

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO: 2018-056
ADDRESS: 301 BURLESON ST
LEGAL DESCRIPTION: NCB 512 BLK 25 LOT W 56.47 FT OF S 13.9 FT OF 7 & W 56.47 FT OF 8
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Iliana Martinez/Yire Construction
OWNER: Iliana Martinez/Yire Construction
TYPE OF WORK: Window fenestration modifications, window replacement
APPLICATION RECEIVED: January 24, 2018
60-DAY REVIEW:

REQUEST:

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

1. Perform fenestration modifications to the rear of the primary historic structure.
2. Install wood windows into the modified window openings.

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)

- 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.

FINDINGS:

- The historic structure at 301 Burleson was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure features Folk Victorian architectural elements and a plaster façade. The applicant has received Administrative Approval to repair the existing, historic wood windows.
- FENESTRATION MODIFICATIONS** – The applicant has planned to shorten two rear window openings from a dimension of 29” x 78” to a dimension of 29” x 54”. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved and that modifications to historic window openings to accommodate stock window sizes or mechanical equipment should be avoided. While the rear two windows will be modified in height, staff finds the proposal to preserve the existing width to be appropriate. Given the location of these windows on a non-primary façade, staff finds the proposed modification to be appropriate.
- WINDOW INSTALLATION** – The applicant has noted that a wood window featuring a profile of 29” x 54” will be installed. Staff finds the proposed material to be appropriate. The installation depth should match that of the historic windows found in the historic structure. The removed wood windows should be preserved on site.

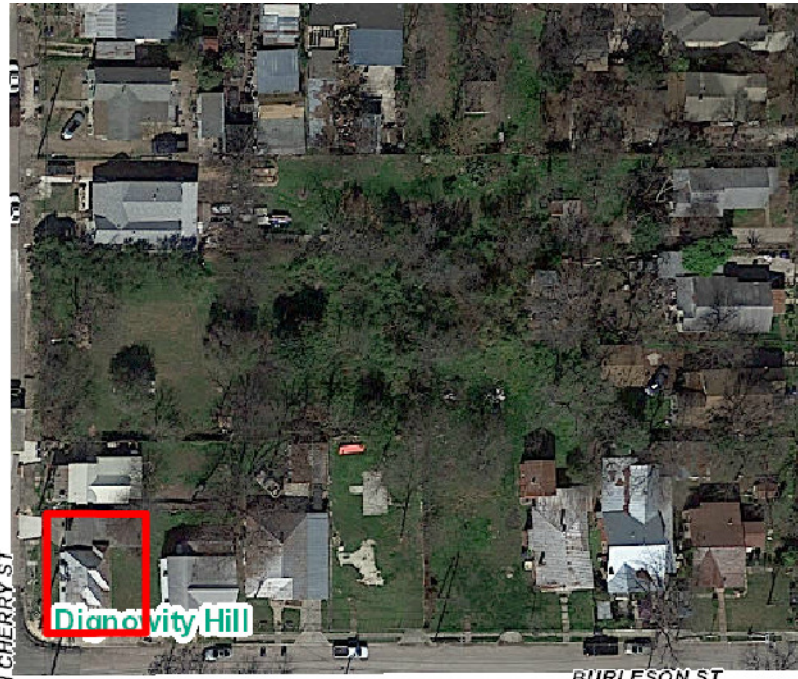
RECOMMENDATION:

Staff recommends approval based on findings b and c with the following stipulations:

- i. That the applicant preserve the removed wood windows on site.
- ii. That the new wood windows feature a profile and installation depth that matches that of the original wood windows found on site. The applicant is to provide this information to OHP staff prior to installation for review and approval.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 26, 2018

159



168

MILAM ST.
AUSTIN RAILROAD

504

SHERMAN

M.E. SMITH WHOLESALE GROCERY WARE H.

BURLESON

155

169

MILAM NOT PAVED

RR DEPOT
Y.M.C.A.

505

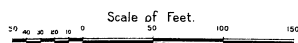
N. CHERRY

301

N. MESQUITE

160

156





1994 SURVEY PHOTO

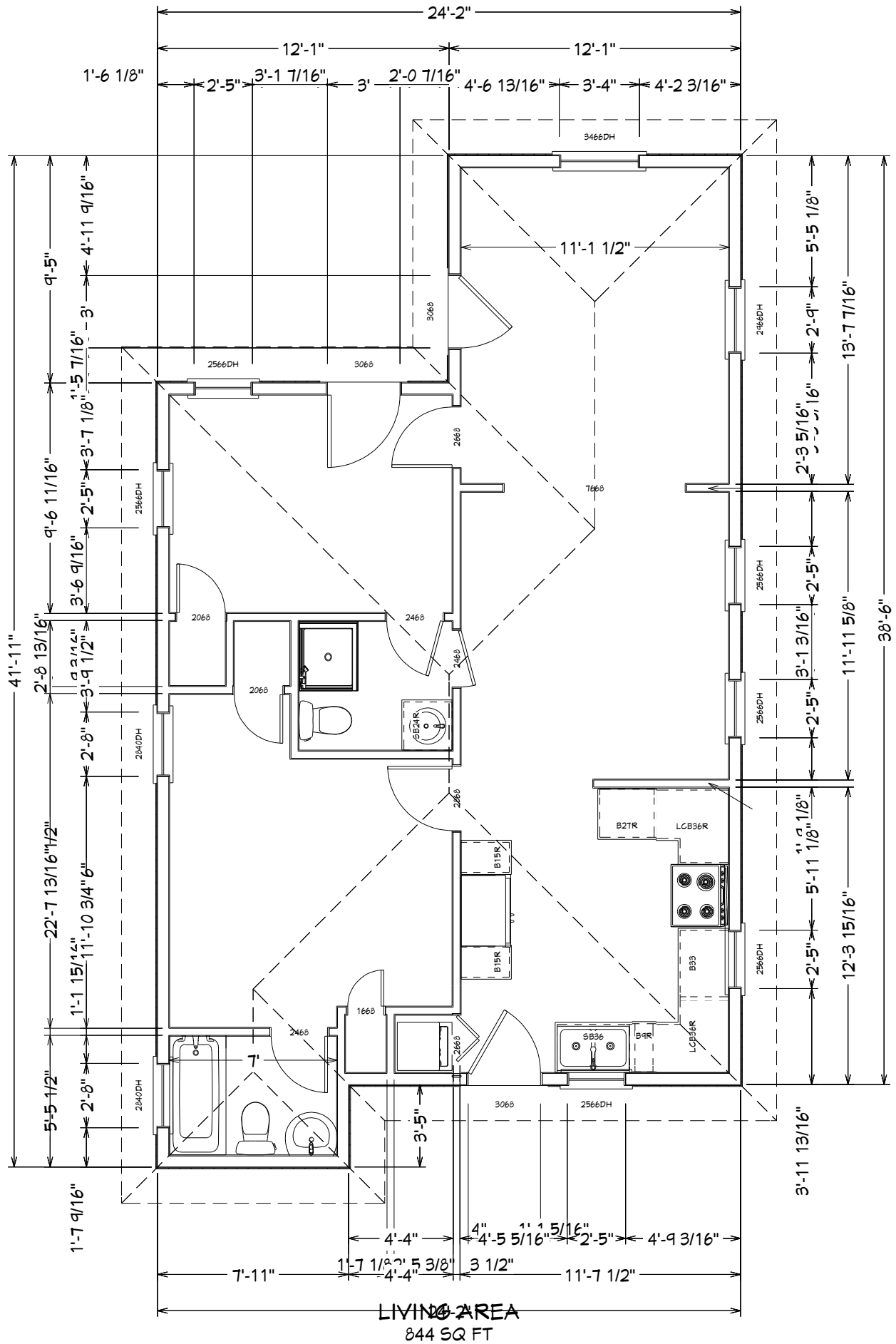


301 Burleson

Burleson

N Cherry St

N Cherry St



LIVING AREA
844 SQ FT

