

HISTORIC AND DESIGN REVIEW COMMISSION

November 1, 2017

HDRC CASE NO: 2017-530
ADDRESS: 925 BURNET ST
LEGAL DESCRIPTION: NCB 01656 BLK D LOT W 25 FT OF N 60 FT & S 131 FT OF 16
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cyrus Askin
OWNER: Cyrus Askin
TYPE OF WORK: Wood and aluminum window replacement, exterior modifications
APPLICATION RECEIVED: September 28, 2017
60-DAY REVIEW: November 27, 2017
REQUEST:

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

1. Install eight replacement wood windows to feature a two over two profile.
2. Install two replacement vinyl windows to feature a one over one profile.
3. Install three fixed vinyl windows.
4. Remove the transom window above the front door.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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.

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 925 Burnet was constructed circa 1920 in the Folk Victorian style. The structure currently features a porch that spans the front façade. At this time, the applicant is requesting the installation
- b. The repair of the original wood windows was approved at the July 15, 2015, Historic and Design Review Commission hearing along with the replacement of aluminum windows with one over one vinyl windows. At that time, the property was under different ownership. Work was not performed consistently with the Certificate of Appropriateness. The nine historic, two over two windows were replaced with new, two over two wood windows that feature a profile that does not match that of the original windows. Two one over one wood windows were replaced with one over one vinyl windows. The existing, one over one, aluminum windows were replaced with one over one vinyl windows, consistent with the original approval. Three fixed vinyl windows were also installed at locations where previous windows were not present.
- c. Per the Guidelines for Exterior Maintenance and Alterations, 6.A.iii., historic windows should be preserved. Per 6.B.iv., new windows should be installed 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. Per 6.B.vii., non-historic windows should be replaced with windows that are typical of the architectural style of the building.
- d. The historic structure previously featured a transom window above the door which has been removed. Staff finds that this window should be reinstalled.

RECOMMENDATION:

Staff does not find the installed replacement windows to be a compatible replacement for the original wood windows. If the commission approves the windows as installed, then staff recommends that wood windows screens be installed as mitigation to maintain a more traditional appearance from the street.

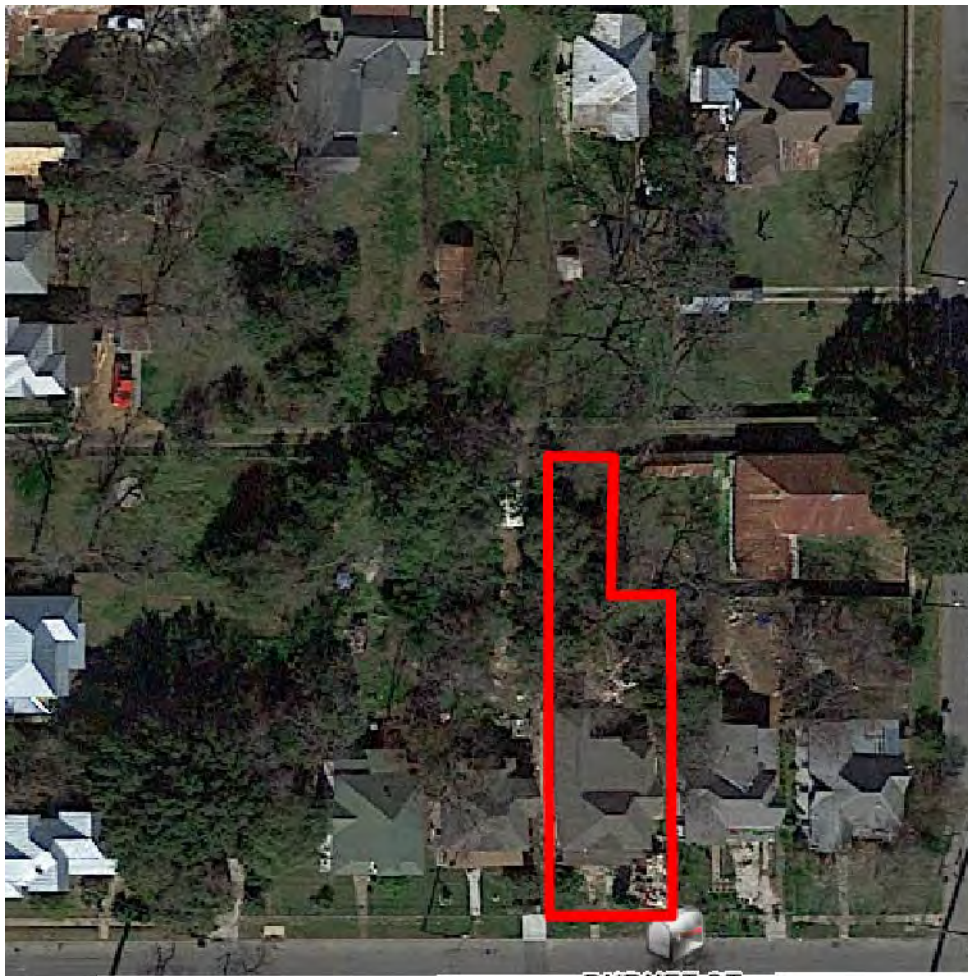
Staff recommends approval of item #2. Staff finds that these windows have been installed in a manner that is consistent with the previous approval.

Staff recommends approval of item #3, the installation of three fixed vinyl windows where previous windows were removed.

Staff does not recommend approval of item #4, the removal of the transom window above the front door. Staff finds that this should be reinstalled.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 15, 2017

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A photograph of a small, single-story house with a gabled roof and a front porch supported by columns. The house is surrounded by lush greenery, including bushes and trees. The porch has a small set of steps leading up to it.

A photograph of a single-story house with a gabled roof and a front porch. The house is surrounded by lush greenery, including trees and bushes. A red sign is visible in the foreground on the right side of the image.

925 Burnet St.


Window Plan and Photos

925 Burnet St.

San Antonio, TX 78202

Window Plan (*not to scale*)

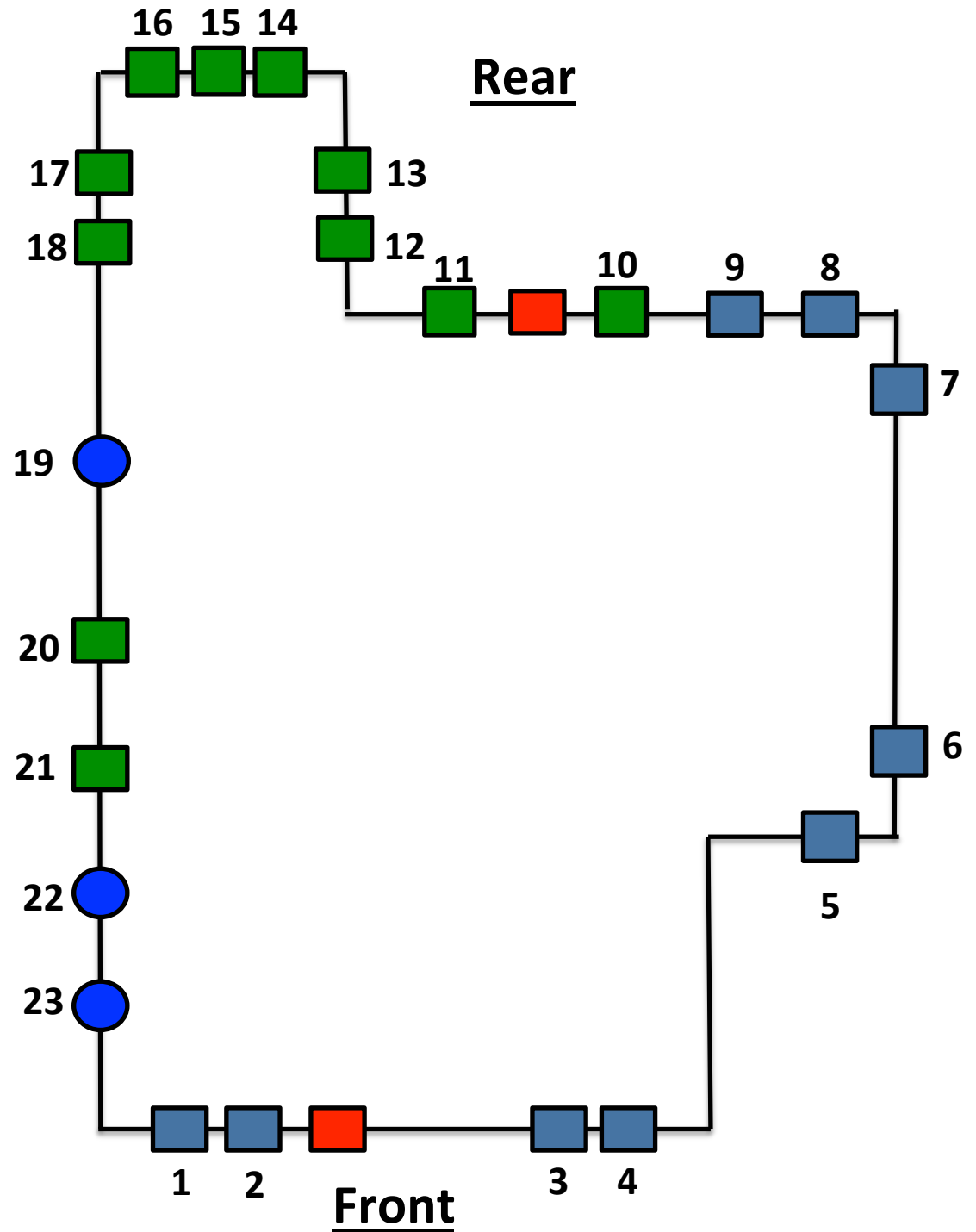
Key:

 : Door

 : Vinyl 1-over-1

 : Vinyl 1

 : Wooden 2x2





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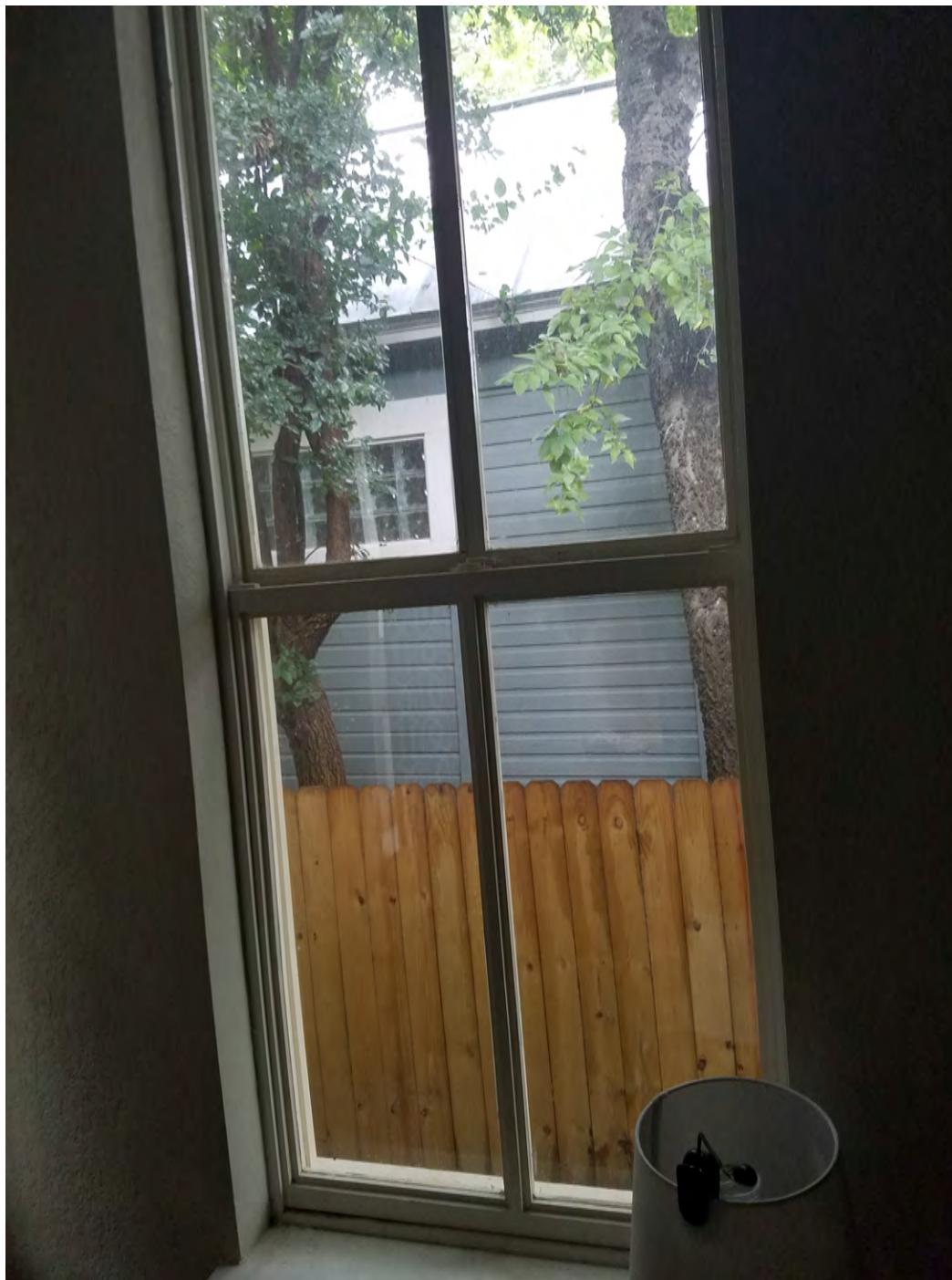
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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 925 West

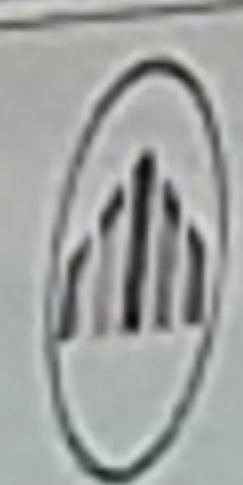
REQUEST: Historic Preservation for

HEARING DATE: , 201 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

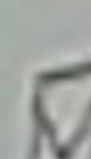



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