

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-251
ADDRESS: 125 BUFORD
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT S 60 FT OF 7
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Fernando Cornier/CANDC Contracting
OWNER: Fernando Cornier/CANDC Contracting
TYPE OF WORK: Fenestration modifications, exterior modifications
APPLICATION RECEIVED: April 18, 2019
60-DAY REVIEW: June 17, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Relocate east side elevation door opening to north rear elevation
2. Replace a vinyl window with a set of vinyl windows on east side elevation

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- Security bars*—Install security bars only on the interior of windows and doors.
- 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 Buford was constructed circa 1925 and first appears on the 1951 Sanborn map. The one-story single-family structure features a primary hipped roof with composition shingle, a front porch with an extended shed roof, and an attached front carport. Prior to 2011, the property has been subjected to a number of non-conforming alterations including: replacement of all windows with vinyl windows, front facade fenestration modifications, and the installation of a front carport.
- b. **WORK WITHOUT APPROVAL** – The applicant voluntarily disclosed during the submission of the application that the two request items had already been completed prior to approval.
- c. **SIDE WINDOW** – The applicant has proposed to replace the existing, non-original vinyl window with a matching set of new vinyl windows, effectively doubling the existing window open size. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way should be avoided. Additionally, per the Guidelines for Exterior Maintenance and Alterations 6.B.vii., non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that the original window opening size should be restored and a sashed wood window would be an appropriate replacement when improving upon an existing non-conforming condition.
- d. **DOOR RELOCATION** – The applicant has proposed to relocate an existing east side elevation door to the rear elevation of the structure. Per the Guidelines 6.A.i, historic doors and windows openings should be preserved. Staff finds that the existing side door is atypical of historic structures of this style and is not a character defining feature. Staff finds that the proposed relocation to the rear is appropriate.

RECOMMENDATION:

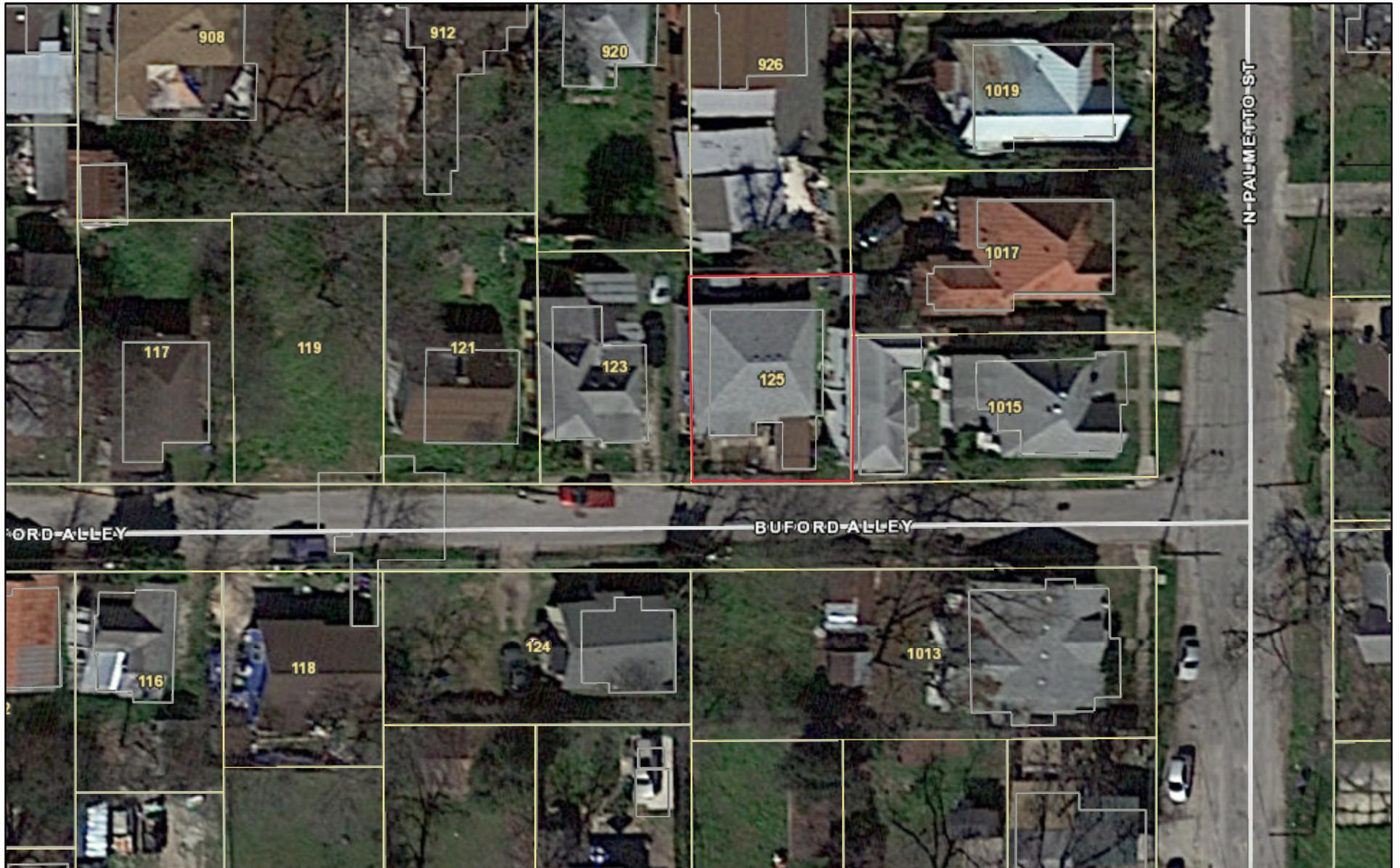
Staff does not recommend approval of window replacement and opening modifications based on finding b. The original window opening and trim should be restored and a wood window should be used when replacing the non-conforming vinyl window, including the standard stipulations: *Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*

Staff recommends approval of relocating the side door to the rear based on finding d with the stipulation that infill should match in siding, trim, and configuration.

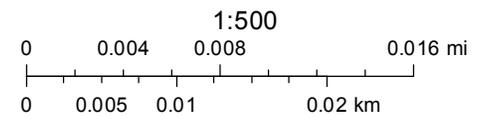
CASE COMMENT:

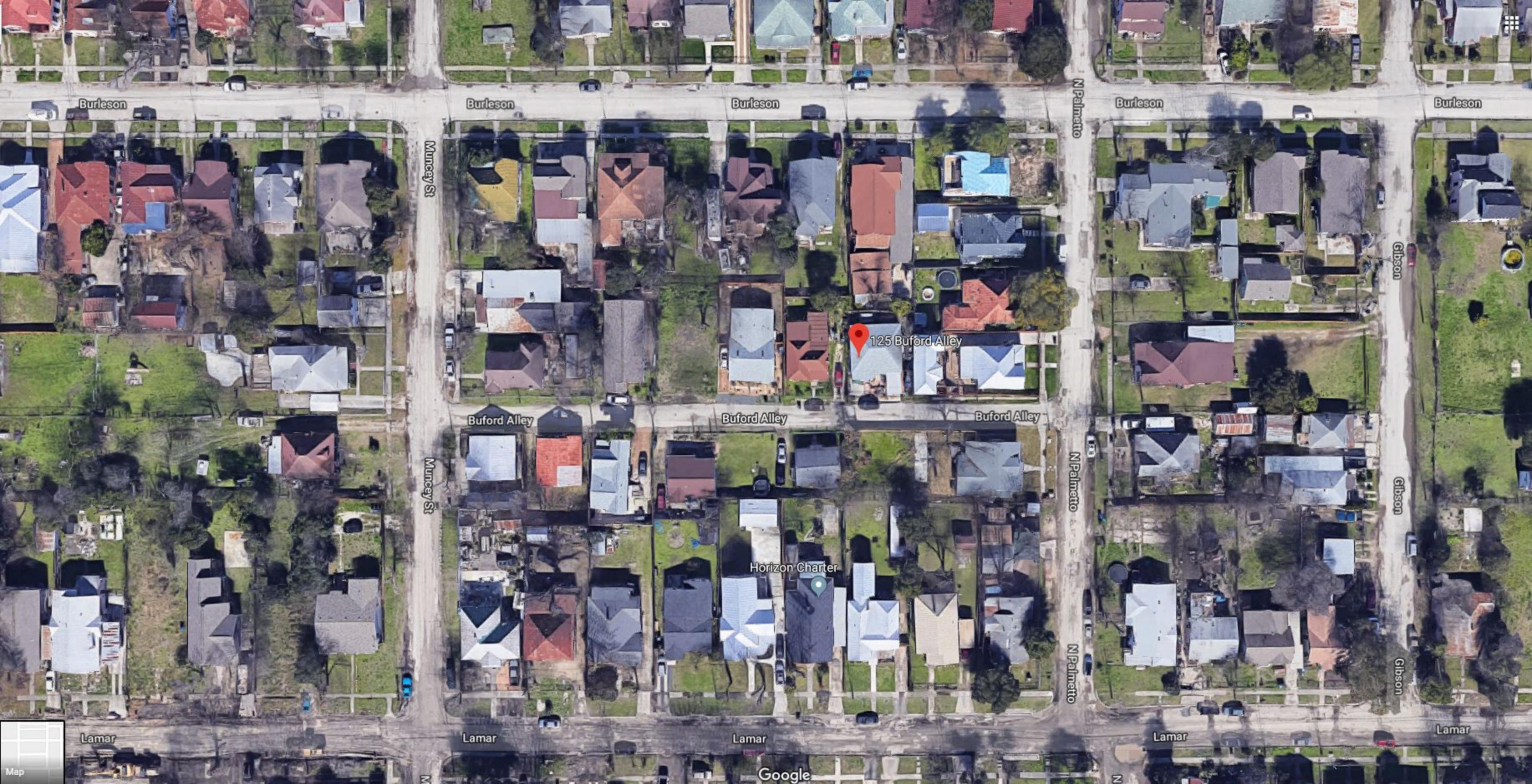
The applicant voluntarily disclosed during the submission of the application that the two request items had already been completed prior to approval.

125 Buford Alley



May 8, 2019





Burleson

Burleson

Burleson

Burleson

Burleson

Muncey St

N Palmetto

Gibson

125 Buford Alley

Buford Alley

Buford Alley

Buford Alley

Muncey St

N Palmetto

Gibson

Horizon Charter

N Palmetto

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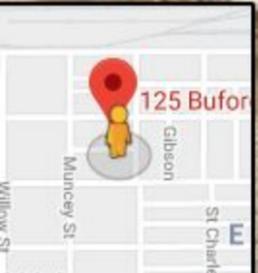


125 Buford Alley

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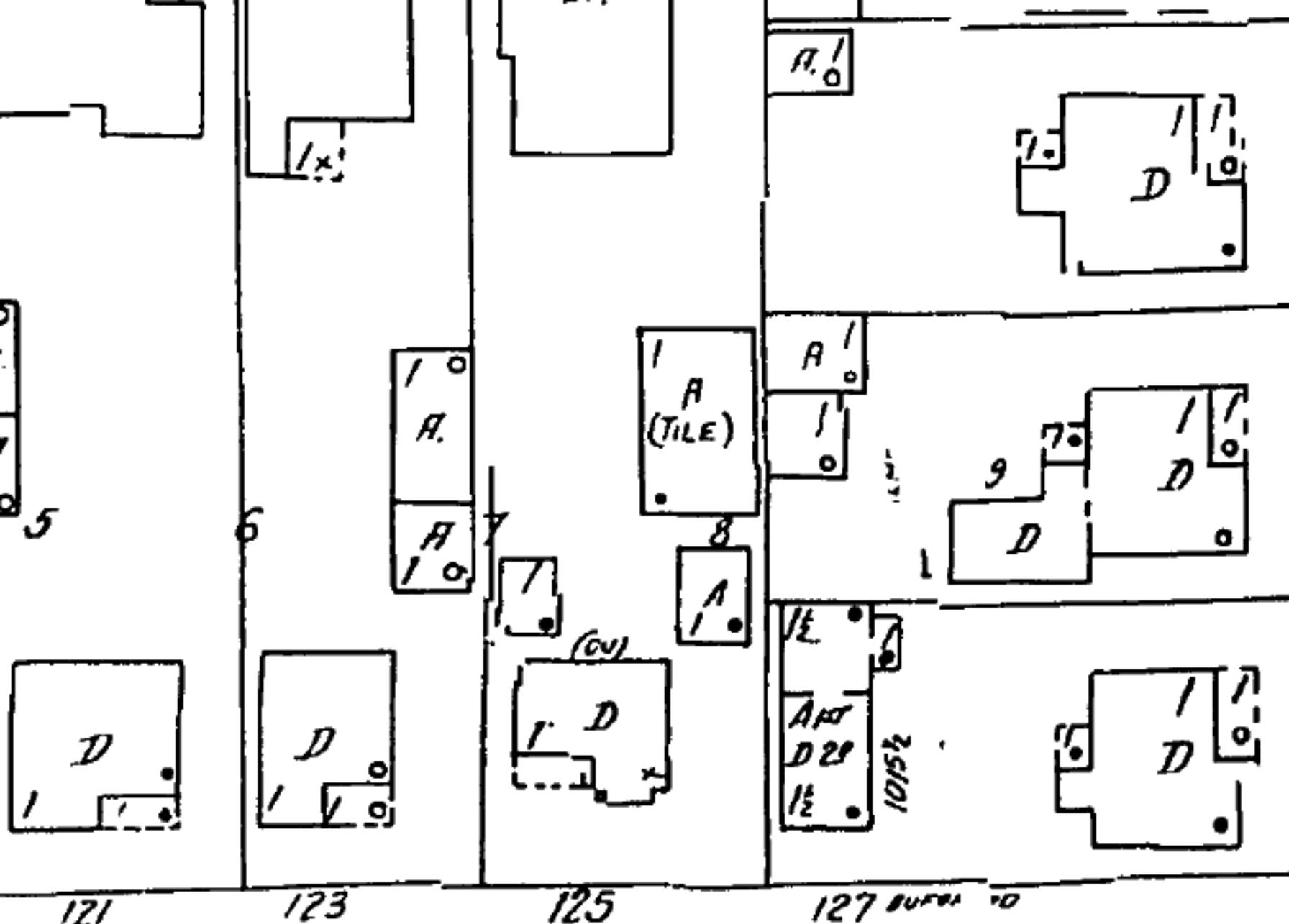






DOOR





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1369

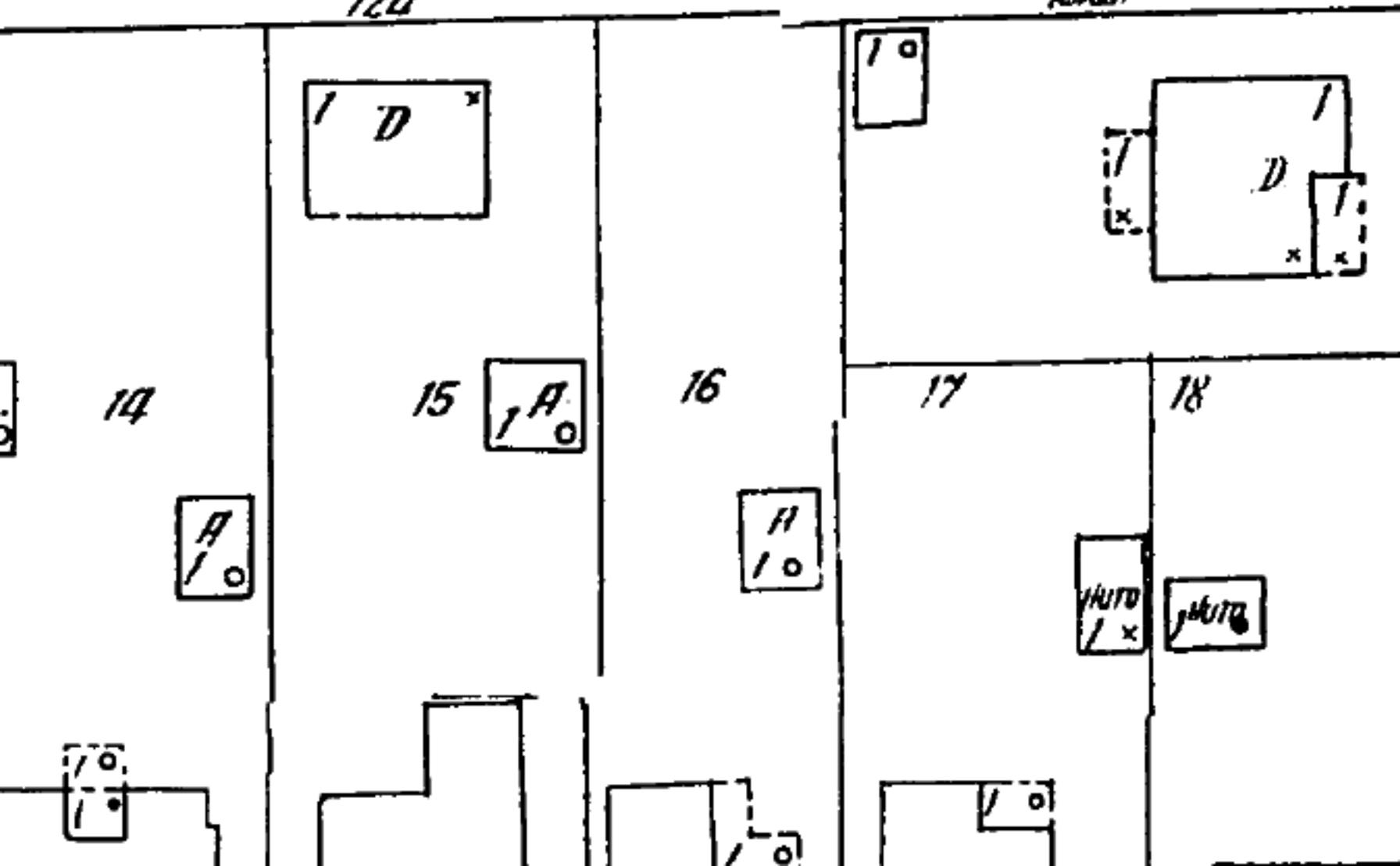
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Number



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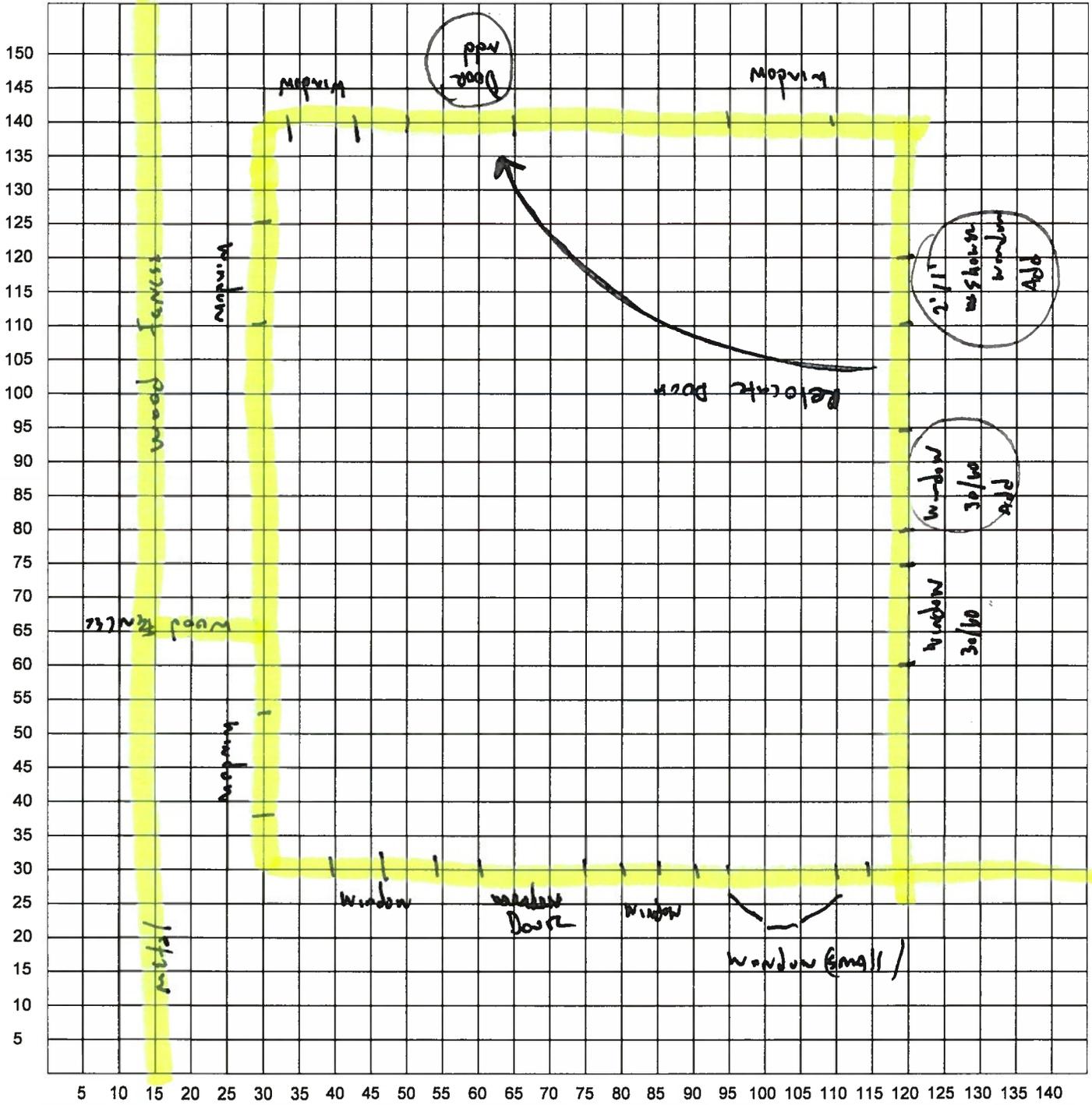
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PLOT PLAN FOR BUILDING PERMITS

Address: _____ Lot: _____ Block: _____ NCB: _____

REAR



FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: _____

Signature of Applicant: _____



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Cambray Store

✓ 19
in stock



Aisle 10, Bay 001
[Tap to see in store map](#)

Ply Gem >

31.25 in. x 59.25 in. Single Hung Aluminum Window - White

★★★★★ (1)

\$119⁰⁰

Quantity

- 1 +