

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-075
ADDRESS: 1512 E HOUSTON ST
LEGAL DESCRIPTION: NCB 576 BLK 15A LOT 3
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felipe de Jesus Navarro Alcala
OWNER: Felipe de Jesus Navarro Alcala
TYPE OF WORK: Wood window and door replacement
APPLICATION RECEIVED: February 15, 2019
60-DAY REVIEW: April 16, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the original, wood windows with new vinyl windows. The applicant has also requested the replacement of the front and rear doors.

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:

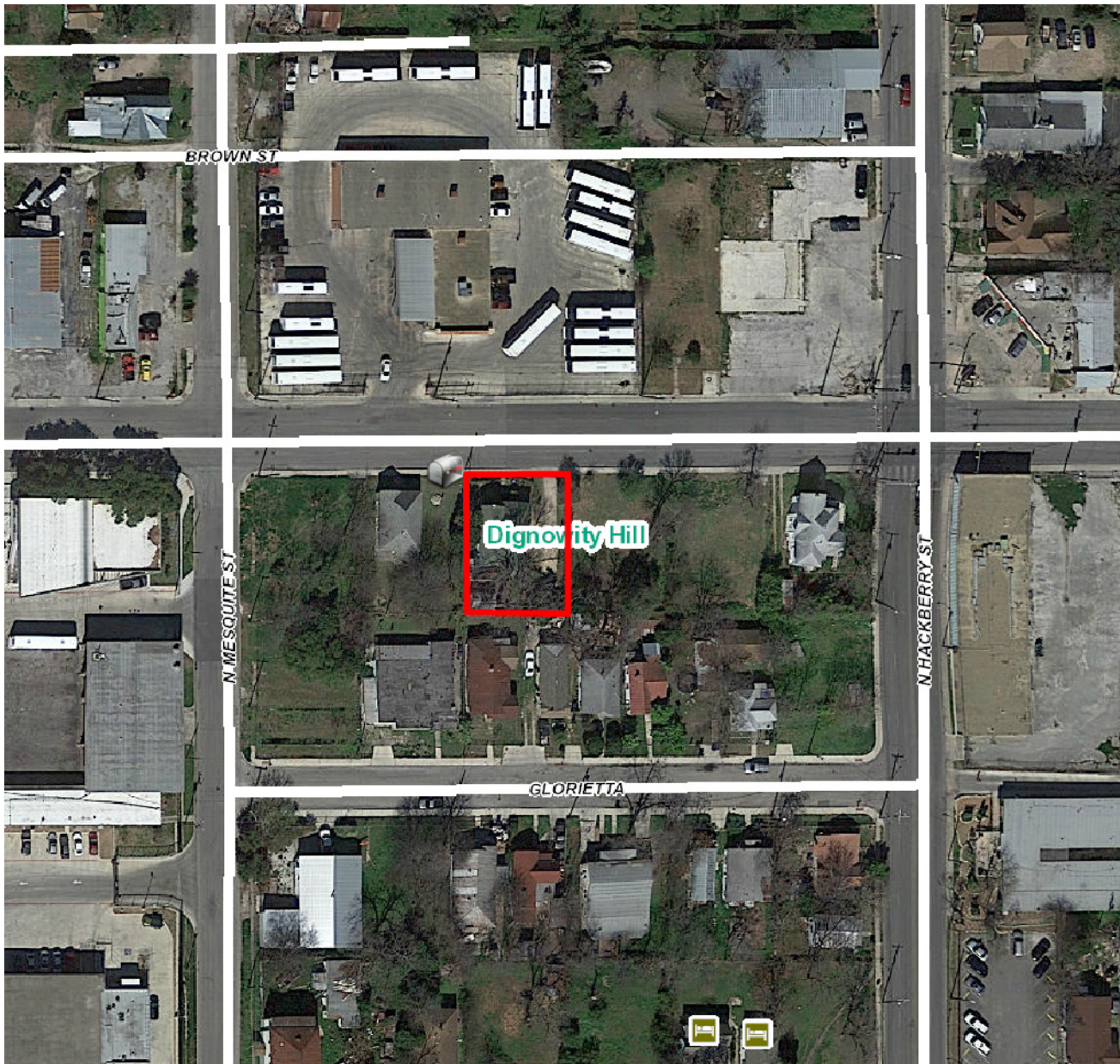
- a. The historic structure at 1512 E Houston was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features a front facing gabled roof over a protruding window bay. The structure features a modified front porch and porch roof. On the 1912 Sanborn Map, this structure is addressed as 606 Starr.
- b. WINDOW REPLACEMENT – The applicant has proposed to replace fourteen (14) wood windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff finds that the existing windows should be repaired and maintained within the historic structure.
- c. DOOR REPLACEMENT – The applicant has proposed to replace both the existing, front and rear doors. The existing doors do not appear to be original to the historic structure. The replacement both of these doors is eligible for Administrative Approval provided the proposed replacement is architecturally appropriate for the historic structure.

RECOMMENDATION:

Staff does not recommend approval of the proposed wood window replacement based on findings a through c. Staff recommends the applicant repair the existing wood windows. If any wood windows are beyond repair, the applicant may receive Administrative Approval to replace with an in-kind window.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

129

133

STARR

MACDONALD



127

GLORIETTA (GLORIETH) Not Paid

577

E. CROCKETT

Not Paid

131

N. MESQUITE

N. HACKBERRY

N. OLIVE

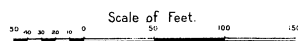
128

WALTON ALLEY

MONARD ALLEY

N. CENTRE

130



8 windows 36" x 80" inch.

2 36" x 45" (windows)

1 window 38" x 80"

5 windows 36" x 56"

1 door 36" x 86"























