

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-257
ADDRESS: 610 BARBE ST
LEGAL DESCRIPTION: NCB 2912 BLK 1 LOT N 99.02 FT OF 3
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Melody Patrick/FDN Homes
OWNER: Macario Escamilla
TYPE OF WORK: Exterior modifications and fenestration changes
APPLICATION RECEIVED: May 11, 2018
60-DAY REVIEW: July 10, 2018
REQUEST:

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

- 1) Remove aluminum bay window and opening in rear elevation.
- 2) Remove aluminum sliding door on side elevation and replace with wood window.
- 3) Remove second rear door opening while reusing historic door.
- 4) Remove non-historic side addition and window while reusing existing window.
- 5) Replace deteriorated or missing asbestos siding with matching fiber cement shingle siding.

APPLICABLE CITATIONS:

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.

OHP Window Policy Document

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.

FINDINGS:

- a. The structure at 610 Barbe was constructed circa 1910 and first appears on the 1912 Sanborn Map. The structure features many Craftsman architectural style details including its symmetrical configuration, emphasized wood porch columns and railing, and divided light woodwork on the transoms and windows. While the structure has been subjected to additions and modifications on the side and rear, many of the original architectural features are intact.
- b. NON-HISTORIC ALUMINUM BAY WINDOW – The applicant has proposed to remove the non-historic aluminum bay window in the rear of the property and to install a wall with matching fiber cement siding. Staff finds the proposal is consistent with the Guidelines.
- c. NON-HISTORIC SLIDING DOOR – The applicant has proposed to remove the non-historic sliding door on the rear side of the property and install a salvaged window existing on the structure. Staff finds the removal of the non-historic element and the relocation of the salvage window consistent with the Guidelines.
- d. SECOND REAR DOOR – The applicant has proposed to remove the door opening on the rear addition and to reuse the period-appropriate door on the remaining door. Staff finds the removal of the non-historic element and the reuse of the period appropriate door is consistent with the Guidelines.
- e. SIDE ADDITION AND WINDOW – The applicant has proposed to remove the non-historic side addition and historic wood window to install two one-over-one wood windows on the original side wall. The side-addition currently functions as bump-out closet for the existing bedroom. The historic window featuring 55” wide by 23” tall is located 76” from the floor and does not meet the International Building Code as an egress for a bedroom. Staff finds the removal of the non-historic addition, the installation of new one-over-one wood windows, and the relocation of the historic window consistent with the Guidelines. The final window specifications must be submitted to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- f. FIBER CEMENT SHINGLE SIDING – The applicant has proposed to replace and install fiber cement shingle single mimicking asbestos siding where deteriorated, missing, or needed for new fenestration changes. Staff finds the material is an appropriate treatment to maintaining the character of the existing siding without introducing more asbestos to the structure.

RECOMMENDATION:

Staff recommends approval of:

- i. The removal of the aluminum bay window.
- ii. The removal of the sliding door and installation of salvaged window on site.
- iii. The removal of the rear door opening on the rear addition, with the stipulation that the period-appropriate door is reused on site.
- iv. The removal of the side addition and installation of the two wood one-over-one windows with the stipulation that the new windows are consistent with the Guidelines and final specifications be submitted to staff.
- v. The installation of fiber cement shingle siding where asbestos is deteriorated or missing with the stipulation that the new siding matches the asbestos siding in texture and form.

CASE MANAGER:

Huy Pham




610 Barbe


Powered by ArcGIS Server

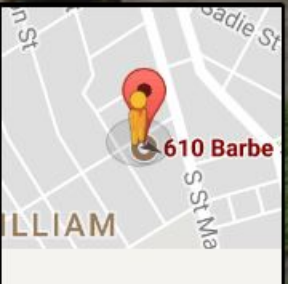
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610 Barbe St
San Antonio, Texas

 Google, Inc.

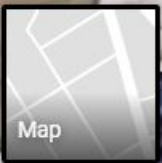
 Street View - Mar 2011





610 Barbe Street

Google



Map

King William Historic District – 610 Barbe Street



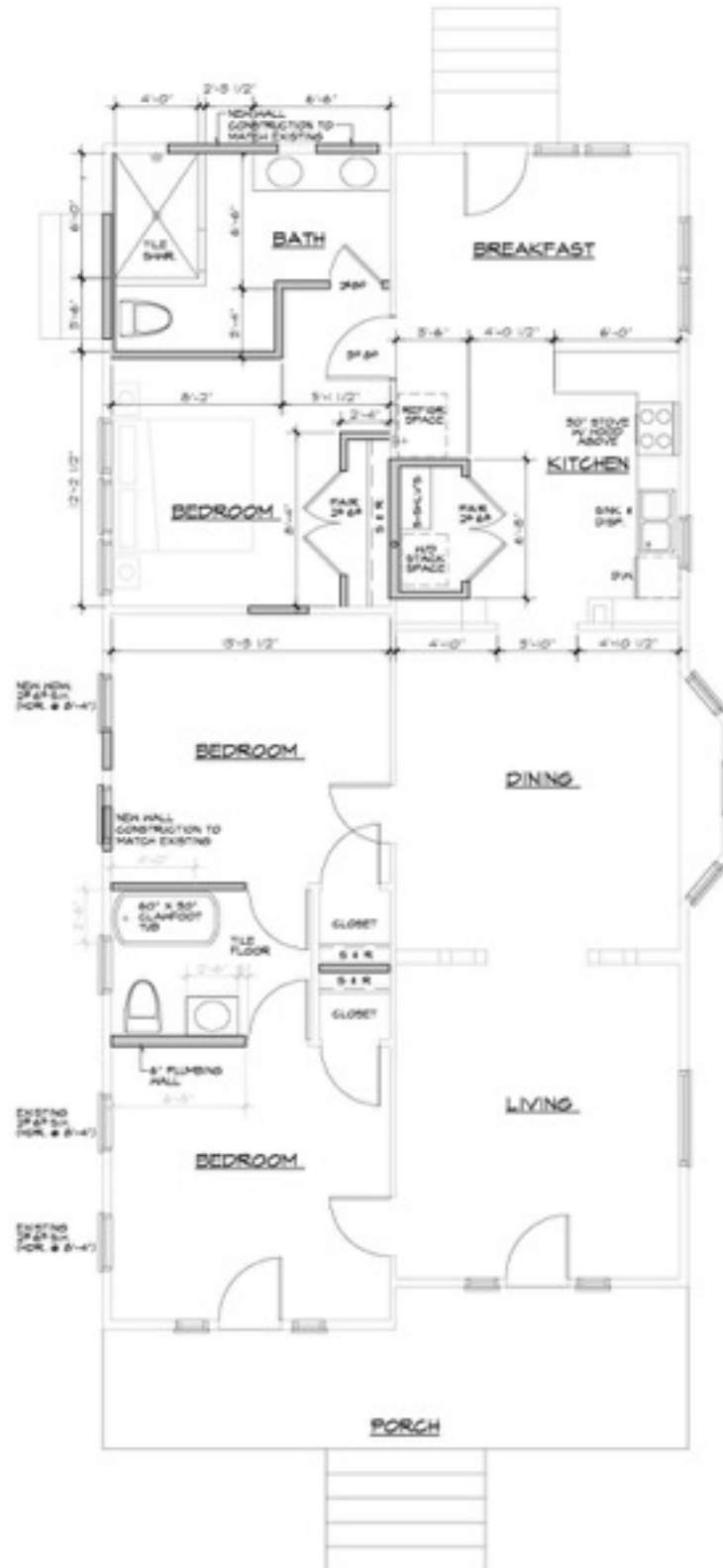
King William Historic District – 610 Barbe Street

Request for exterior changes in materials or designs:

1. Remove non-historic window in rear of home
2. Remove non-historic sliding glass doors to replace with historic window
3. Remove second back door in rear of home
4. Replace non-conforming window to replace with proper egress



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NEW WORK FLOOR PLAN

SCALE: 1/4" = 1'-0"

Request for exterior changes in materials or designs:

1. Remove Non-Historic Window

- Existing window (non-historic) on back of home is a metal bay window not original to property.
- Homeowner would like to remove window and replace with siding to match the existing cement board siding.



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Request for exterior changes in materials or designs:

2. Remove sliding glass doors - replace with historic window

- At some point in time the original porch was enclosed for additional square footage and a sliding glass door was added in addition to the second back door.
- The doors are not original and become unnecessary as the space will become a master ensuite.



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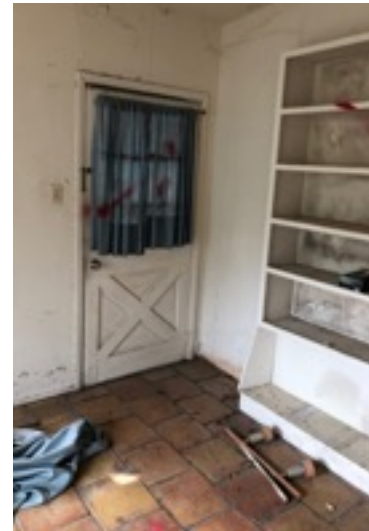
- The door opens to the side yard which steps down into the fence along the side of the property. The distance between the exit and the gate is less than 24 inches.
- A window removed from the middle bedroom will be used in place of the sliding door.



Request for exterior changes in materials or designs:

3. Remove second back door.

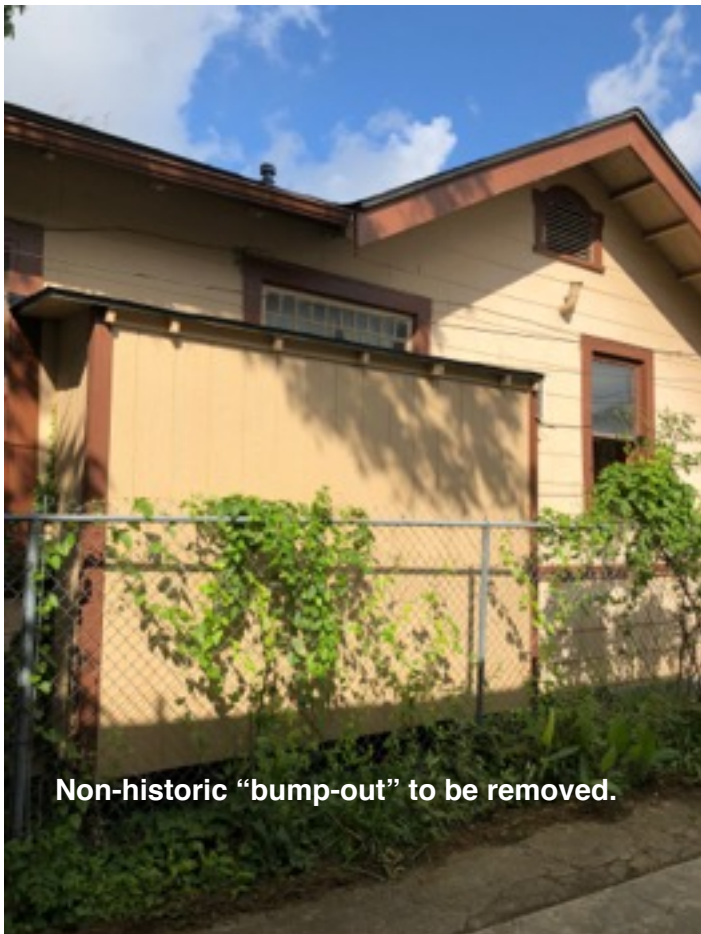
- At some point in time the original porch was enclosed for additional square footage and a second back door added for the duplex.
- To use as a single family residence, the homeowner is requesting removal of the second back door. If left as is, the second door would provide access the master bathroom.
- However, the door itself is more historically accurate and will be installed as the back door off the kitchen / breakfast area.



Request for exterior changes in materials or designs:

4. Replace Non-Conforming Window to Replace with Proper Egress

- The existing window in the middle bedroom measures 55" x 23 inches and is 76" from the floor. It does not currently meet International Building Code as an egress because it is more than 44" off the floor.
- The window will be reused in the master bath in the back of the home.



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- Homeowner proposes replacing existing non-historic window with two wood windows to replicate existing window layout in the front bedroom.
- Each new window will measure 32" x 77" as in the front bedroom (pictured below).



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- The existing non-historic “bump-out” is constructed with vertical plank siding not matching any other existing exterior materials. The “bump-out” will be removed to allow for installation of wood window.
- Any patching required to the exterior will be done with cement shingle siding.



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Proposed Materials:

- 12 in. x 24 in. Fiber Cement Shingle Siding



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- Use reclaimed double-hung, wood windows with single pane glass

