

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2019

HDRC CASE NO: 2019-502
ADDRESS: 1323 FULTON AVE
LEGAL DESCRIPTION: NCB 2754 BLK 60 LOT 19 & W 25 FT OF 20
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Fulton Historic District
TYPE OF WORK: Window replacement, Historic Tax Certification
APPLICATION RECEIVED: August 16, 2019
60-DAY REVIEW: October 15, 2019
CASE MANAGER: Stephanie Phillips

REQUEST:

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

1. Replace approximately 5 non-original vinyl, aluminum, and wood windows with new fully wood windows.
2. Replace approximately 13 original wood windows with new fully wood windows.
3. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

- a. The primary structure located at 1323 Fulton Ave is a 1-story single family home constructed circa 1925 in the Spanish Eclectic style. The structure features a stucco façade, one over one wood windows, and a barrel tile roof. The structure is contributing to the Fulton Historic District.
- b. EXISTING WINDOWS: CONDITION – The applicant provided several photographs of the existing windows taken from outside and inside the structure. Two windows are non-original vinyl; one window is a non-original aluminum bay-style window; and three are non-original wood windows. The remaining appear to be original wood windows. Based on the photographic evidence provided, staff finds that the original wood windows have been subject to severe deterioration. Most feature slipping joints, extensive dry rot in both the stiles and rails, and some feature missing or completely separated lower rails. Based on the evidence provided, staff finds the windows to be eligible for replacement.
- c. WINDOW REPLACEMENT – 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. Based on finding b, staff finds the original windows to be deteriorated beyond repair, and finds that the non-original windows are eligible for replacement. As of August 30, 2019, the applicant stated his intent to replace the windows with a new fully wood product to match the existing in style, configuration, proportion, inset, profile, and dimensions as closely as possible. Staff finds the request appropriate based on the property-specific conditions.
- d. HISTORIC TAX CERTIFICATION: SCOPE – The scope of work includes a comprehensive interior remodel, exterior repairs, stucco repair, and painting, in addition to the requested scope as part of this HDRC application.
- e. HISTORIC TAX CERTIFICATION: PROGRESS – Staff conducted a windshield survey of the site on August 28, 2019, to examine the exterior conditions of the property. Staff finds that the property is in need of reinvestment and commends the applicant for undertaking the project.
- f. HISTORIC TAX CERTIFICATION: REQUIREMENTS – The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

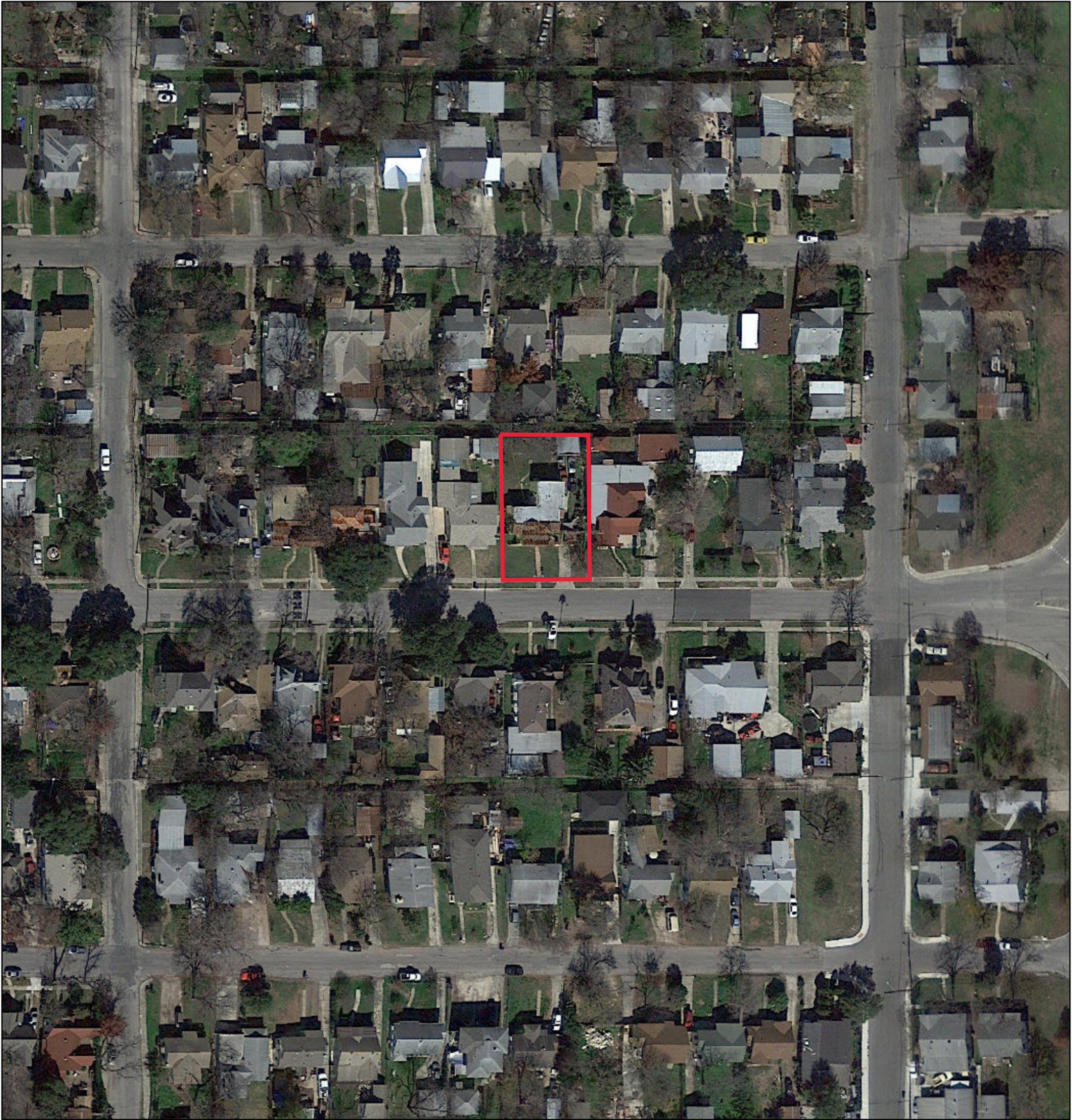
RECOMMENDATION:

Item 1, Staff recommends approval of the window replacement based on findings b and c with the following stipulation:

- i. That the applicant installs one-over-one fully wood windows to match the existing configuration as closely as possible. 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 or with the installation of additional window trim to add thickness. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

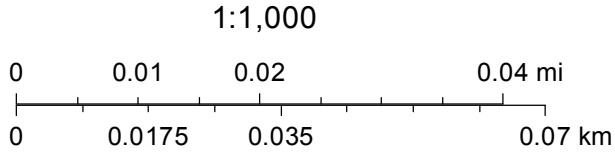
Item 2, Staff recommends approval of Historic Tax Certification based on findings d through f.

City of San Antonio One Stop



August 30, 2019

—— User drawn lines



CoSA

Front - 1323 Fulton Ave



[illegible]

Front - 1323 Fulton Ave



Rear - 1323 Fulton Ave



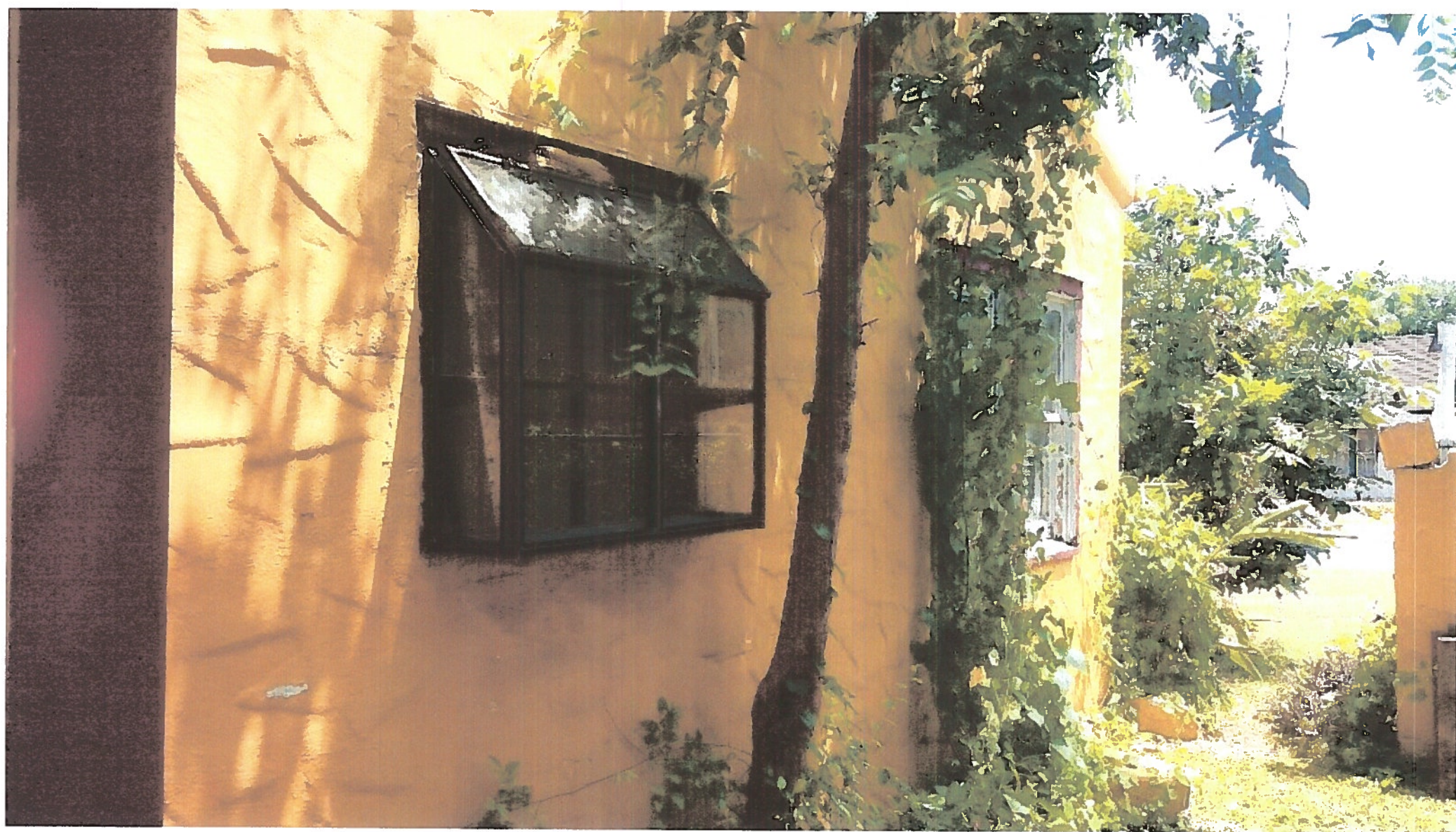
Right Side- 1323 Fulton Ave



Right Side- 1323 Fulton Ave



Left Side - 1323 Fulton Ave



Window Damage
1323 Fulton Ave



Window Damage
1323 Fulton Ave



Right 2





Right 3



Right 3



Right 3



Right 4

A photograph taken from inside a building, looking out through a severely damaged window. The window frame is made of light-colored wood, which is heavily weathered, with significant peeling paint and missing sections, particularly along the top and left edges. To the left of the window, a portion of a wall is visible, featuring a dark, textured material (possibly insulation or a different type of siding) above a section of grey, rectangular tiles. The view outside the window shows a yard with dry, yellowish-brown grass and patches of green. In the background, there are several trees and a pile of wooden planks leaning against a structure. A white rectangular object, possibly a piece of furniture or a sign, is visible on the ground in the middle ground. The word "Rear" is written in red text in the bottom left corner of the image.

Rear



Front Patio



Front Patio



Right 1



Right 2



Right 3



Right 3



Right 3



Right 4



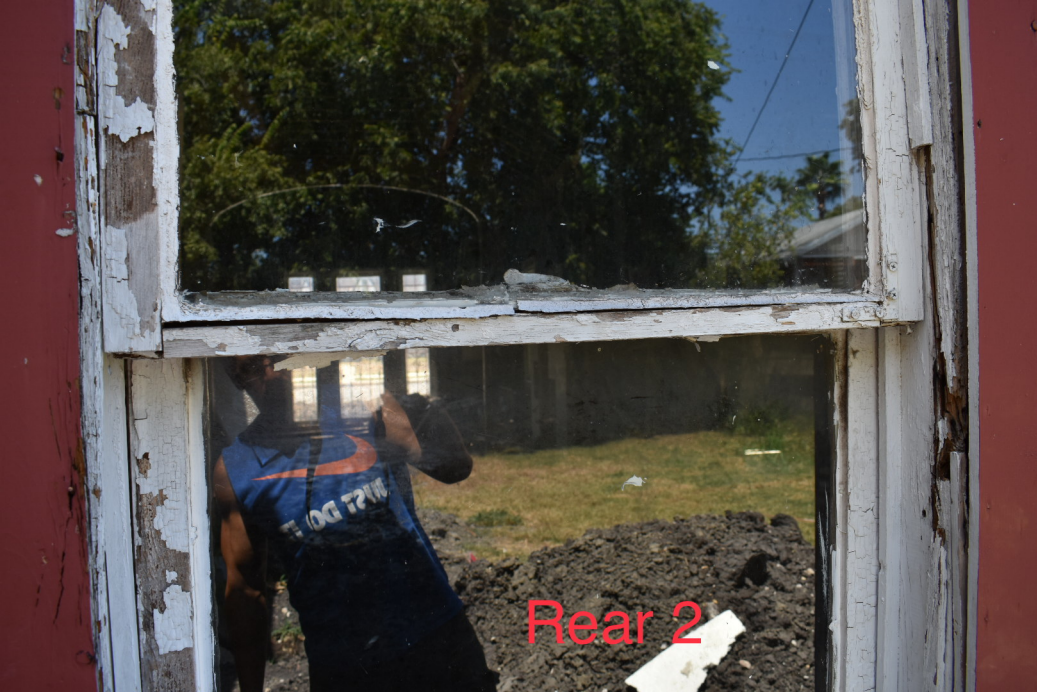
Right 5



Rear



Rear 2



Rear 2



Rear 2



Rear 2



Rear 2



Left 3



Left 2



Left 1

Front





Front patio



Front patio



Right 1

Front



Front





Left 1

Front
Patio



Front



Statement Of Expected Costs

1323 Fulton Ave

1. Foundation-	\$12,000
2. Stucco-	\$5,500
3. Windows-	\$6,000
4. Misc Trim-	\$3,500
5. Roofing-	\$8,500
6. Electrical-	\$7,500
7. Plumbing-	\$8,250
8. Interior Doors/Trim	\$4,000
9. HVAC-	\$7,800
10. Sheetrock- Tape/Float/Texture	\$4,100
11. Cabinets-	\$8,650
12. Flooring-	\$12,000
13. Fixtures-	\$7,400
14. Counter Tops-	\$4,000
15. Appliances-	\$10,000
16. Clean up-	\$3,000
17. Dumpster-	\$1,500
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Total Expenses-	\$113,700.00

Projected Time Schedule

1323 Fulton Ave

- Foundation- 2 weeks
- Stucco Repair- 2 weeks
- Roofing- 2 weeks
- Windows- 2 weeks
- Demo- 1 week
- Electrical- 2 weeks
- Plumbing- 2 weeks
- HVAC- 1 week
- Sheetrock- 2 weeks
- Exterior Paint- 1 week
- Interior paint- 1 week
- Doors/Trim- 1 week
- Flooring- 2 weeks
- Cabinets- 3 days
- Trades-Trim 2 weeks
- Counter Tops- 2 days
- Clean up- 3 days
- Testing- 2 days
- Inspections- 1 week

Start date 08/05/2019

Expected Completion- 01/31/2020