

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 15

HDRC CASE NO: 2015-453
ADDRESS: 1010 BURNET ST
LEGAL DESCRIPTION: NCB 1660 BLK H LOT E 25 FT OF 3 & W 12.5 FT OF 4
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Benjamin Lopez
OWNER: Benjamin Lopez
TYPE OF WORK: Window replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing windows with aluminum double hung windows. The existing windows consists of both original wood windows and replacement vinyl and aluminum windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. 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)

- 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 house at 1010 Burnet currently features the original wood windows as well as vinyl and aluminum windows. The applicant has noted that the existing windows do not properly function and are not energy efficient. The applicant has proposed to replace each of these windows with new, double hung, aluminum windows. The house currently features wood window screens, the majority of which are intact.
- b. According to the Guidelines for Exterior Maintenance and Alterations 6.B., historic windows should be preserved, non-historic, incompatible window should be replaced with windows that are typical of the architectural style of the building and new windows should match the historic windows in terms of size, type, configuration, material, form, appearance and detail when the original windows are deteriorated beyond repair.
- c. Per the floor plan, windows A, B, C, D2, G and H are wood windows that are in good condition. Staff does not recommend approval of the replacement of these windows, but that they be repaired.
- d. There are currently no windows in window openings D1 and F and window E is an existing vinyl window. Staff finds that the installation of wood windows at these locations is consistent with the Guidelines. Staff recommends the applicant provide additional information regarding the specific framing method of the proposed replacement windows. Modifications to the original window openings are neither appropriate nor consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of the replacement of any existing windows. Staff recommends that the applicant repair all existing wood windows, noted as windows A, B, C, D2, G and H and return to the HDRC with an appropriate wood window to replace the existing, non original windows.

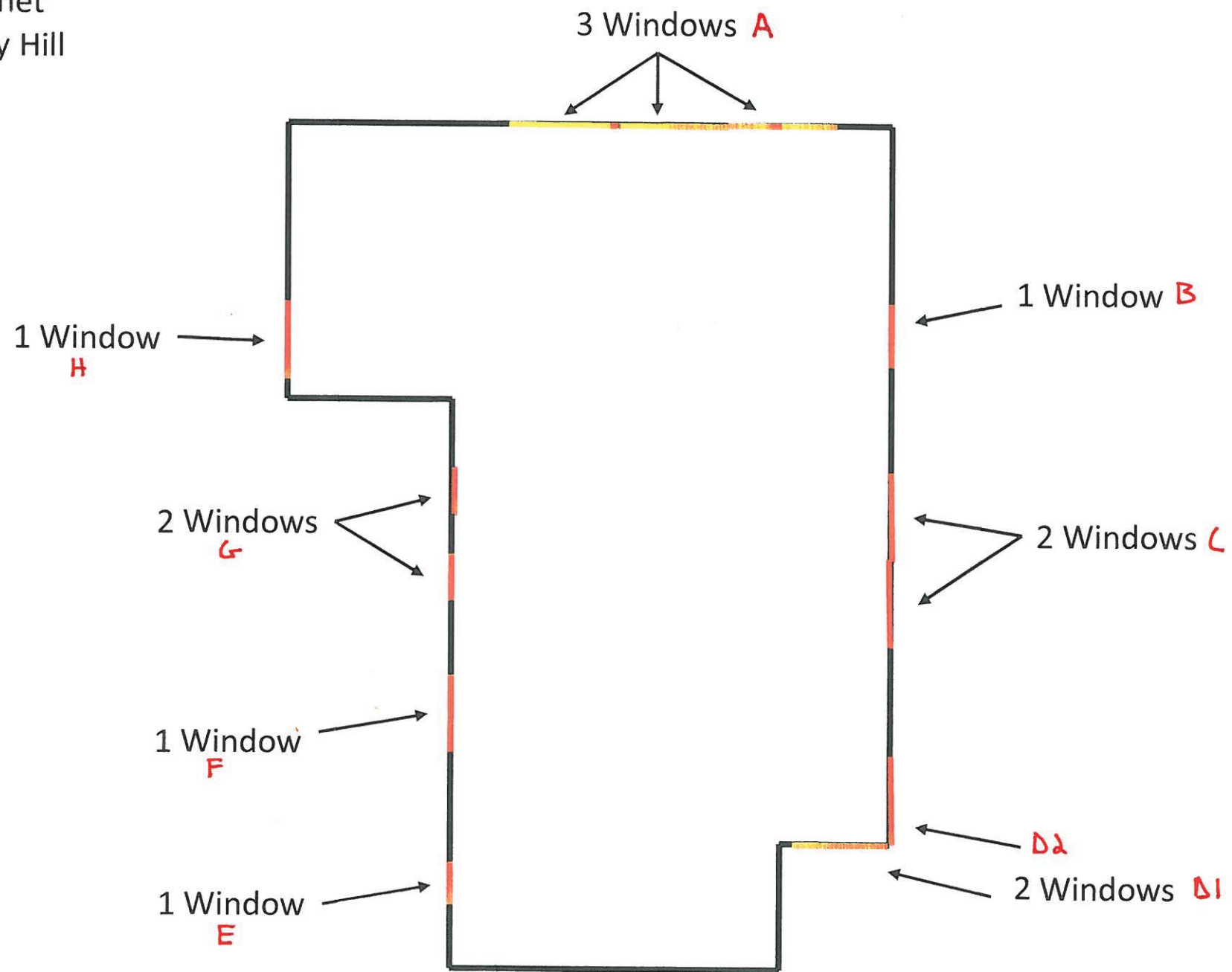
CASE MANAGER:

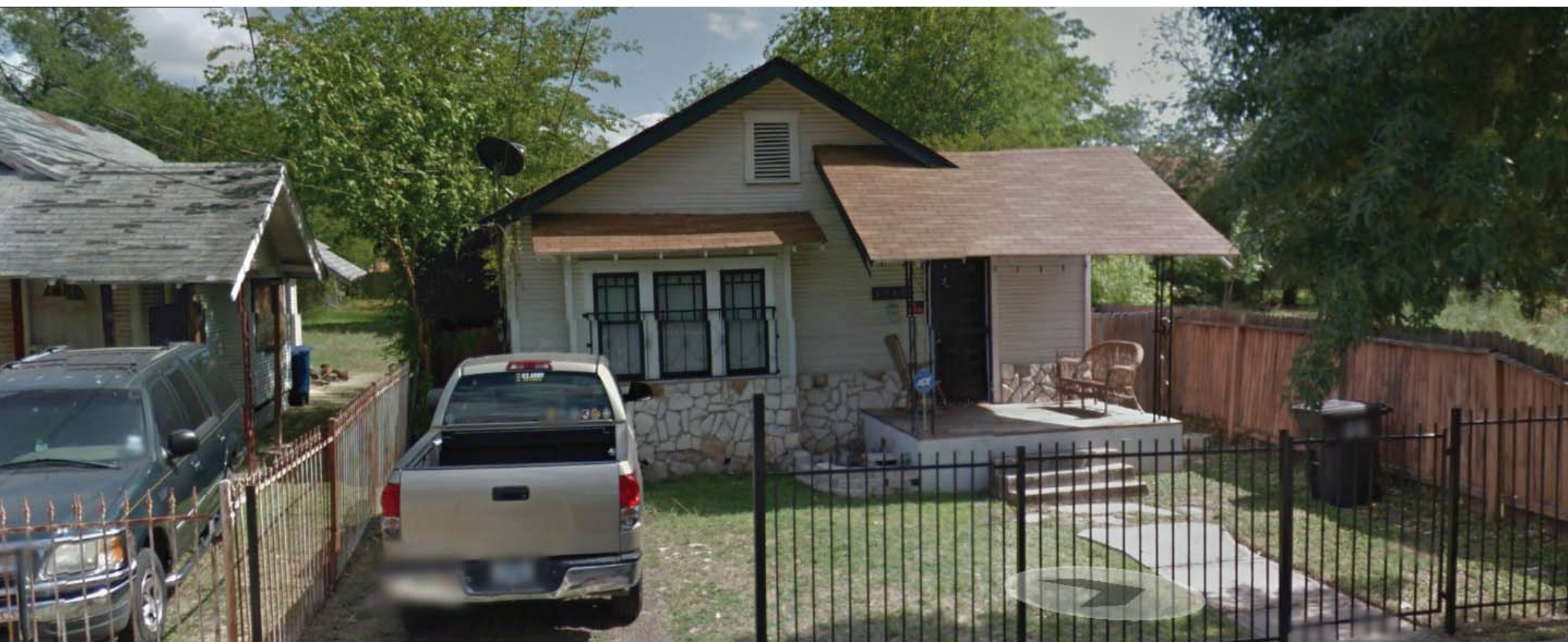
Edward Hall



The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

1010 Burnet
Dignowity Hill

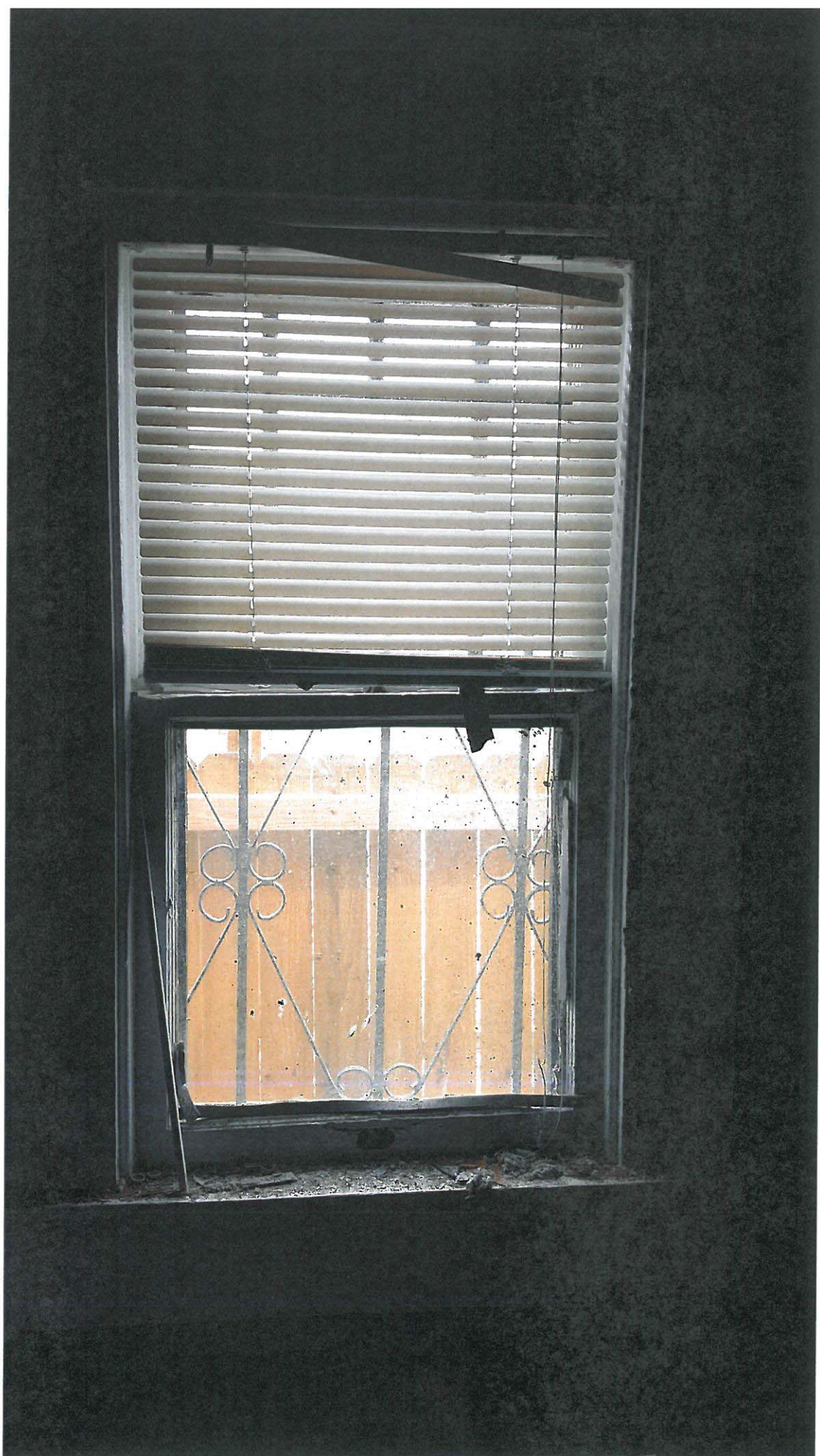










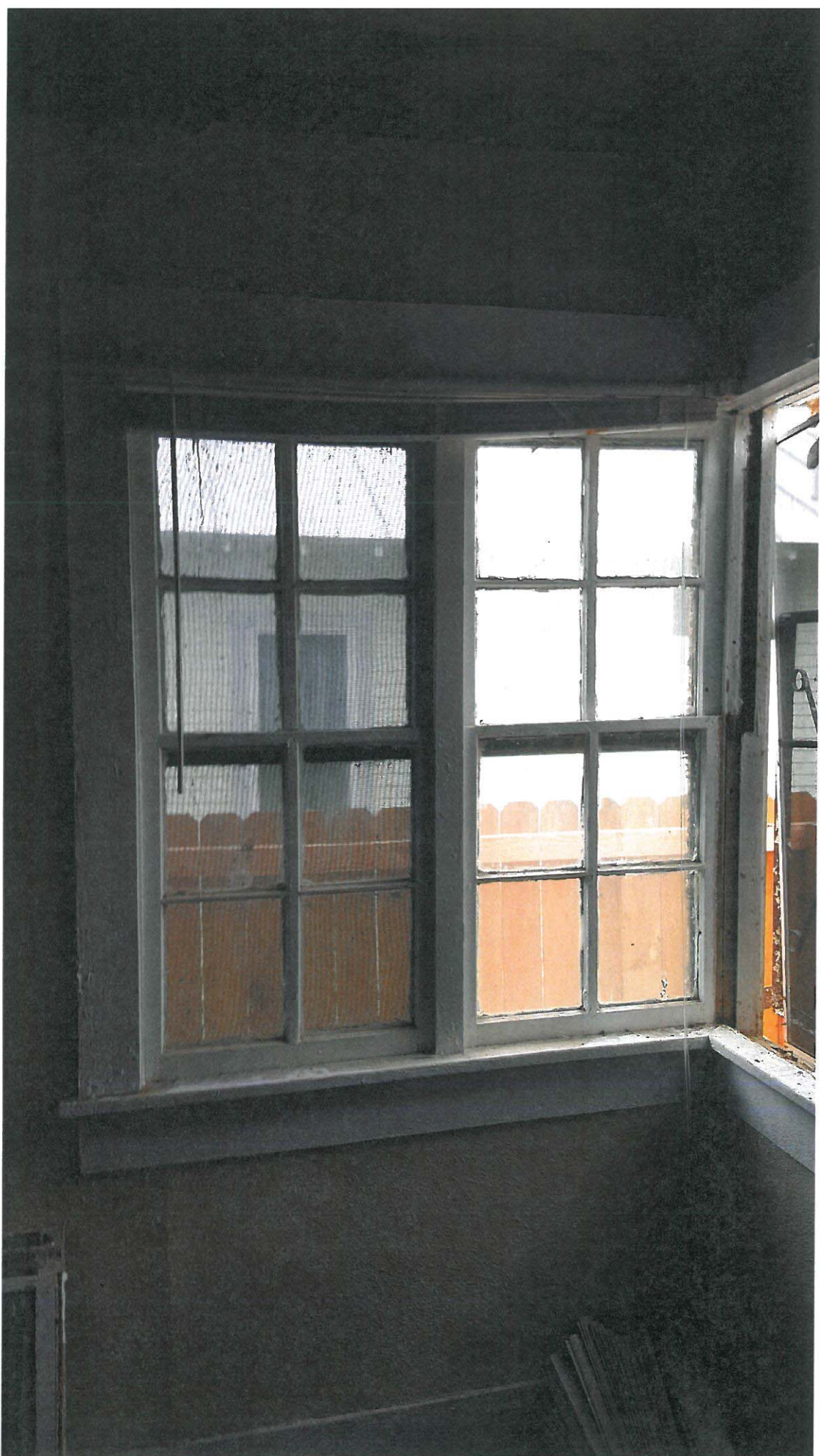




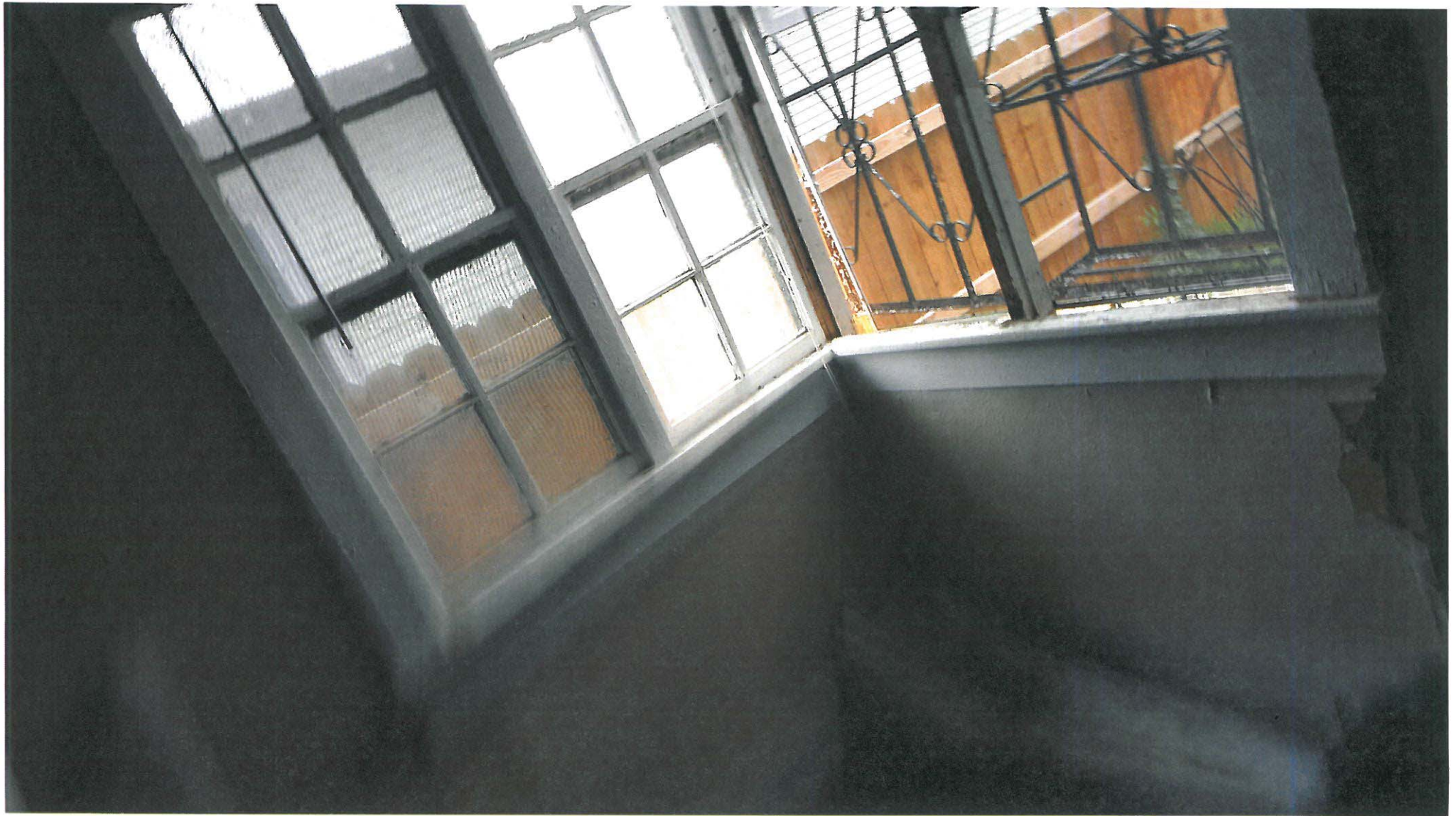












D1 AND D2

