

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-454
ADDRESS: 529 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 19
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Wade Lewis
OWNER: Wade Lewis
TYPE OF WORK: Window replacement

REQUEST:

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

1. Replace existing, historic wood windows with vinyl windows.
2. Replace existing, aluminum windows with vinyl windows.
3. Repair siding to match the existing profile.
4. Paint the historic structure.

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 historic structure at 529 Devine was constructed circa 1920 in the Craftsman style and feature a front gabled roof, asphalt shingle roof and double front porch columns. The historic structure features a number of its historic wood windows; however, many historic windows were previously replaced by aluminum windows, particularly at the rear of the structure.
- b. **WOOD WINDOW REPLACEMENT** - The applicant has proposed to replace wood windows with vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff performed a site visit on August 14, 2017, and found the removed wood window sashes to be in good condition. Staff recommends that the applicant repair the existing wood window sashes and reinstall in the house.
- c. **ALUMINUM WINDOW REPLACEMENT** – The applicant has proposed to replace 3, non-original aluminum windows with new vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.B.vii. notes that non-original windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that while the proposed vinyl windows are not consistent with the Guidelines in regards to materials, their profile is more consistent with the profile of the historic windows than the existing aluminum windows.
- d. **SIDING REPAIR** – The applicant has proposed to repair and install new siding where existing siding is damaged to match the siding of the historic structure. Staff finds this appropriate and consistent with the Guidelines. In Addition to the proposed siding repair, the applicant has noted that the house will be sanded and painted. Sanding should occur in a gentle method. Paint colors are to be submitted to staff for approval prior to painting.

RECOMMENDATION:

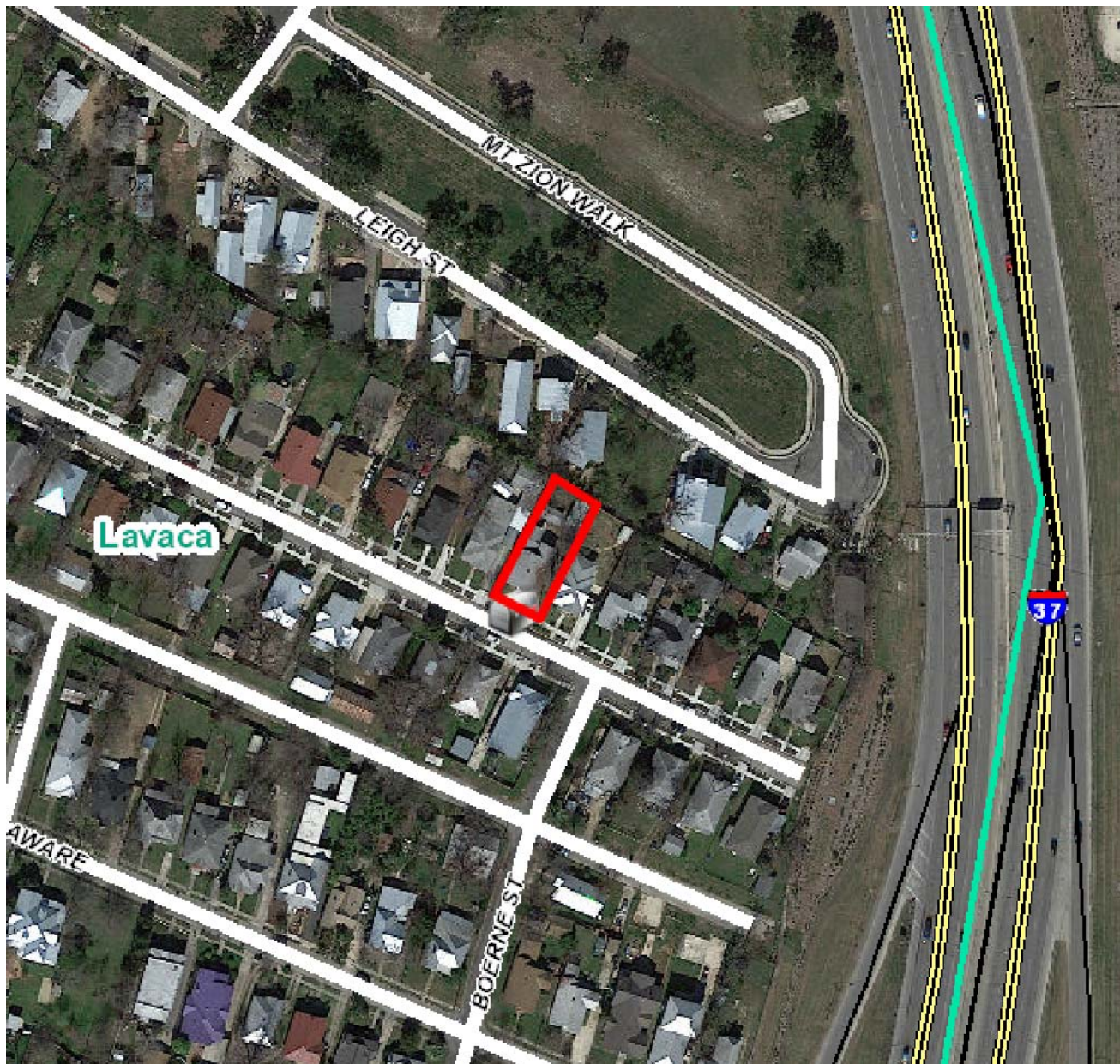
Staff does not recommend approval of item #1, the replacement of wood windows. Staff recommends that all existing wood windows be repaired and that the removed sashes be repaired and reinstalled in the house.

Staff recommends approval of item #2, the replacement of aluminum windows, with the stipulation that the profile of the proposed vinyl windows match that of the historic structure's original wood windows and feature a framing depth that is consistent with the historic windows.

Staff recommends approval of items #3 and #4, the repair, sanding and painting of siding with the stipulation that sanding be done in a gentle manner and that paint colors be submitted to staff for approval.

CASE MANAGER:

Edward Hall



Flex Viewer

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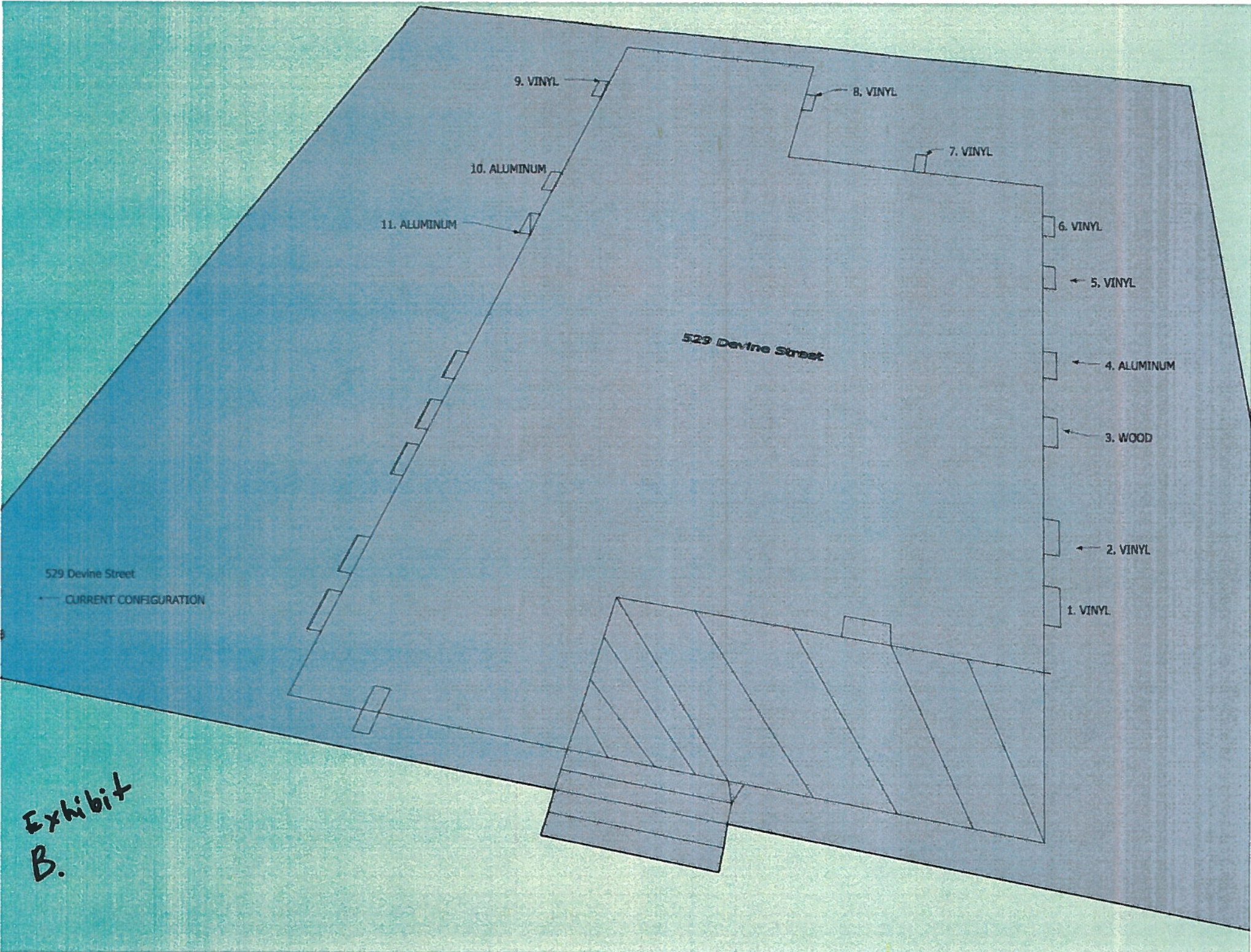
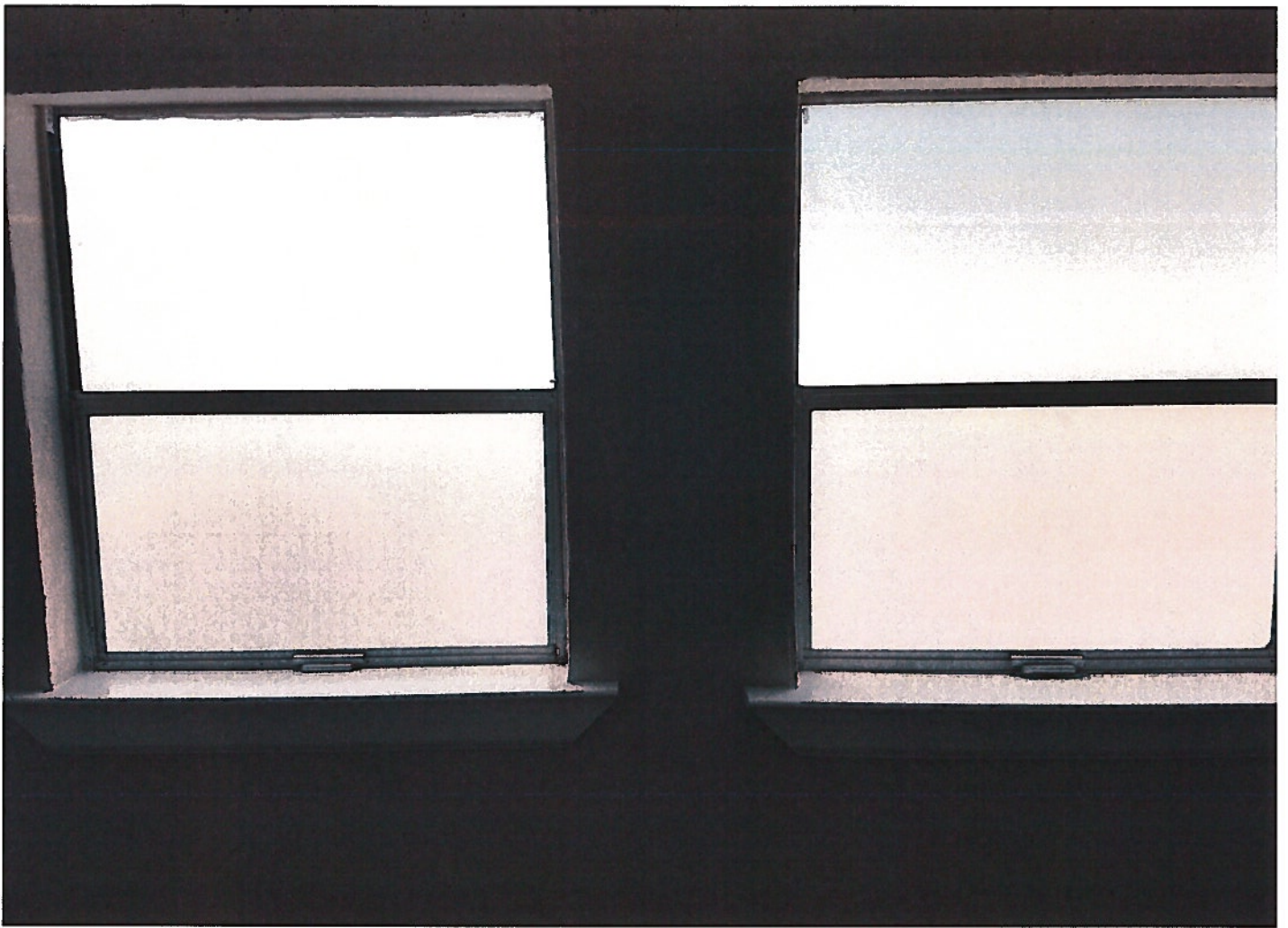


Exhibit
B.



Windows 10/11

Inside



Window #3

To be replaced with vinyl window



window #4



Rotted siding to be replaced with like siding - 117 SYP Board