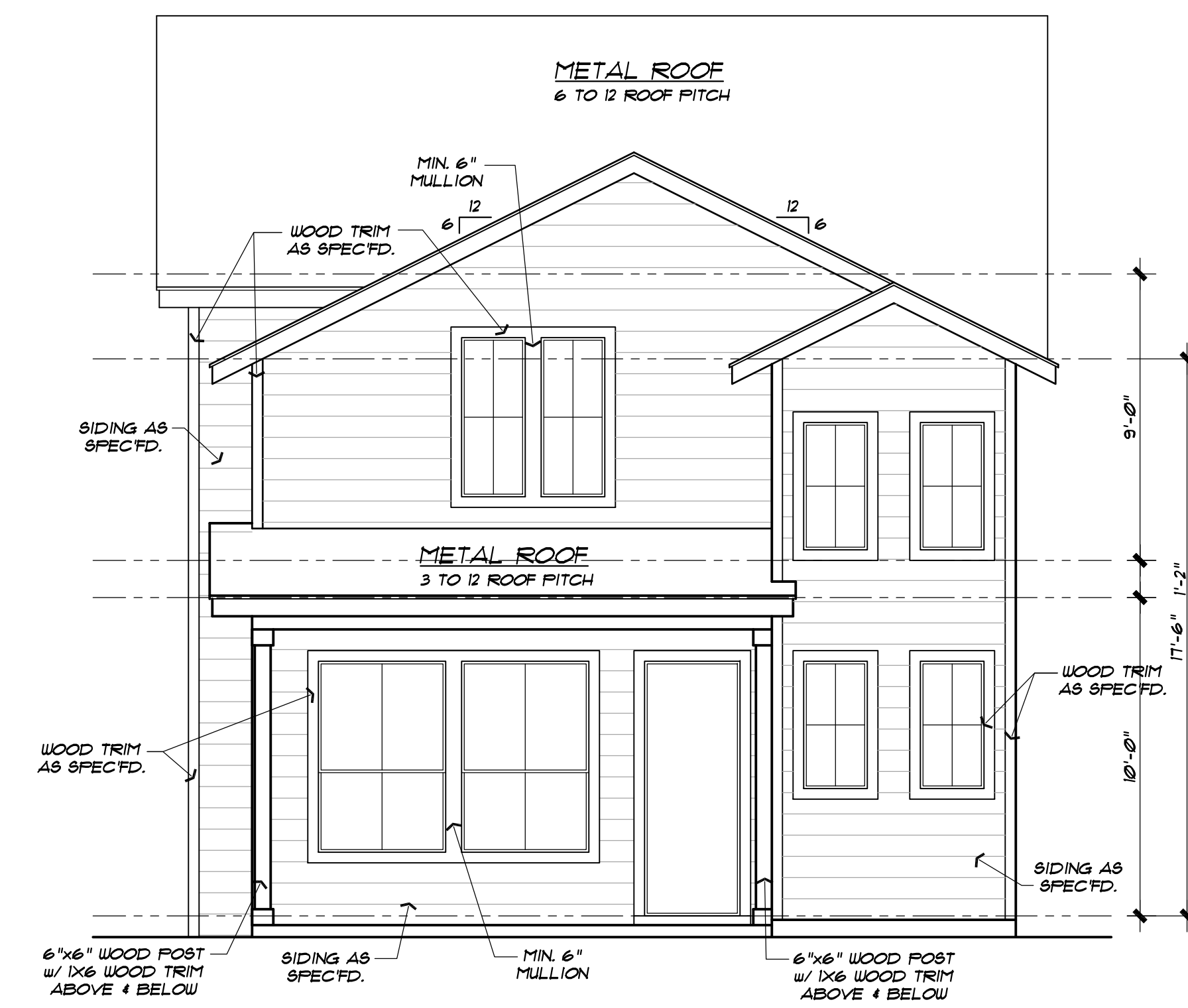
SCALE: 1/4"=1'-0"

Metal roof to include non industrial ridge cap



Right Elevation

SCALE: 1/4"=1'-0"



Front Elevation

SCALE: 1/4"=1'-0"



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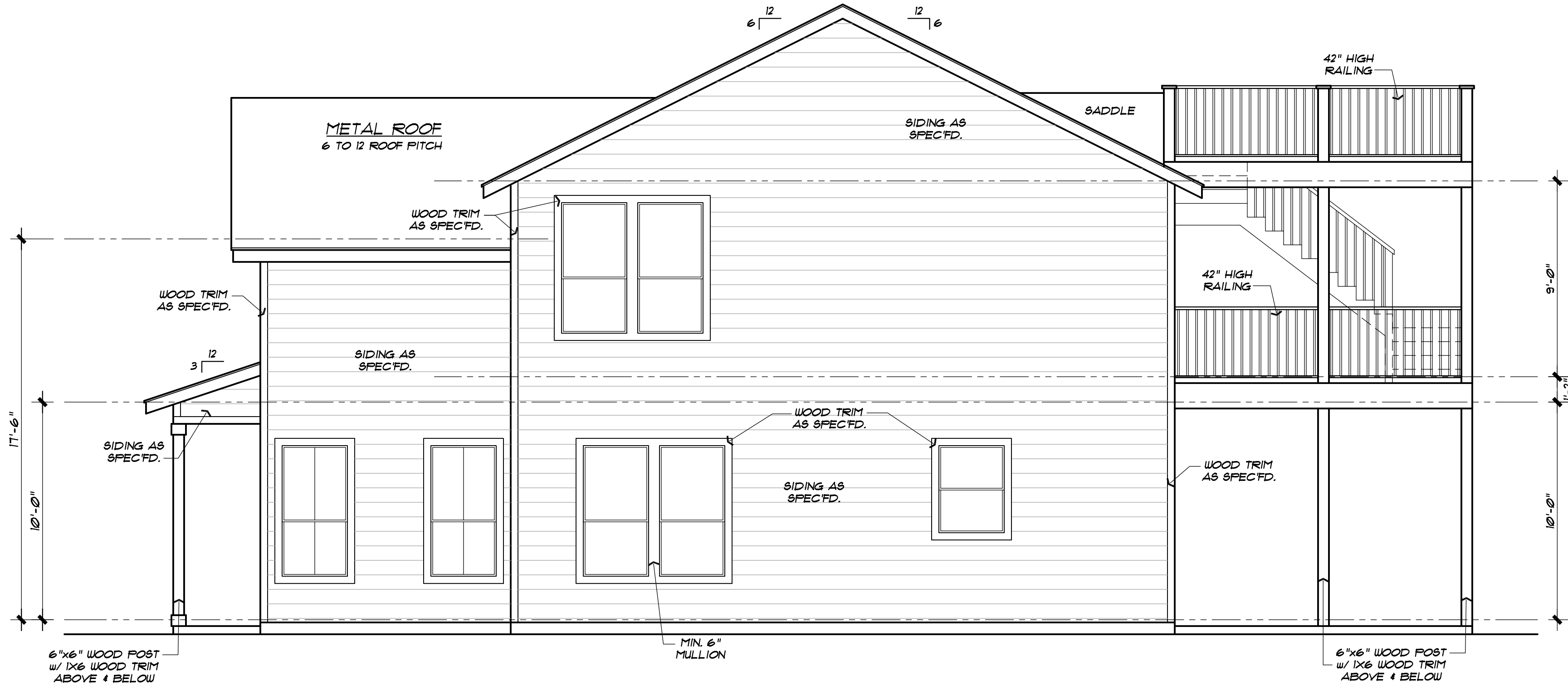
Spec #1

1115 N. Palmetto

JOB NO: BN3-20208
sheet 4 of 8

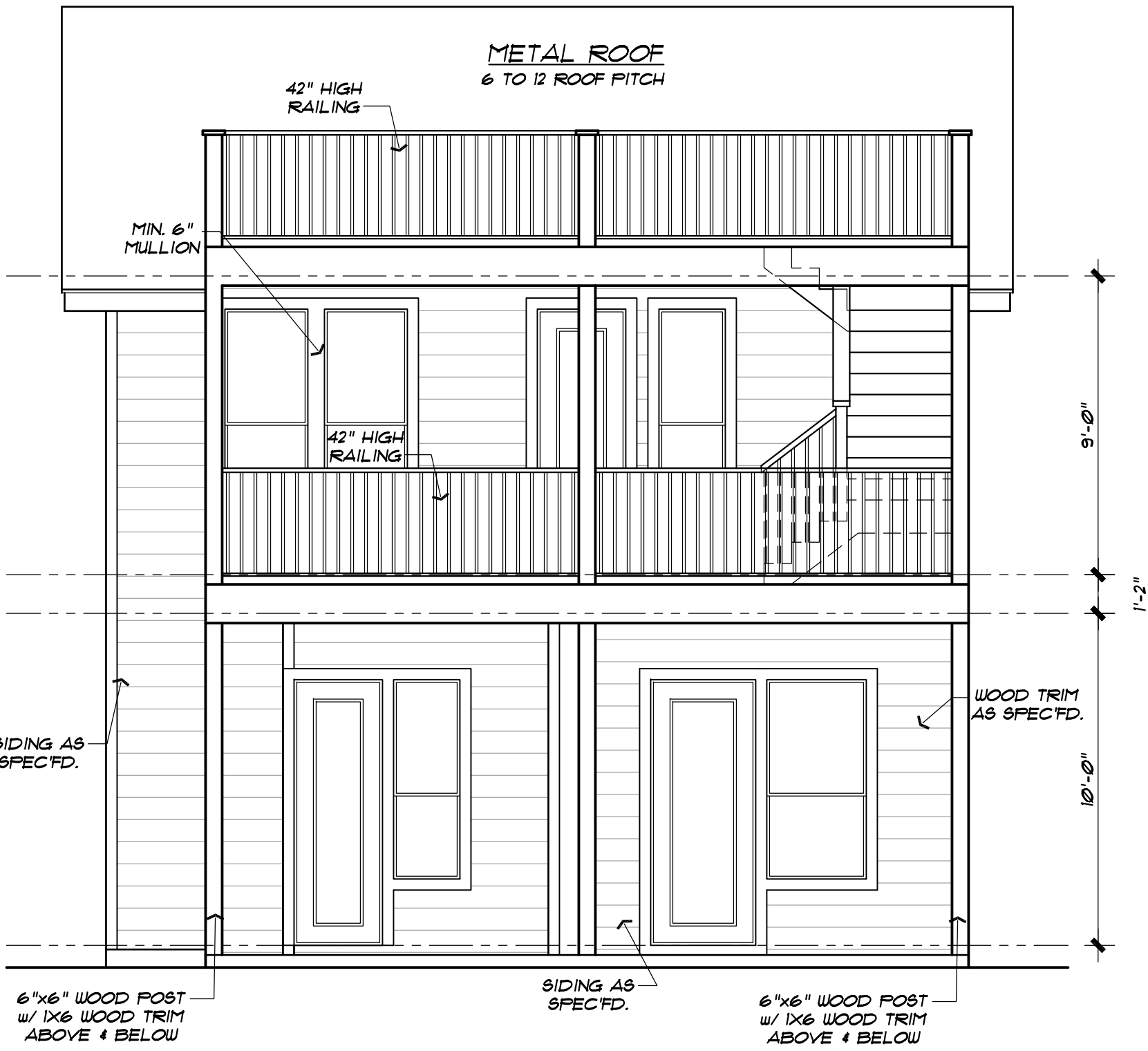
Drawn By: SORIANO
Date: August 5, 2020

a design for



Right Elevation

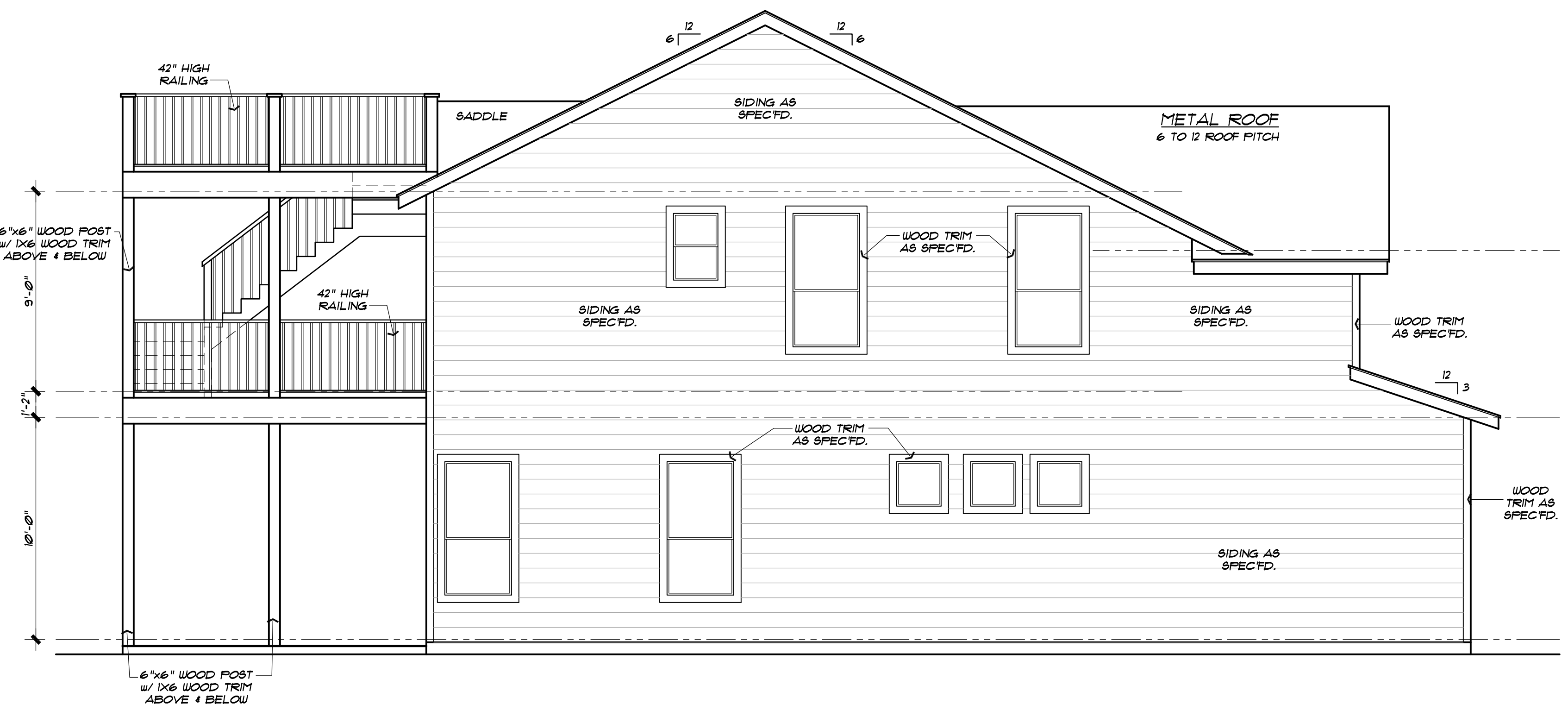
SCALE: 1/4"=1'-0"



Rear Elevation

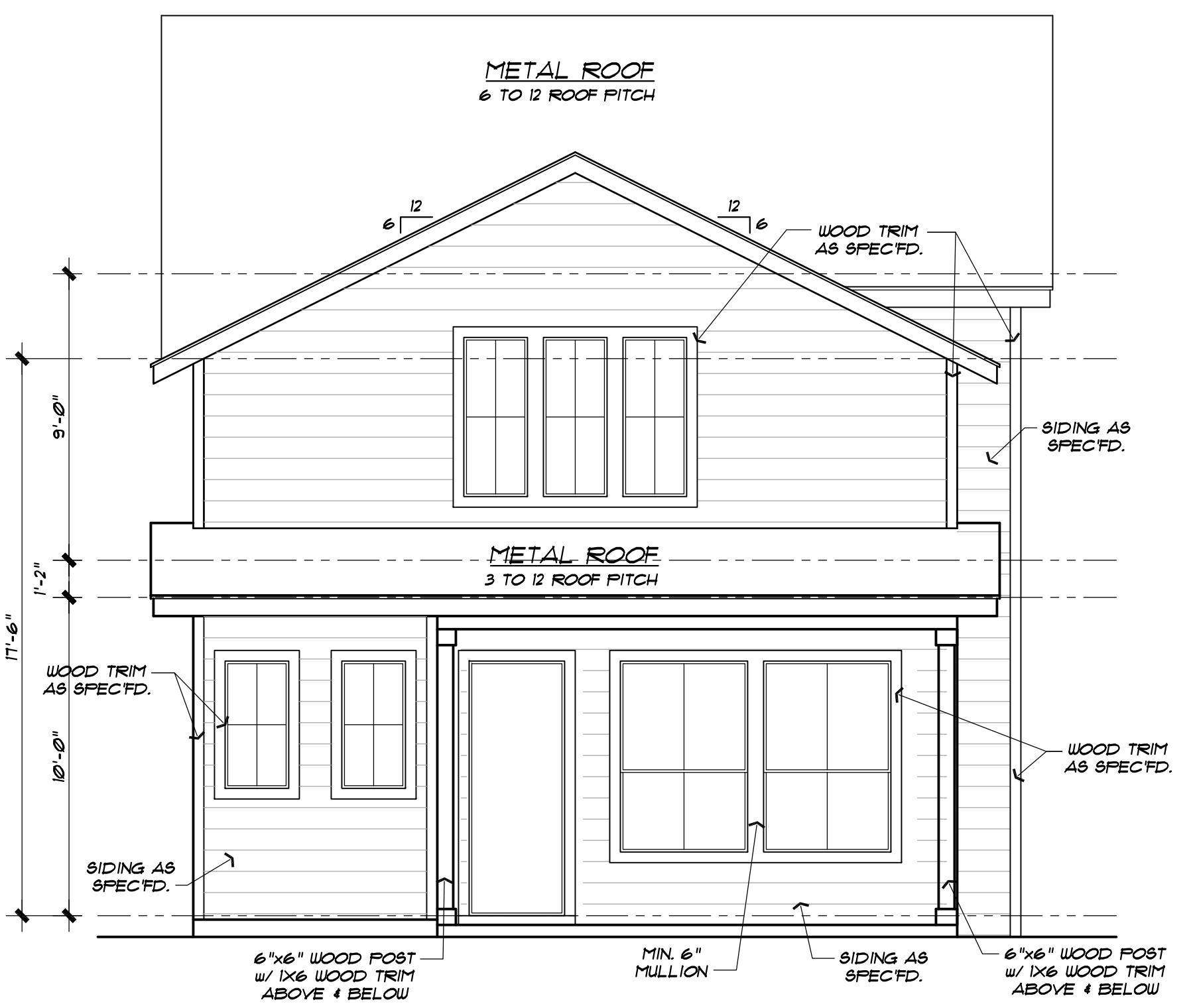
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Left Elevation

SCALE: 1/4"=1'-0"



Front Elevation

SCALE: 1/4"=1'-0"