

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 24

HDRC CASE NO: 2016-266
ADDRESS: 458 FURR DR
LEGAL DESCRIPTION: NCB 6696 BLK 5 LOT 22 W 25 FT OF 23 E 25 FT OF 21
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Eduardo Garcia
OWNER: David & Lydia Lerma
TYPE OF WORK: Window replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 27 existing, including wood one over one, steel casement, and wood divided light windows with 27 new wood one over one windows.

APPLICABLE CITATIONS:

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

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.

FINDINGS:

- a. The property at 458 Furr Drive is located in the Monticello Historic District, designated in March 23, 1995.
- b. Existing, there are 28 windows, including 13 wooden one over one, 5 double wood one over one, 5 wood with divided lights, 4 steel casement, and one picture. The applicant is proposing to replace 27 of the 28 windows with all wood one over one windows. There was a fire in the house; most windows are repairable and a few were damaged in the fire and are deteriorated beyond 50 %. According to the Guidelines for Exterior Maintenance and Alteration 6.B.iv., windows should only be replaced beyond repair. If beyond repair, replace with windows that match existing in terms of size type, configuration, material, form, appearance, and detail. Staff finds that the proposal to replace all windows not consistent with the Guidelines.
- c. Staff performed a site visit on June 29, 2016, and found that several of the windows are in good condition, including the wooden windows with divided lights and the steel casements. Staff recommends that 16 windows be repaired, and the remaining deteriorated 11 windows be replaced in-kind windows.

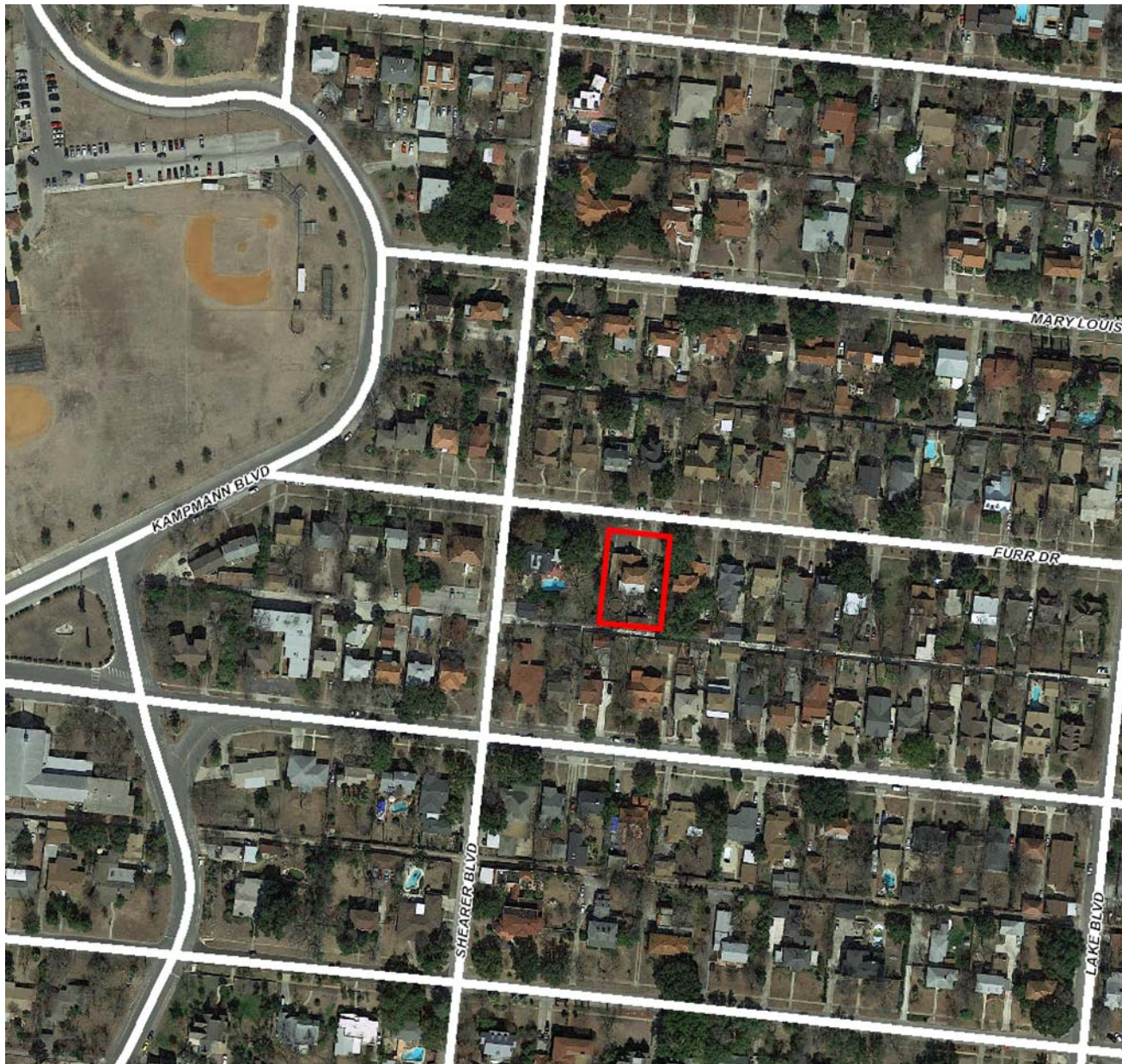
RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulations:

1. That the applicant repair 16 of the 27 windows with in-kind materials.
2. That the applicant replace 11 of the 27 windows with in-kind materials, type, configuration, form, appearance, and detail.

CASE MANAGER:

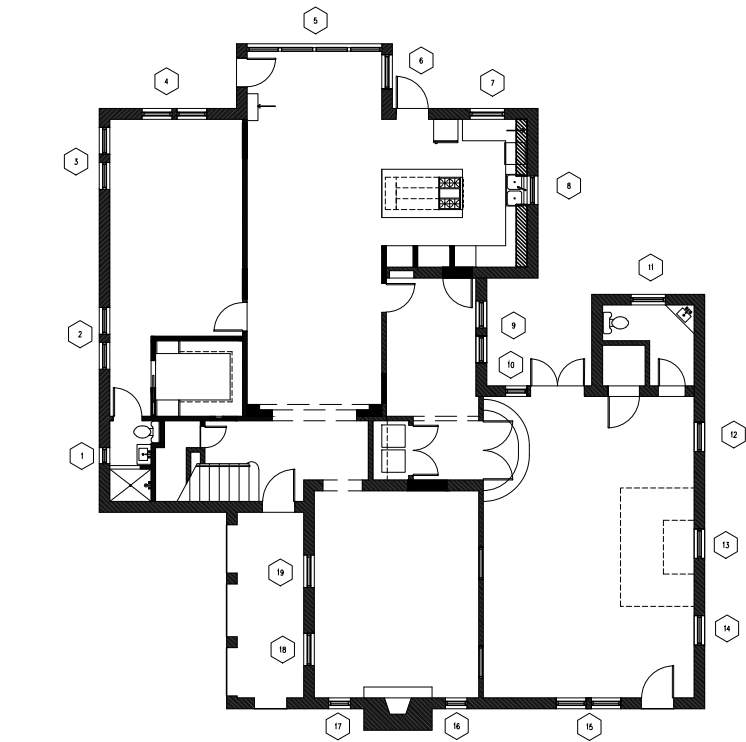
Lauren Sage



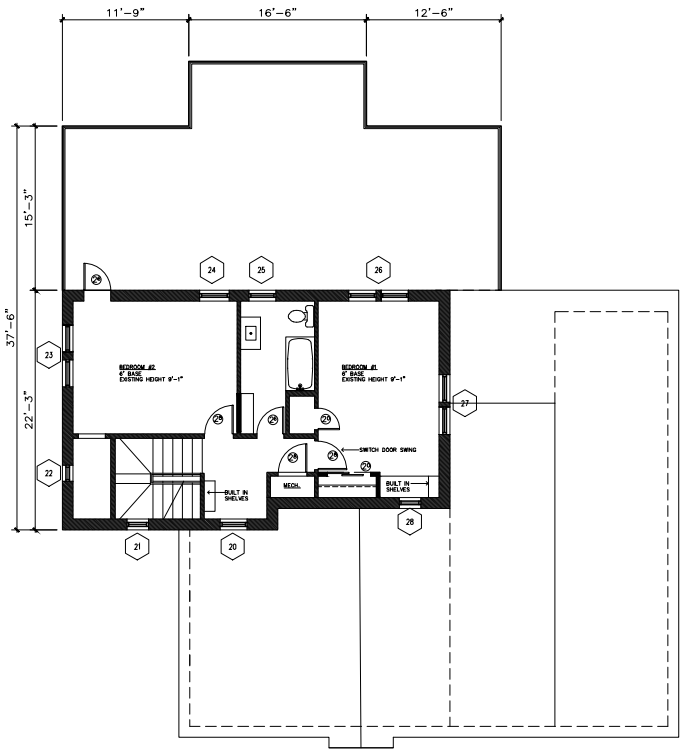
458 Furr

Printed: Mar 14, 2016

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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE										
NO.	STYLE	ROOM	SIZE			PROTECTION		MANUFACTURER	SERIES	REMARKS
			WIDTH	HEIGHT	MATERIAL	SHUTTER	IMPACT			
FIRST FLOOR										
1	DOUBLE HUNG	MSTR. BATH	24.5	43.5	WOOD	WOOD	--	PELLA	ARCHITECT	
2	DOUBLE HUNG-2 WIDE	MSTR. BED	36.75	63.5	WOOD	WOOD	--	PELLA	ARCHITECT	
3	DOUBLE HUNG- 2 WIDE	MSTR. BED	36.75	63.5	WOOD	WOOD	--	PELLA	ARCHITECT	
4	DOUBLE HUNG -2 WIDE	MSTR. BED	38	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
5	DOUBLE HUNG - 4 WIDE	DINING	40.25	74	WOOD	WOOD	--	PELLA	ARCHITECT	
6	DOUBLE HUNG	DINING	37	63.5	WOOD	WOOD	--	PELLA	ARCHITECT	
7	DOUBLE HUNG	KITCHEN	37.5	53.5	WOOD	WOOD	--	PELLA	ARCHITECT	
8	DOUBLE HUNG	KITCHEN	33.5	39.5	WOOD	WOOD	--	PELLA	ARCHITECT	
9	DOUBLE HUNG 2 WIDE	OFFICE	37.25	52.5	WOOD	WOOD	--	PELLA	ARCHITECT	
10	DOUBLE HUNG	POOL RM	24	49	WOOD	WOOD	--	PELLA	ARCHITECT	
11	DOUBLE HUNG	BATH RM	37	39.5	WOOD	WOOD	--	PELLA	ARCHITECT	
12	DOUBLE HUNG	POOL ROOM	43.5	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
13	DOUBLE HUNG	POOL ROOM	43.5	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
14	DOUBLE HUNG	POOL ROOM	43.5	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
15	DOUBLE HUNG	POOL ROOM	--	--	WOOD	WOOD	--	--	--	EXISTING TO REMAIN
16	DOUBLE HUNG	LIVING RM	30.5	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
17	DOUBLE HUNG	LIVING RM	30.5	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
18	DOUBLE HUNG	LIVING RM	43.5	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
19	DOUBLE HUNG	LIVING RM	43.5	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
SECOND FLOOR										
20	DOUBLE HUNG	READING	43.5	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
21	DOUBLE HUNG	STAIRS	43.5	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
22	DOUBLE HUNG	BEDRM 1	21	36	WOOD	WOOD	--	PELLA	ARCHITECT	
23	DOUBLE HUNG 2WIDE	BEDRM 1	36.75	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
24	DOUBLE HUNG	BEDRM 1	36	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
25	DOUBLE HUNG	BATHRM	36	43	WOOD	WOOD	--	PELLA	ARCHITECT	
26	DOUBLE HUNG 2 WIDE	BDRM 2	36.75	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
27	DOUBLE HUNG 2 WIDE	BDRM 2	36.75	67.5	WOOD	WOOD	--	PELLA	ARCHITECT	
28	DOUBLE HUNG	BDRM 2	36.5	52.5	WOOD	WOOD	--	PELLA	ARCHITECT	
GENERAL NOTES:										
1. SEE ATTACHMENT FOR WINDOW CONFIGURATIONS/ 2. WINDOWS TO BE APPROVED BY COSA HDRC PRIOR TO INSTALLATION 3. WOOD SCREENS ENCOURAGED										

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San Antonio, Texas 78205
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ARCHITECT

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CONSTRUCTION.

DATE: 09/02/09

EXP. DATE

CONSULTANT

ENGINEER

DATE

EXP. DATE

OWNER

David and Lydia Lerma

458 Furr Drive
SA TX 78207

PROJECT TITLE

Lerma
Residence
458 Furr Dr.
San Antonio, Tx 78207

PROJECT NUMBER

MAY 18, 2016

DRAWN BY
EG

CHECKED BY
EG

REVISIONS

NUMBER DATE DESCRIPTION

SHEET TITLE

WINDOW
SCHEDULES

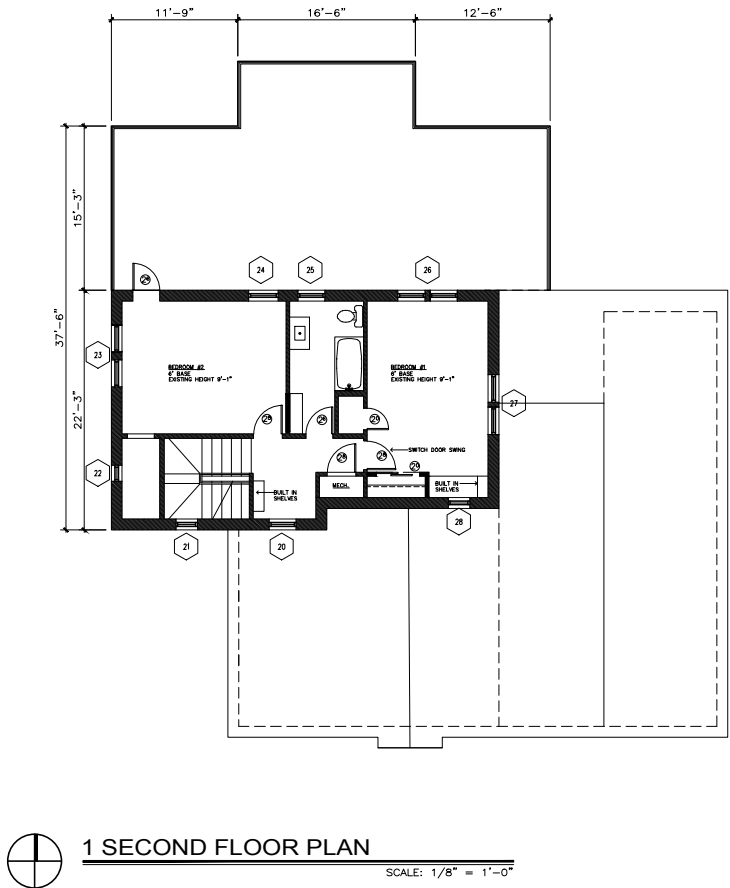
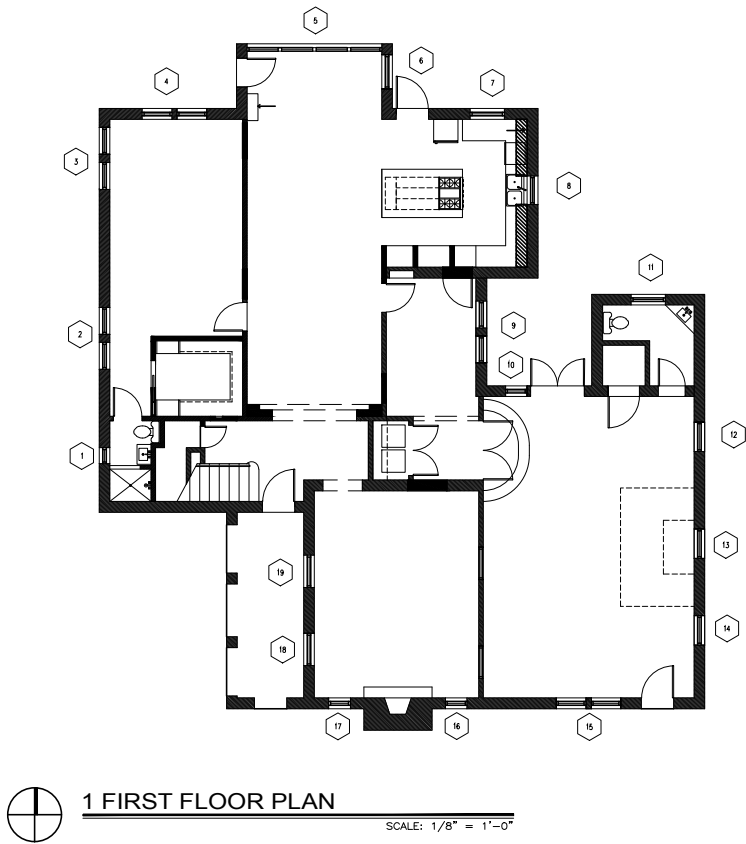
DATE

SEPTEMBER 18, 2015

SHEET NUMBER

A10

10 OF 10



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NO.	STYLE	ROOM	SIZE			PROTECTION		MANUFACTURER	SERIES	REMARKS
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EF388@AF7E
7j [ef` Y

#žDMS[đST'Vž i aaVa` VahWla` W

\$žDMS[đST'Vž double i aaVa` VahWla` W with 4 over 4 wood screens

%žDMS[đST'Vž double i aaVa` VahWla` W with 4 over 4 wood screens

&ž6 Vm[ad\$WahW' " Ć ŽVagTW aaV one over one

' ž6 Vm[ad\$WahW' " Ć - picture

(žDMS[đST'W 2 x 5 steel casement

) žDMS[đST'W 2 x 4 steel casement

*ž6 Vm[ad\$WahW' " Ć - wood one over one

+žDMS[đST'W- two 2x4 steel casements

#" žDMS[đST'W- wood 1 x 3 divided lights

##žDMS[đST'W- 2 x 3 steel casement

#\$žDMS[đST'W- wood divided light with center casement

13. Repairable - wood 4 x 4 divided light with center casement

14. Repairable - wood divided light with center casement

15. To remain - wood divided lights

16. Deteriorated over 50% - wood one over one with 4 over 4 wood screens

17. Deteriorated over 50% - wood one over one with 4 over 4 wood screens

18. Deteriorated over 50% - wood one over one with 6 over 6 wood screens

19. Deteriorated over 50% - wood one over one with 6 over 6 wood screens

20. Deteriorated over 50% - wood one over one

21. Deteriorated over 50% - wood one over one

22. Repairable - wood one over one

23. Repairable - double wood one over one

24. Repairable - wood one over one

25. Repairable - wood one over one triple hung

26. Deteriorated over 50%

27. Repairable - double wood one over one

28. Deteriorated over 50% - wood one over one

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A10

10 OF 10



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12

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14











15

to remain



16

17



18



19

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Existing Front Elevation. Windows are not visible due to muntins (sun screens)




20



21





22





rear door
2nd floor

24



25

















