

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-644
ADDRESS: 232 FLORIDA ST
LEGAL DESCRIPTION: NCB 3009 BLK 7 LOT 8-9
ZONING: RM-4, HS, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: House
APPLICANT: Monday Construction
OWNER: Steckly/Robison
TYPE OF WORK: Windows/fenestration changes
APPLICATION RECEIVED: October 10, 2019
60-DAY REVIEW: December 09, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform the following fenestration modifications to the rear addition:

1. EAST ELEVATION – Replace two ganged aluminum windows with wood windows
2. EAST ELEVATION – Replace the solid door with a full-lite door
3. SOUTH ELEVATION – Replace three missing aluminum windows with two smaller wood windows
4. SOUTH ELEVATION – Replace two ganged aluminum windows with double full-lite doors

APPLICABLE CITATIONS:

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.

Standard Specifications for Window Replacement

- MATERIAL: If replaced is approved, the new windows must feature primed and painted wood exterior finish. Cladded or composition options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

3. The Guidelines for Additions

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The primary historic structure at 232 Florida was constructed circa 1905 and is both an individual local landmark and contributing to the Lavaca Historic District. The two-story single-family structure features neoclassical columns on the wraparound porch and balcony, exposed rafters and dentil molding, a standing seam metal roof, and brick masonry facades. The structure features a rear addition distinguished by its wood lap siding, aluminum windows, and a matching roof and eave detail.

- b. COMPLIANCE – Upon submitting the application for approval to perform fenestration modifications to the rear addition, the applicant disclosed that work had already begun before being notified that a Certificate of Appropriateness was needed. At this time, no historic material has been permanently discarded or irreversibly altered.
- c. EAST ELEVATION WINDOWS – The applicant has proposed to replace two ganged aluminum windows with wood windows of the same opening size and sash configuration. Per the Guidelines for Additions 4.A.ii., staff finds that the proposed window replacement would be an improvement to the existing condition of the addition and is generally appropriate if the window installation meets the Standard Specifications for Window Replacement.
- d. EAST ELEVATION DOOR – The applicant has proposed to replace the solid door and aluminum screen door with a full-lite door. Per the Guidelines for Additions 4.A.ii., staff finds that the proposed window replacement would be an improvement to the existing condition of the addition and is generally appropriate.
- e. SOUTH ELEVATION WINDOWS – The applicant has proposed to replace three missing aluminum windows with two smaller wood windows. Per the Guidelines for Additions 4.A.ii., staff finds that the three window openings should be maintained in size and location as it relates to the existing fenestration pattern and sizes of window openings on the historic portions of the structure. However, the proposed window replacement would be an improvement to the existing condition of the addition and is generally appropriate if the window installation meets the Standard Specifications for Window Replacement., noted as follows: A wood window should be installed that features meeting rails that are no taller than 1.25” and stiles that are no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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. 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. SOUTH ELEVATION DOOR- The applicant has proposed to replace two ganged aluminum windows with double full-lite doors. Per the Guidelines for Additions 4.A.ii., staff finds that the proposed window replacement with doors would be an improvement to the existing condition of the addition and is generally appropriate if the width and location of the existing window opening is maintained.

RECOMMENDATION:

Staff recommends approval of item 1 through 4 based on findings c and d with the following stipulations:

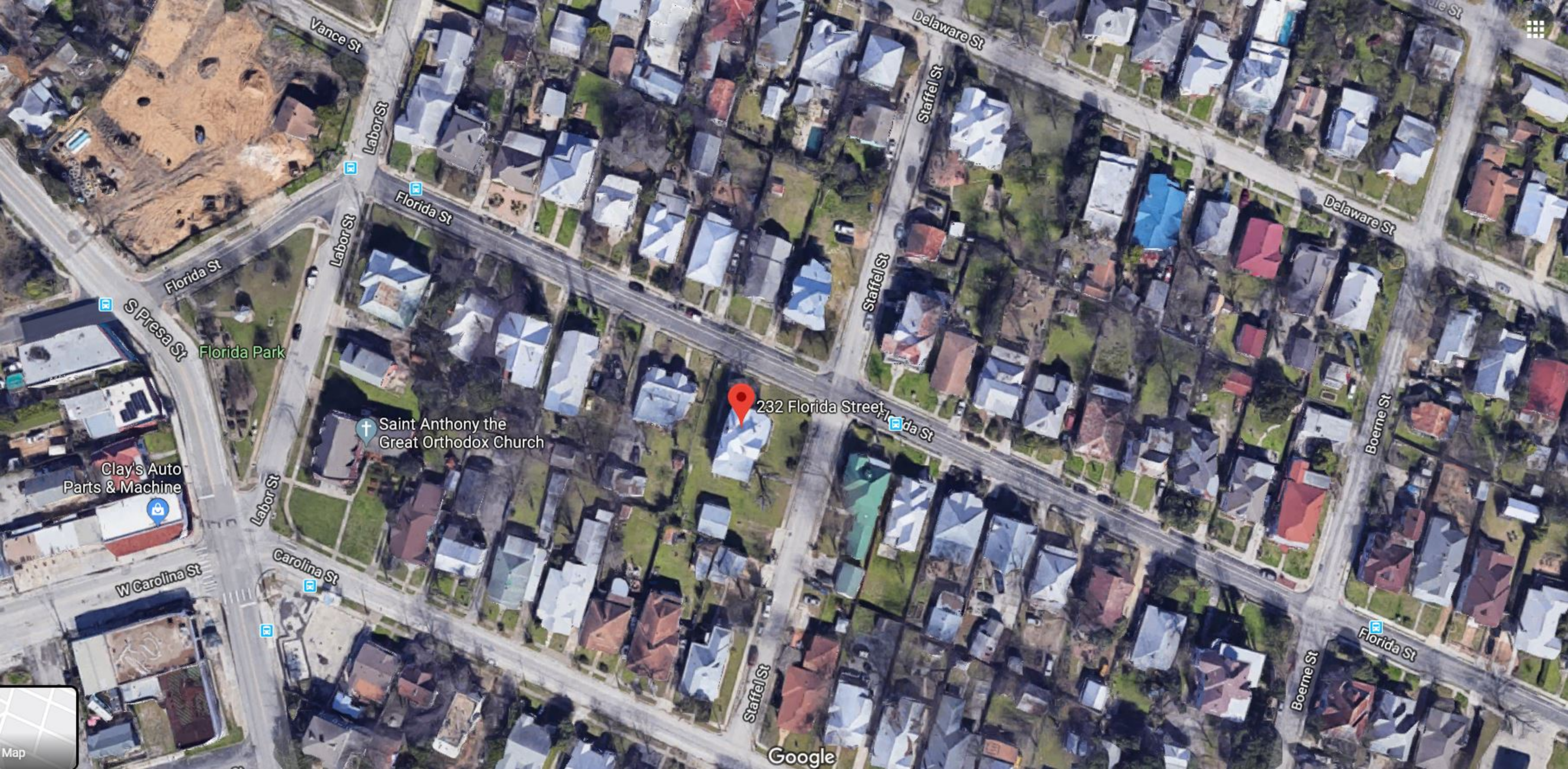
- i. That all new windows meet the Standard Specifications for Replacement Windows
- ii. That all window opening sizes and locations are maintained. For Item 3., the three window openings may be replaced with a wood product of the same quantity, size, and location rather than converting to two smaller windows. For Item 4., the two ganged windows may be replaced with double-doors with the same width and location of the existing opening.
- i. That the proposed windows feature the following stipulations: Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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. 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.

232 Florida



October 28, 2019





Vance St

Labor St

Florida St

Delaware St

Staffel St

Delaware St

Boerne St

Florida St

Boerne St

Florida St

S Presa St

Florida Park

† Saint Anthony the Great Orthodox Church

Clay's Auto Parts & Machine

W Carolina St

Carolina St

Staffel St

Google





Florida Park



Map

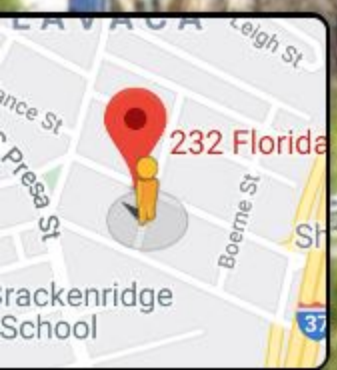
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232 Florida Street



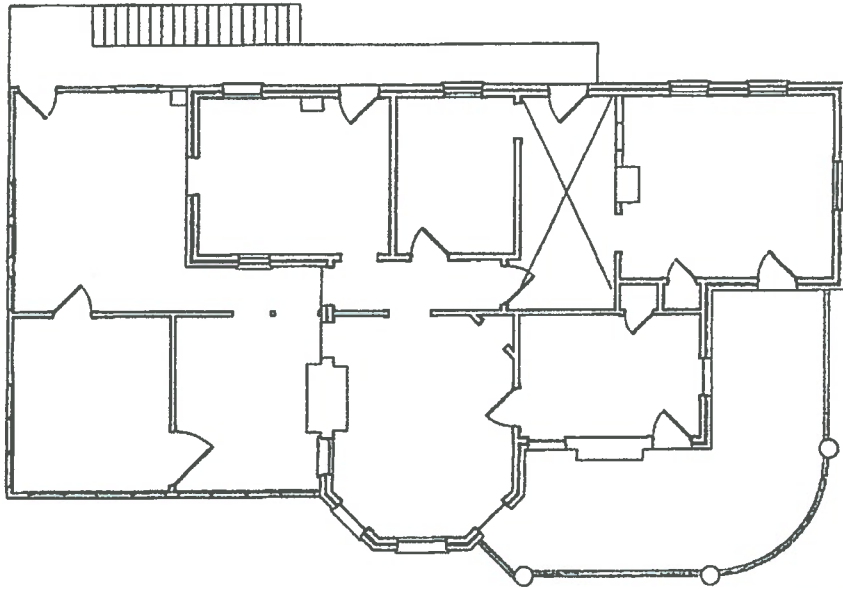
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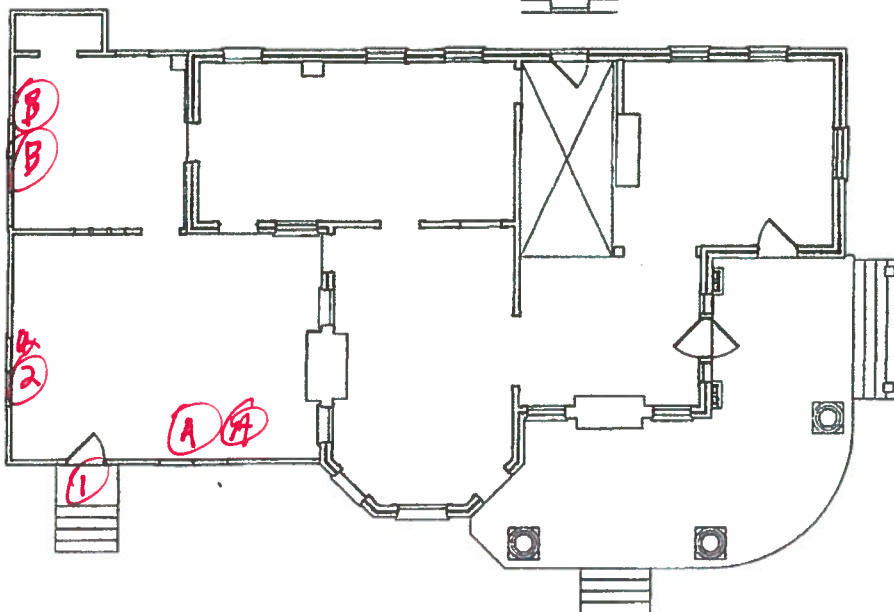


AS BUILT SECOND FLOOR PLAN



Window (A) 2' 3"
 (B) 3' 7"
 Door (1) 3' 6"
 (2) 6' 6"

AS BUILT FIRST FLOOR PLAN



List Price Quote

Quote # SQCLK000518_1

Roddis Lumber and Veneer Co.
1102 N Mesquite St.
San Antonio, TX 78202

Rogue Valley
Door

2/10 x 7/8 x 13/11

Entered By: Jari O'Connor jari@roddislumber.com

2/14/2019

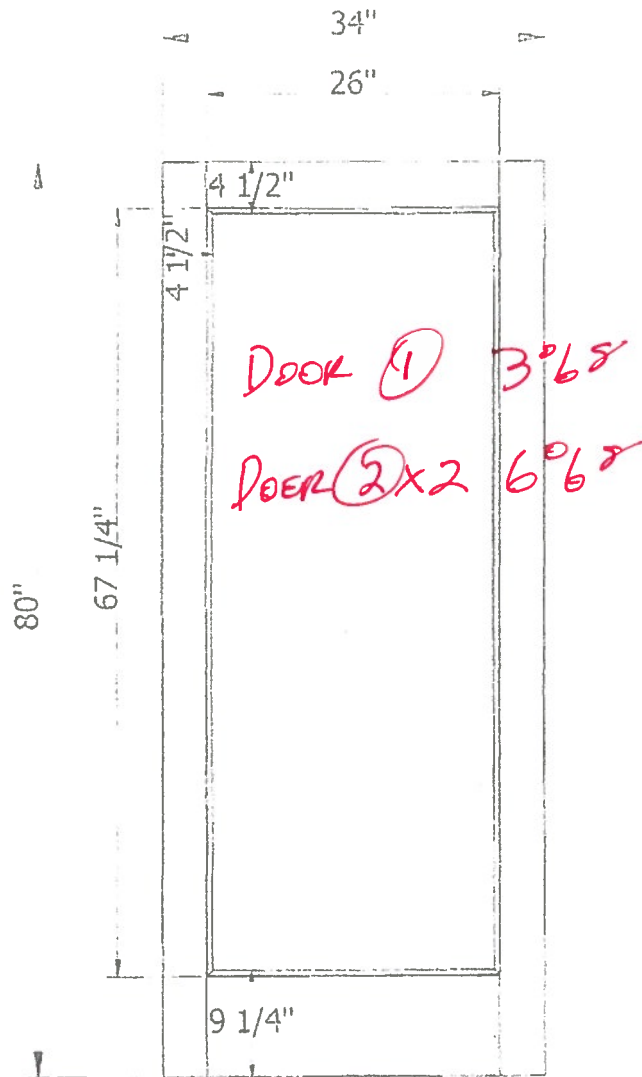
Door Info

Thickness	1-3/4"
Pattern	4501
Species	DF
Width	2/10
Height	6/8
Stile	4-1/2"
Sticking	Square Sticking
Top Rail	4 1/2"
Bottom Rail	9 1/4"
Glass Type	IG
Panel Type	
Rogue Premium	

Additional Details

Door Model - 4501, Glass Thickness
5/8", Stile and Rail Dimensions
Includes 1/2" Sticking Width, Standard
Lead-Time

Name : Monday Const.



P-491333-1

All images are interior view

Est Weight: 83

Our Valued Customer

SWM

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232 FLORIDA

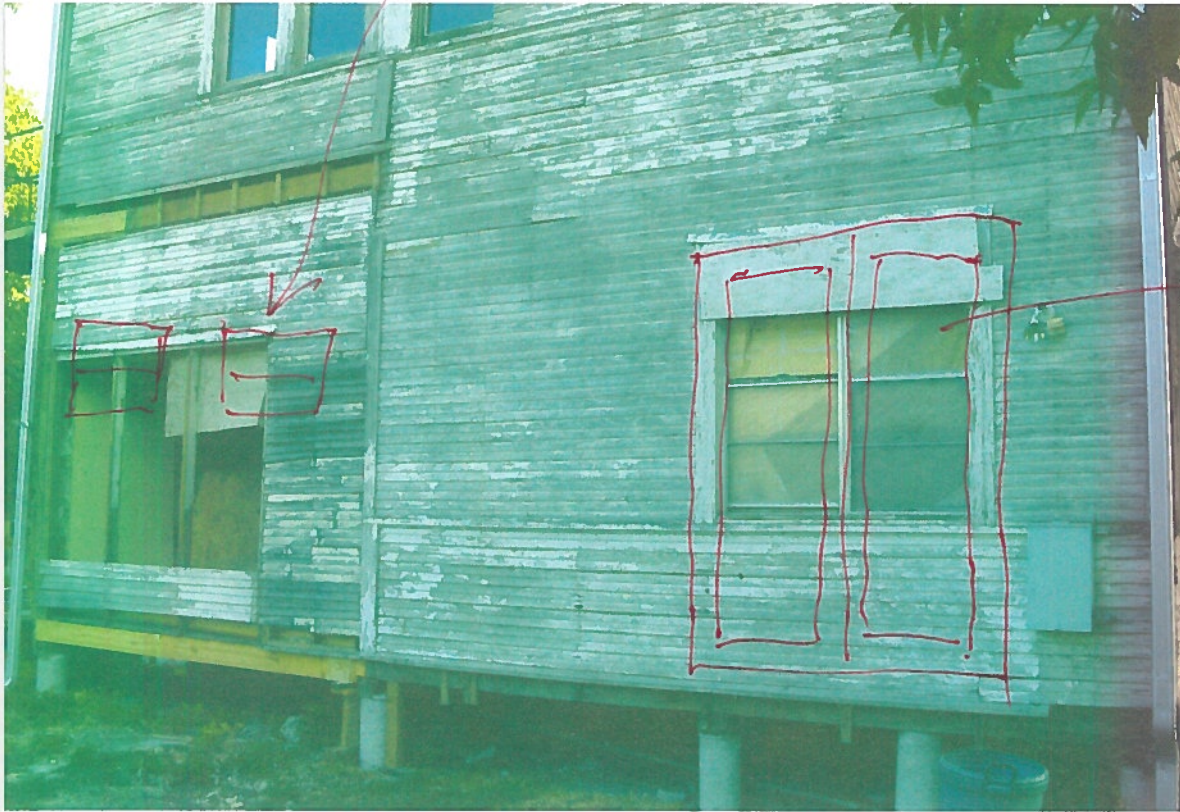


MATCH WOOD WINDOW
TO MATCH

EXISTING

SINGLE LIGHT WOOD DOOR 3'6"

WALL WITH WEED DBL HINGE
IN BATHROOM



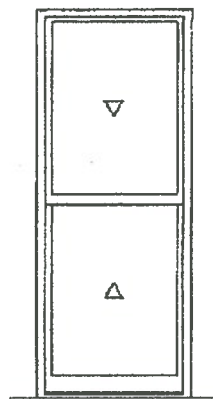
6'6"
DBL.
WOOD SINKER LIGHT

Product availability and pricing subject to change.

232 FLORIDA

Quote Number: UUVBAJK

Architectural Project Number:



As Viewed From The Exterior

Entered As: CN

MO 35 7/8" X 89 1/4"

CN 3040

FS 35 3/8" X 89"

RO 36 3/8" X 89 1/2"

Egress Information

Width: 31 13/16" Height: 38 1/4"

Net Clear Opening: 8.45 SqFt

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

Licensee #1109

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1051X2464 mm (41.4X97 in)

Bottom Sash

Primed Pine Sash Exterior

Bare Pine Sash Interior

SG - 1 Lite

Clear

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

No Energy Panel-43.41

Bronze Sash Lock

Belge Jamb Hardware

No Screen-28.41

4 9/16" Jambs

Exterior Casing - None-17.36

Primed Pine Standard Subsill

6" Long Sill Horns26.84

Installed Installation Brackets18.15

***Note: Unit Availability and Price Is Subject to Change

Initials required

Seller: _____

Buyer: _____

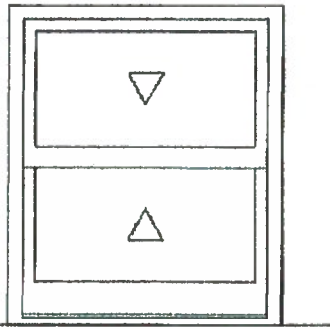
WINDOW (B)

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: A	Net Price:	478.30
Qty: 2		Ext. Net Price: USD	956.60

MARVIN 



As Viewed From The Exterior

Entered As: CN

MO 31 7/8" X 37 1/4"

CN 2614

FS 31 3/8" X 37"

RO 32 3/8" X 37 1/2"

Egress Information

Width: 27 13/16" Height: 12 1/4"

Net Clear Opening: 2.37 SqFt

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

Licensee #739

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 899X2059 mm (35.4X81.1 in)

LC-PG40 DP. +40/-40

FL15162

Primed Pine Exterior	29.99
Bare Pine Interior	
Ultimate Wood Double Hung	459.36
CN 2614	
Rough Opening w/ Subsill	
32 3/8" X 37 1/2"	
Glass Add For All Sash/Panels	33.15
Top Sash	
Primed Pine Sash Exterior	
Bare Pine Sash Interior	
SG - 1 Lite	
Tempered Clear	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
No Energy Panel	-32.36
Bottom Sash	
Primed Pine Sash Exterior	
Bare Pine Sash Interior	
SG - 1 Lite	
Tempered Clear	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
No Energy Panel	-32.36
Bronze Sash Lock	
Beige Jamb Hardware	
No Screen	-15.79
4 9/16" Jambs	
Exterior Casing - None	-8.68
Primed Pine Standard Subsill	
6" Long Sill Horns	26.84
Installed Installation Brackets	18.15

***Note: Unit Availability and Price is Subject to Change

WINDOW (A)

Initials required

Seller: _____







