

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-042
ADDRESS: 125 W ASHBY PLACE
LEGAL DESCRIPTION: NCB 1885 BLK LOT A1
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Craig Scott/CROSS
OWNER: David and Alicia Garrett
TYPE OF WORK: Basement window installation
APPLICATION RECEIVED: January 22, 2019
60-DAY REVIEW: March 21, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install two transom windows to match the existing windows at the basement level on the west side elevation.

APPLICABLE CITATIONS:

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

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.

FINDINGS:

- a. The primary structure at 125 W Ashby was constructed circa 1913 in the Classical Revival style and first appears on the 1950 Sanborn map. The two-and-a-half-story single-family structure features a symmetrical front façade with first and second floor full-width patios with ionic columns and ornamental cornices. The primary structure is flanked by a porte-cochere on the west side and bay on the right side. The structure features a basement level with transom windows in the masonry skirting between grade and the first floor.
- b. VIOLATION – On a site visit conducted on January 9, 2019, staff found that masonry had been removed from the basement level skirting to install new window openings. After staff notified the contractors of the violation, they were cooperative towards compliance and submitted an application on January 22, 2019, to be heard at the next HDRC hearing.
- c. BASEMENT WINDOWS – The applicant has proposed to install two new transom windows to match the two existing transom windows at the basement level. Per the Guidelines for Exterior Modifications and Alterations 6.A.i., new window openings on the primary façade or visible from the public right-of-way and 6.B.iv., new windows are 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 proposed new windows are constituent with the Guidelines as they are located on a side elevation at the basement level and match the existing windows in size, depth, material, and installed in an equidistant pattern. However, staff finds that the historic masonry removed from the new window openings should remain on site for reuse.

RECOMMENDATION:

Staff recommends approval based on finding c with the following stipulations:

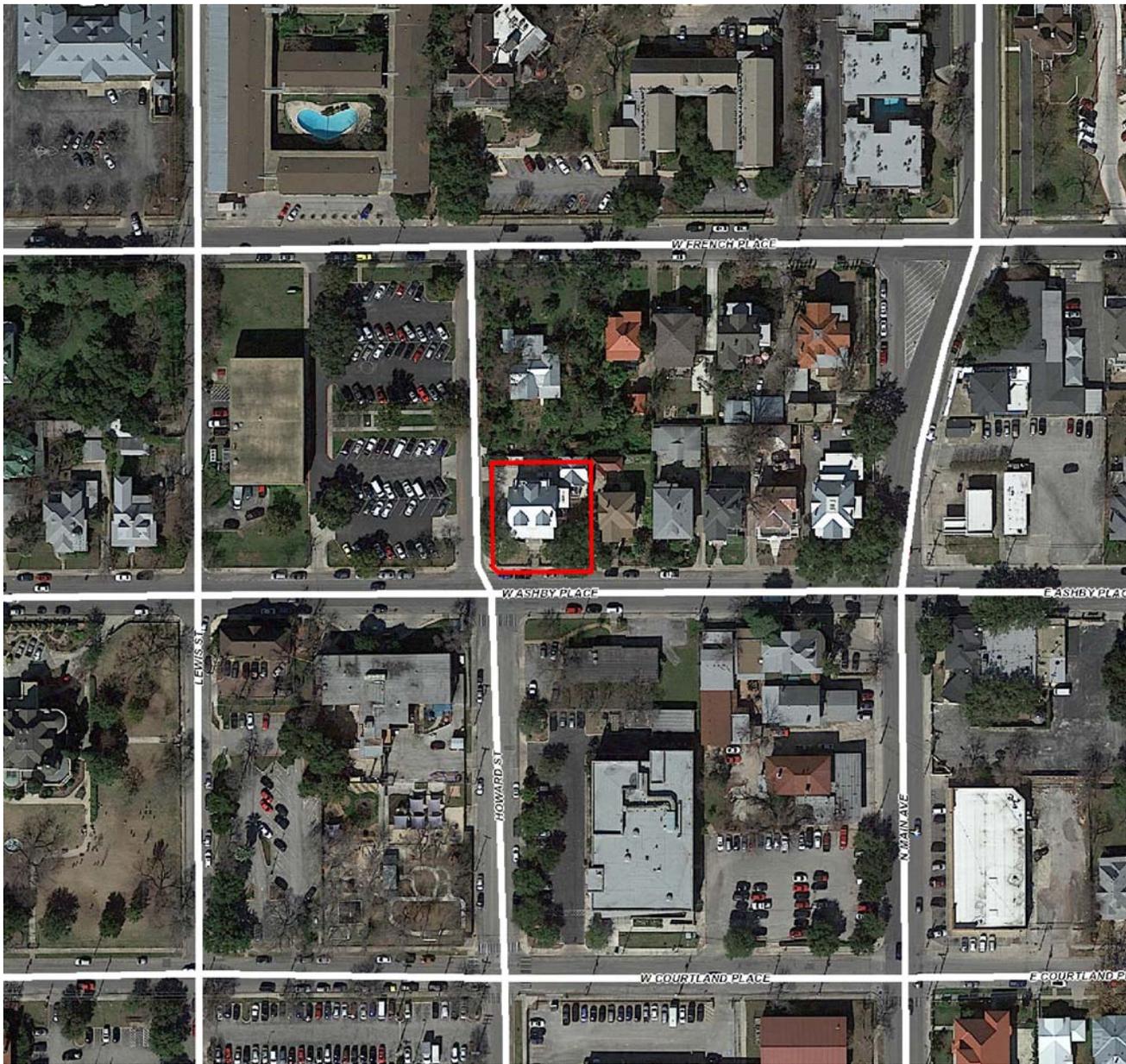
- i. That the new windows match the existing windows in size, depth, material, and installed in an equidistant pattern.
- ii. That the historic masonry removed from the new window openings remain on site for reuse.

CASE COMMENT:

On a site visit conducted on January 9, 2019, staff found that masonry had been removed from the basement level skirting to install new window openings. After staff notified the contractors of the violation, they were cooperative towards compliance and submitted an application on January 22, 2019 to be heard at the next HDRC hearing.

CASE MANAGER:

Huy Pham



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 31, 2019

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W French Pl

W French Pl

W French Pl

Lewis St

Lewis St

Lewis St

Catholic Charities

Howard St

Howard St

Howard St

W French Pl

W Ashby Pl

Howard St

125 West Ashby Place

W French Pl

W Ashby Pl

Casseb Clothing

Dr. Yrizarry's Bed and Breakfast

Don B Mc Donald & Associates

Kym's Kids

Fiesta On Main

N Main Ave

N Main Ave

N Main Ave

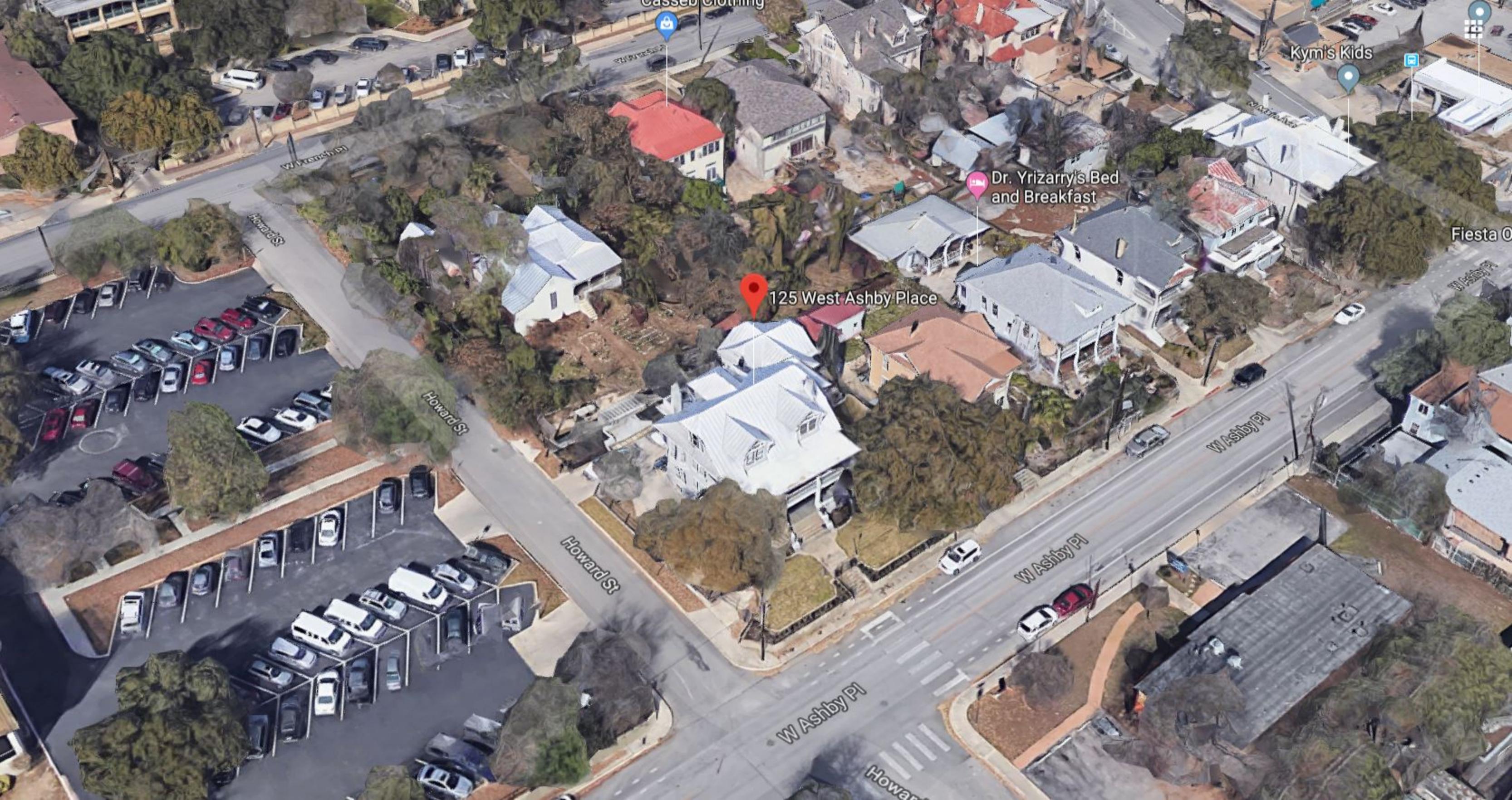
W Ashby Pl

E Ashby Pl

Garden

Magno

& S



Casero Clothing

Kym's Kids

Dr. Yrizarry's Bed and Breakfast

125 West Ashby Place

Fiesta O

W Patch St

Howard St

Howard St

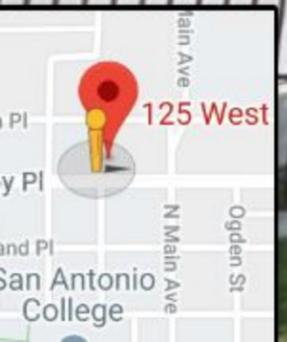
Howard St

W Ashby Pl

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Howard St



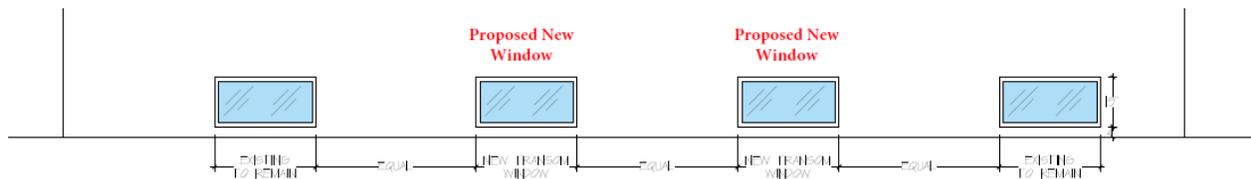
January 18, 2019

Dear Historic & Design Review Commission:

In accordance to your request for a detailed description of the proposed work at 125 W Ashby, San Antonio, TX 78212, listed below is the description of the project (creation of two window openings) and attached is the supporting materials.

Description of the Project

- Homeowners would like to replace two existing windows with the same like and quality
- Create two additional window openings with the same original detail to the basement
- A total of four new awning windows would be installed
- Window Type: MARVIN Wood exterior, size RO 37 3/8" x 19 15/16"
- CROSS will carefully remove the basement exterior brick, to be re-used.



WEST EXTERIOR ELEVATION

Purpose

- Added ventilation and daylight for laundry room area.

Thank you and we look forward to your response.

Sincerely,
Craig Scott, CR, CAPS
President, CROSS



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San Antonio, TX 78207
210.602.9726

Shea Pumarejo
Interior Designer
NKBA & NARI Member
shea@myyouniquedesigns.com
www.myyouniquedesigns.com

LOCATION
Street Address:
125 W. ASHBY PLACE

PROJECT NAME

GARRETT - MAIN RESIDENCE

ALL PLANS PROVIDED BY YOUNIQUE INTERIOR DESIGNS LLC ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR ARCHITECTURAL OR ENGINEERING PURPOSES. ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS. DESIGN PLANS ARE NOT TO BE USED AS SHOP DRAWINGS OR FOR TAKE OFF PURPOSES. DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF YOUNIQUE INTERIOR DESIGNS LLC AND CAN NOT BE USED OR REUSED WITHOUT WRITTEN CONSENT.



WEST EXTERIOR ELEVATION

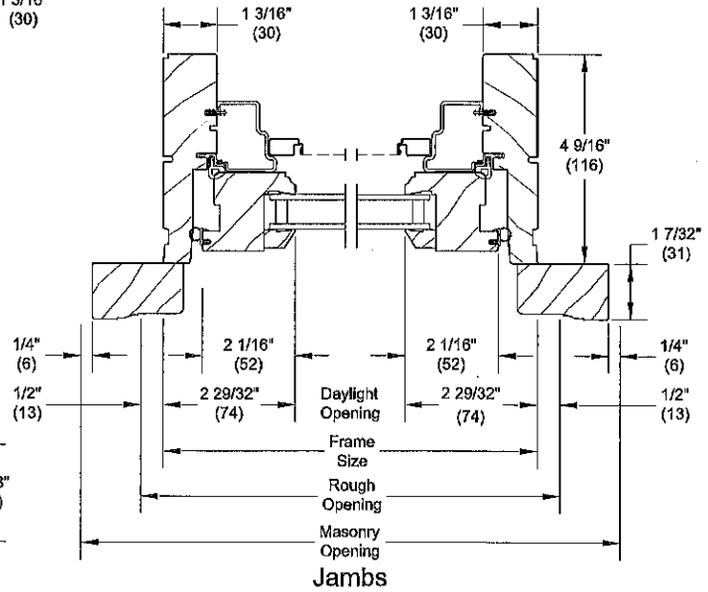
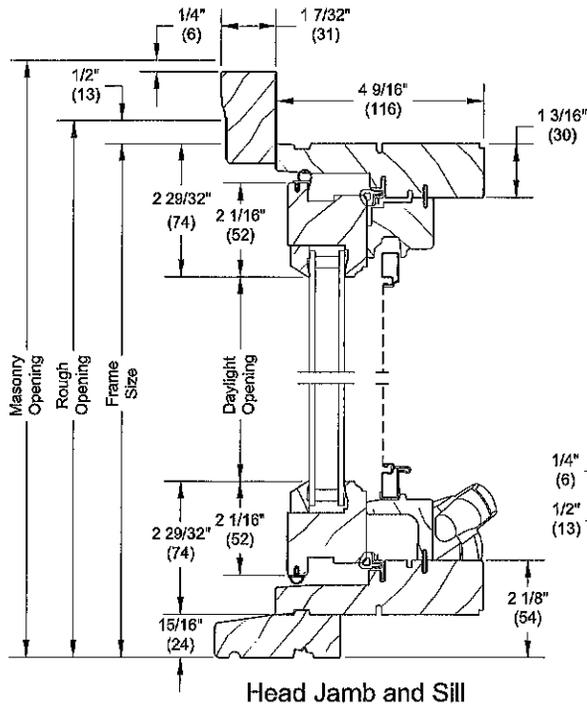
EXTERIOR ELEVATION
SCALE: 1/2"

SHEET	
EXTERIOR	
CONTENT EXTERIOR ELEVATION	
SCALE 1/2"	
Client Approval	Date
	10/30/2018

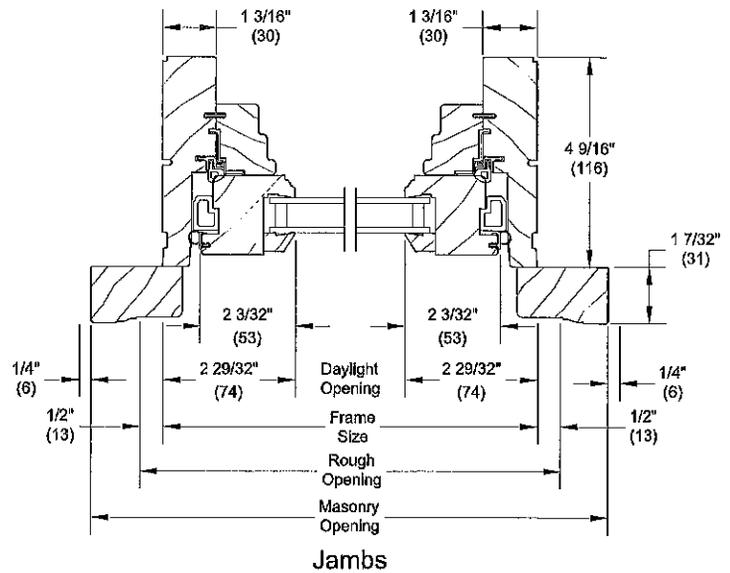
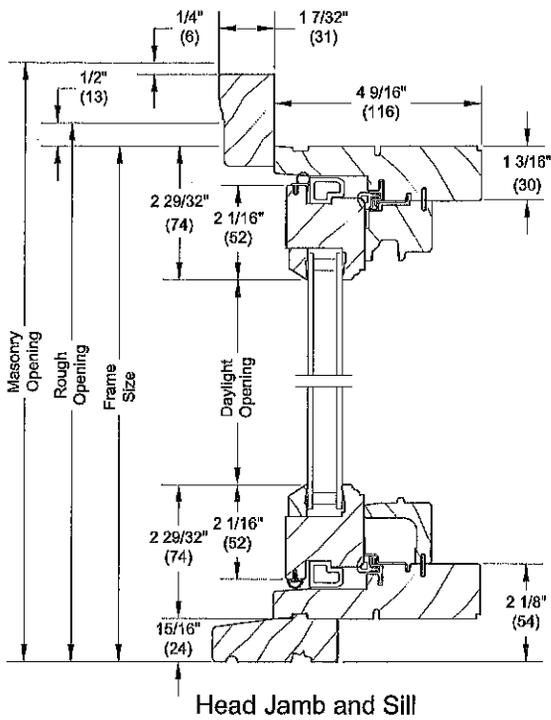
Section Details: Operating and Stationary / Picture - 3/4" (19) IG

Scale: 3" = 1' 0"

Operating



Stationary





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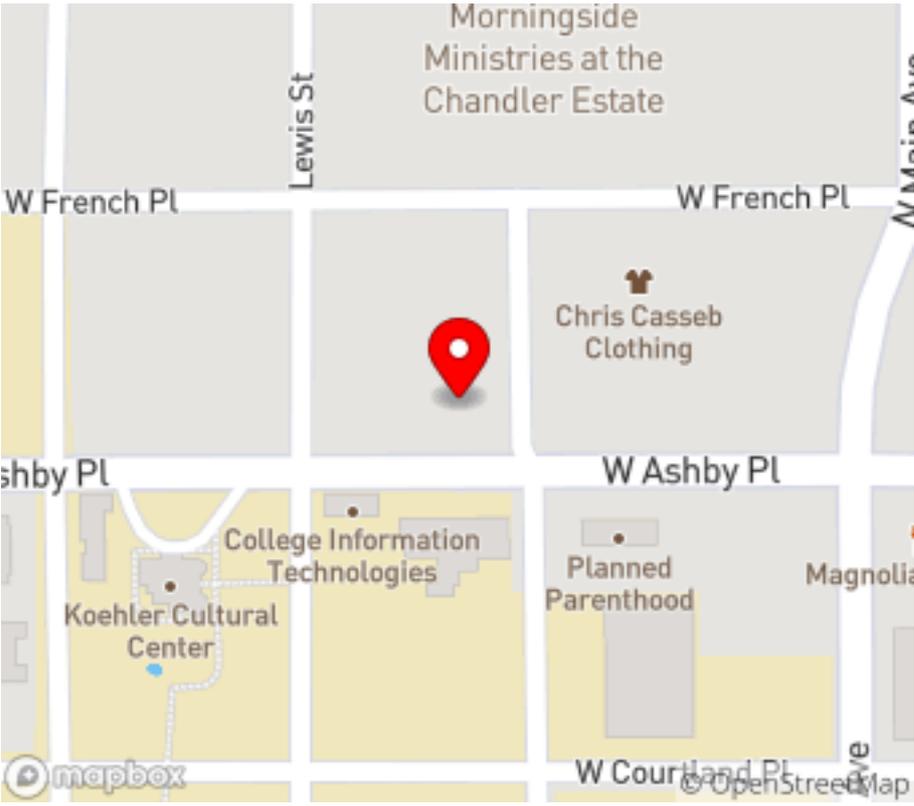






Investigation Report

Property

Address	125 W Ashby
District/Overlay	Monte Vista
Owner Information	GARRETT DAVID JR & ALICIA
Location Map	
	Lat: 29.4493834337581 Long: -98.4958161957262

Site Visit

Date	01/09/2019
Time	03:04 PM (-6 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	Contractor(s), Crew member(s)
Present Companies	Cross
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	50%
Description of work	Removal of basement level brick to initiate installation of two new windows.



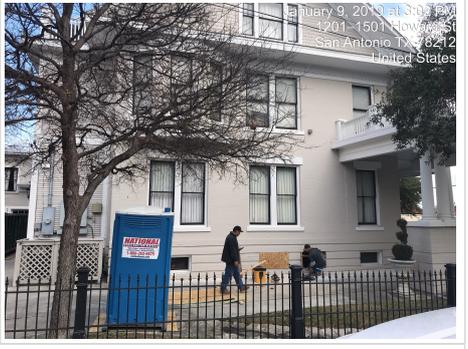
Investigation Report

Description of interaction	Two contractors from Cross Contractors were present. Staff spoke with the management over the phone who was very cooperative and instructed the two present contractors to stop work. They will submit an application for the installation of two new windows at the basement level on the side of the property to match the existing windows. All removed bricks have not been discarded at this time and have been instructed to be retained until the conclusion of the hearing.
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Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s) and/or crew
Deadline to contact office	01/09/2019
Will post-work application fee apply?	To be determined

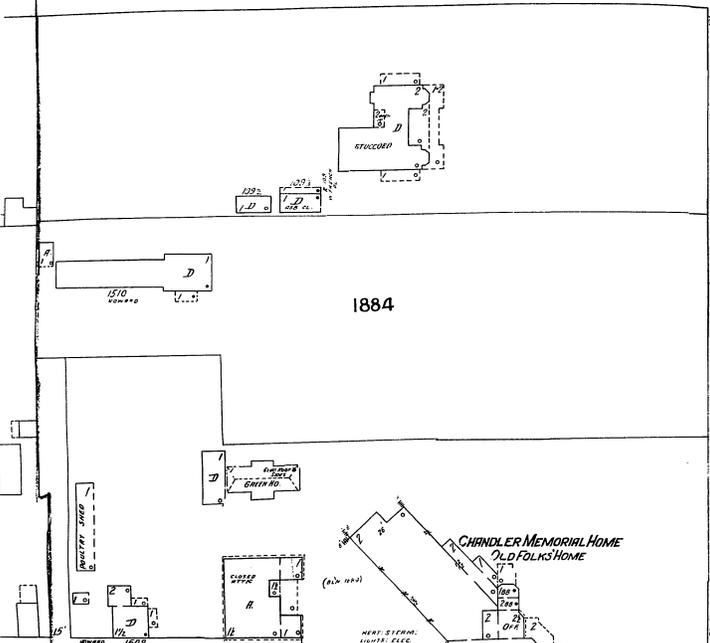
Documentation

Photographs	 	
	 	
	 	
	01/09/2019 03:09 PM	

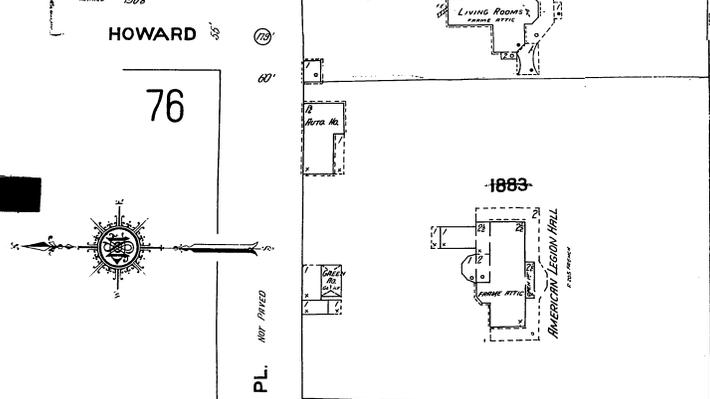
S E B U O I U M E T W O

N. MAIN AV. MACADAMIZED

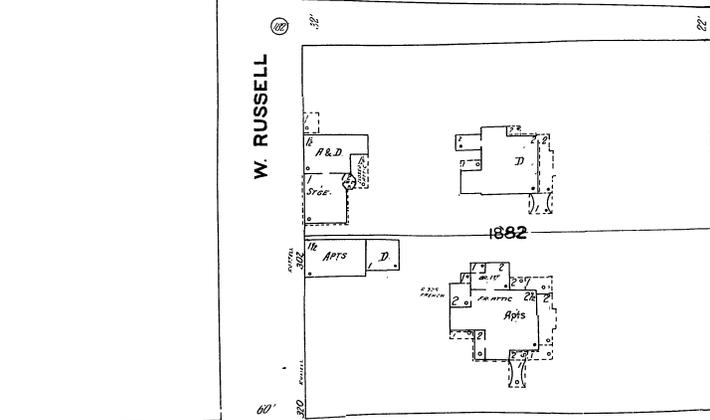
E. FRENCH PL.



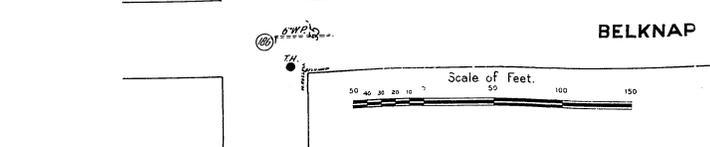
1884



76

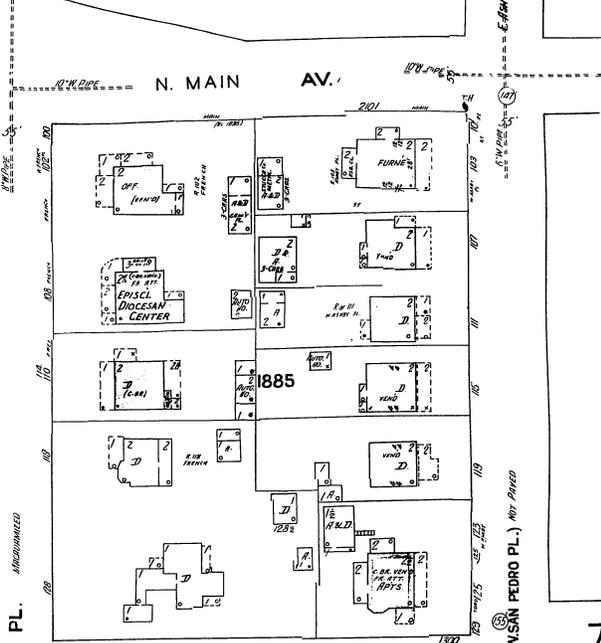
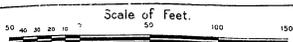


1882

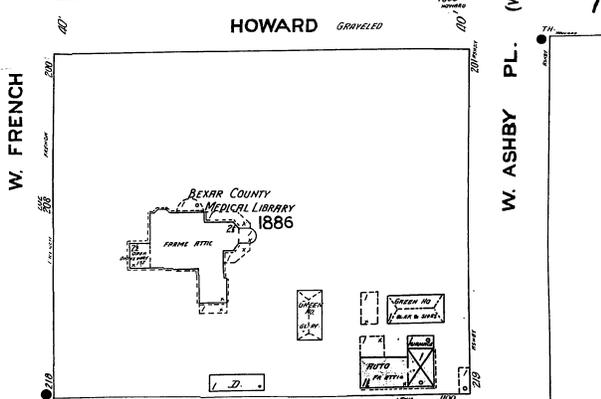


1883

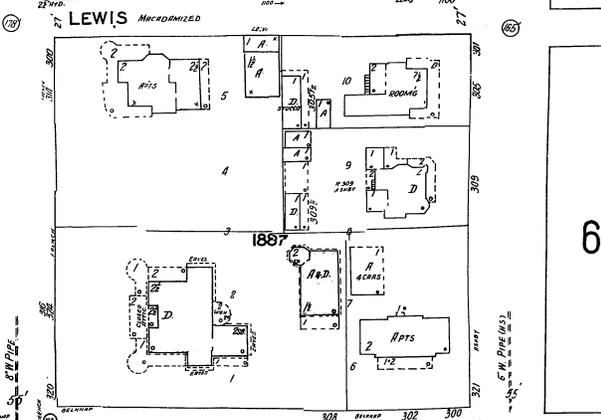
BELKNAP



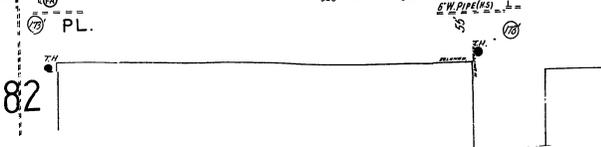
1885



1886



1887



82

W. RUSSELL PL. IMP. PAVED

W. FRENCH PL. MACADAMIZED

W. ASHBY PL. (W. SAN PEDRO PL.) IMP. PAVED

HOWARD

HOWARD GRAVELED

70

69

S.W. PIPE (12)

S.W. PIPE (12)