

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

HDRC CASE NO: 2017-035
ADDRESS: 1001 BURNET ST
LEGAL DESCRIPTION: NCB 1657 BLK E LOT S 92 FT OF 9
ZONING: R-5 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Amanda Hernandez
OWNER: Amanda Hernandez
TYPE OF WORK: Window replacement
REQUEST:

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

1. Replace fourteen (14) 4 over 4 wood windows with new one over one wood windows.
2. Remove existing concrete front walkway and install crushed grey granite.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

Guidelines for Windows

- iv. 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.

Recommended stipulations for replacement:

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

FINDINGS:

- a. The structure is a one-story folk Victorian. It is a contributing structure located in the Dignowity Hill Historic District, designated in 1983.
- b. The home received approval to install a rear addition, replace wood siding, replace skirting, and modify non-original door and window openings on the rear by the HDRC on May 6, 2015. The window replacement was done without a Certificate of Appropriateness.
- c. This request was heard by the HDRC on February 1, 2017. The commission moved to postpone the request to the next hearing so that the contractor who performed the placement could be present.
- d. The existing windows are wood 4 over 4 windows. The proposed replacement windows are wood one over one. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the *Guidelines for Windows*, historic windows should be repaired instead of replaced. The original windows likely could have been repaired. When replacement is necessary, the guidelines recommend a window that matches the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. Staff finds the proposed replacement windows consistent with the Guidelines in terms of material, installation, and type, but that the configuration is not consistent.
- e. The proposed granite front walkway replaces a concrete front walkway. According to the Guidelines for Site Elements 5.A.ii., replacement of front walkways should match existing sidewalk color and material, and should match the historical width and alignment. Staff finds the proposed walkway not consistent with the Guidelines in terms of material and width.

RECOMMENDATION:

Staff does not recommend approval of item #1 and #2 based on findings a through e. If the commission finds replacement appropriate, staff recommends the approval include the following stipulations:

1. maintain the dimension, profile, and configuration of the originals
2. feature clear glass
3. maintain the original appearance of window trim and sill
4. be inset at least two inches

CASE MANAGER:

Lauren Sage

CASE COMMENTS

- The applicant received a stop work order as work was done without approval. The applicant has provided the required application, however the post-work application fee has not been paid.



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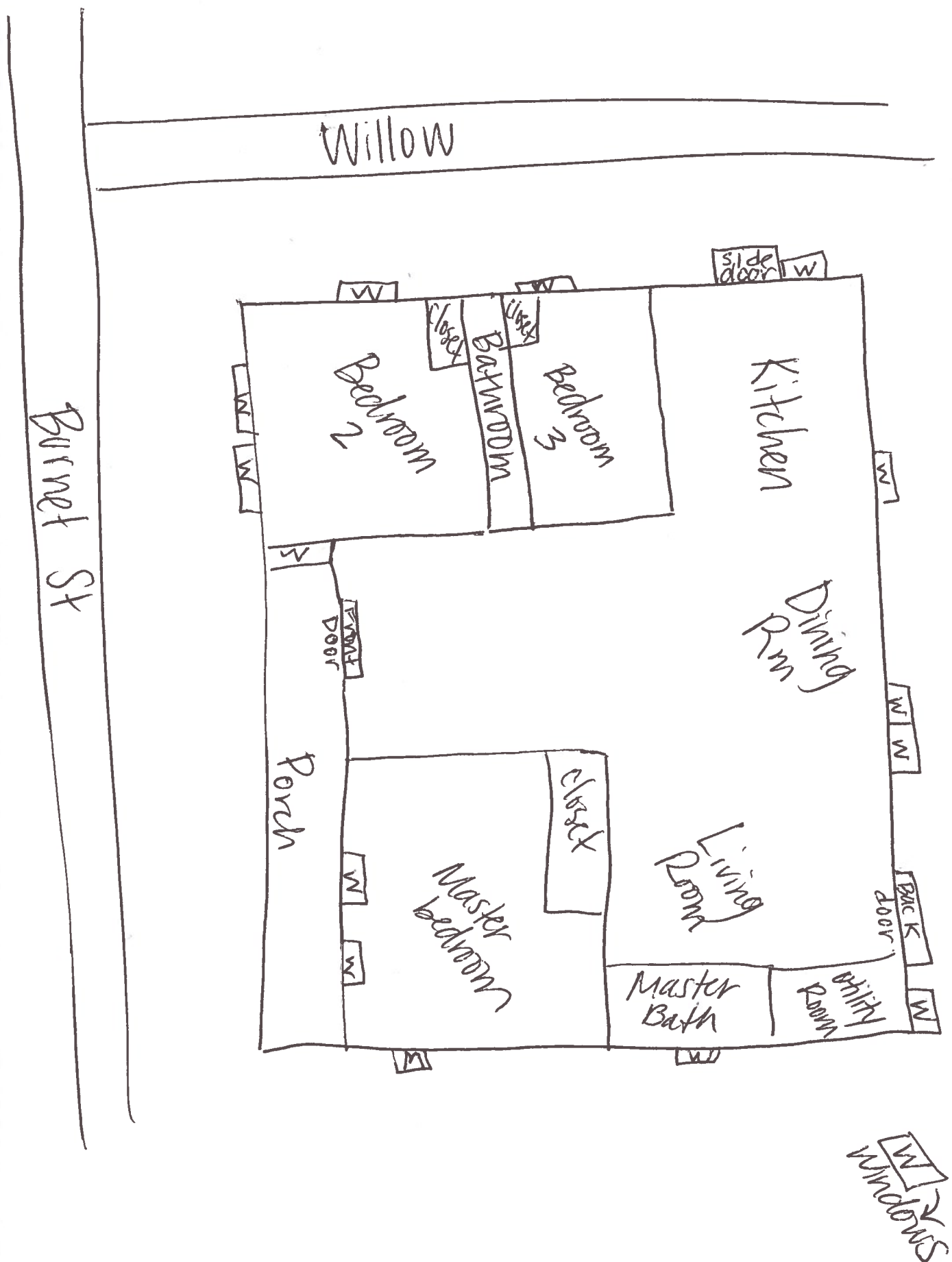


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Floor plan of 1001 Burnet St



Written narrative

1/13/17

The windows that are currently in the home were installed under the previous homeowner. I did not have any involvement with the windows or proposed work. I purchased home July of 2016 and have not changed anything to the dwelling.

Thank You,
Alejandro