

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-261
ADDRESS: 917 HAYS ST
LEGAL DESCRIPTION: NCB 1654 BLK B LOT 13
ZONING: R-5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Bob King/Alamo Construction & Demolition
OWNER: Alan Bowdin
TYPE OF WORK: Chimney removal, window replacement
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 an existing brick chimney.
2. Replace two existing aluminum windows with new one over one wood windows.
3. Replace eight existing original one over one wood windows with new wood one over one windows.
4. Relocate two window openings on the east façade approximately 6 inches.
5. Remove two windows on the east façade and install a horizontal window.
6. Relocate a window on the west façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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 primary structure located at 917 Hays is a 1-story single family home constructed in 1907 in the Folk Victorian style. The home features a primary hipped roof with a front gable, an asymmetrical front porch with a metal shed roof, and two brick chimneys. The hi
- b. **CHIMNEY REMOVAL** – The applicant has proposed to remove an existing brick chimney. The chimney is located near the western rear of the 1-story structure. As noted by staff on a site visit conducted on May 29, 2018, the chimney has been removed without prior approval. The applicant has stated that the brick was salvaged and remains on site. According to the Historic Design Guidelines, existing roof vents should be preserved. Though the chimney is located towards the rear and is not the primary chimney on the structure, rear vents are characteristic of this style of home and period of construction and can be found on several historic structures on the block. The chimney is also original to the structure and visible from the public right-of-way. Staff does not find the chimney removal consistent with the Guidelines.
- c. **EXISTING WINDOWS: CONDITION** – Staff performed a site visit with the applicant on May 29, 2018. Two windows are non-original aluminum and eight are original one over one original wood windows. Many of the wood windows feature non-original aluminum exterior storm windows, primarily on the front and west facades, which are to be removed. While these storm windows are incompatible with the architecture of the home, they have helped protect the assemblies from ample sun exposure and other environmental factors. During the site visit, staff observed that some of the wood windows have broken glass, are missing pulley cords, and require rehanging and refinishing. However, overall, staff finds that the windows are in very good condition and are fully repairable.
- d. **NON-ORIGINAL WINDOW REPLACEMENT** – The applicant has proposed to replace two non-original aluminum windows with new one over one wood windows. One window is located on the front façade and another on the east façade. The applicant has stated their intent to retain the existing window openings and match the configuration, proportion, profile, and inset as closely as possible. Staff finds the proposal appropriate for the historic structure with the stipulations listed in the recommendation.
- e. **WOOD WINDOW REPLACEMENT** – The applicant has proposed to replace eight original one over one wood windows with new one over one new windows to match the existing in configuration, proportion, profile, and inset. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. As noted in finding c, staff does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.
- f. **WINDOW RELOCATION AND NEW WINDOW** – The applicant has proposed to relocate two existing one over one wood windows on the west façade. The windows are located on either side of a brick fireplace. The applicant has requested to move the windows approximately 6 to 12 inches higher and a few inches closer to the fireplace. The applicant noted on a site visit that the relocation is required due to the construction of an interior wall that will intersect one of the windows, which has already been framed out. The second window is to be relocated to match the first. Additionally, the applicant has proposed to relocate a window on the west façade to another location on the west façade as indicated in the drawings, and eliminate two windows from

the east façade and install a new rectangular window. The applicant made the same request at the December 6, 2017, HDRC hearing, but withdrew the item for consideration. According to the Historic Design Guidelines, the location of historic door and window openings should be avoided. The existing openings are original to the historic structure and are many are visible from the public right-of-way. Staff does not find the relocation consistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the chimney removal based on finding b. Staff recommends that the existing chimney be repaired. If not feasible, staff recommends that the portion of the chimney on the exterior be reconstructed from brick salvaged from its removal. The applicant is required to submit drawings for its reconstruction to staff prior to receiving a Certificate of Appropriateness for future work.

Item 2, Staff recommends approval of the replacement of the non-original aluminum windows based on findings c and d with the following stipulations:

- i. That the windows be one over one configuration and do not feature faux divided lites.
- ii. That a final window manufacturer specification be submitted to staff for review and approval and meet the following stipulations: that meeting rails 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.

Item 3, Staff does not recommend approval of the replacement of original wood windows based on findings b and e. Staff recommends that the existing windows be repaired.

Items 4, and 5, Staff does not recommend approval of the window relocation based on findings c and f. Staff recommends that the openings be retained and that the existing windows be repaired.

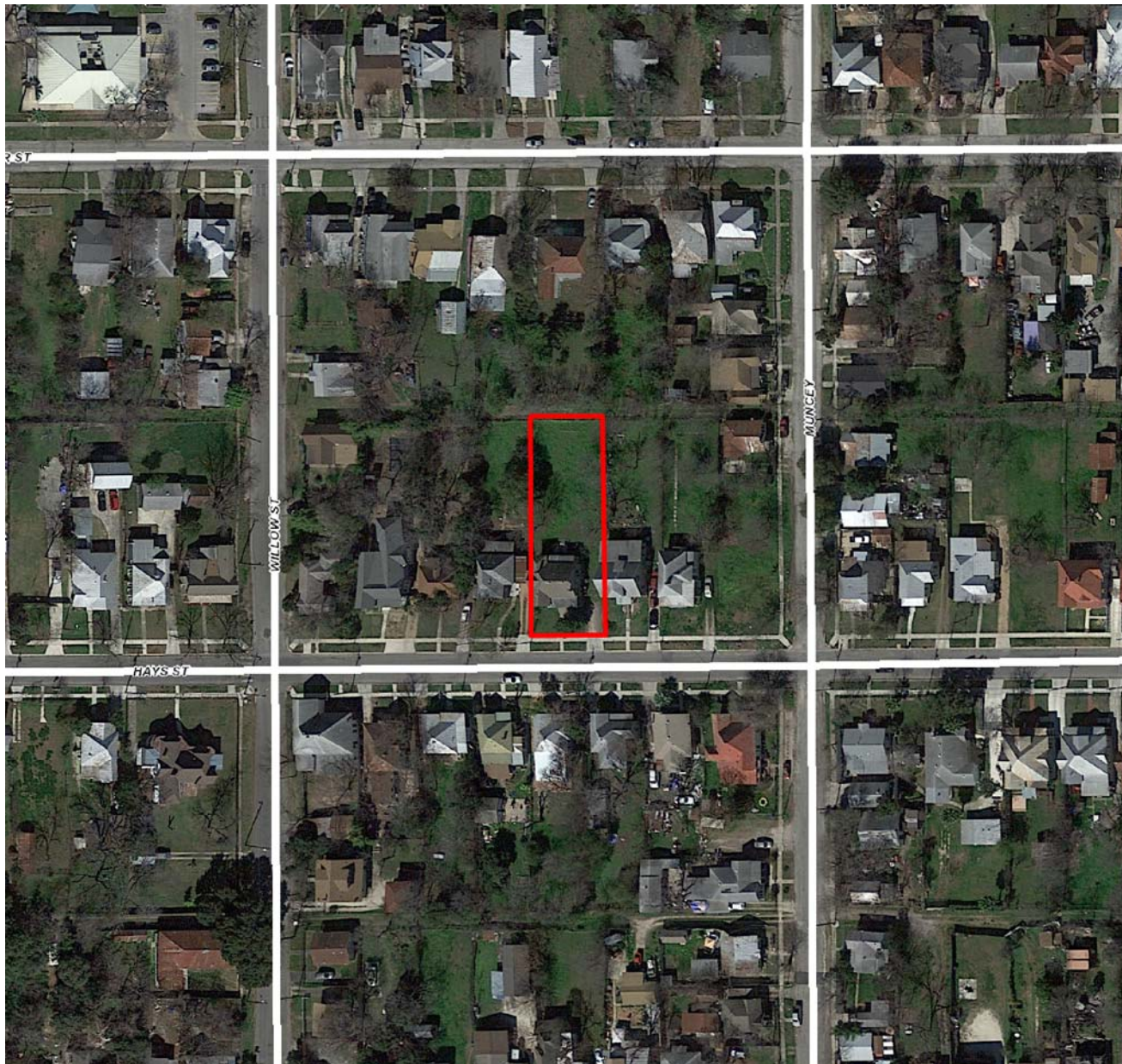
Item 6, Staff does not recommend the installation of a new rectangular window based on finding e.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The chimney was removed without approval prior to the hearing. Post-work application fees have not been paid.



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