



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

April 21, 2021

HDRC CASE NO: 2021-139
ADDRESS: 244 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9008 BLK 4 LOT 27, 28 & 29
HISTORIC DISTRICT: Olmos Park Terrace
APPLICANT: Jay Brandon/UNKNOWN - 244 HERMINE BLVD
OWNER: Jay Brandon/UNKNOWN - 244 HERMINE BLVD
TYPE OF WORK: Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 14 existing wood windows on the house with matching size and divided lite configuration with sash Fibrex windows by Renewal by Andersen

FINDINGS:

- a. The primary structure at 244 Hermine was constructed in the English stone cottage style and contributes to the Olmos Park Terrace Historic District. The one-story single-family structure features a two front-facing overlapping central gables with an arched inset doorway, flagstone façade, a side flaking stone chimney, and oneover- one wood windows with the exclusion of the front picture window which likely replaced the original set of ganged sash windows.
- b. EXISTING WINDOWS – The applicant has proposed to replace 14 one-over-one wood sash windows that are each likely to be original to the structure, if not replaced in-kind. Per the Guidelines for Exterior Maintenance and Alterations 6.B.iv. applicants should 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. Per the Standard Specifications for Original Wood Window Replacement: when individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. Throughout the submitted application photos, staff finds no instances of window system deterioration beyond repair – nor individual elements failing with the potential exception of the dislocating meeting rail on window 8. Staff finds that all 14 windows are wholly intact and should be repaired in-place where specific areas begin to deteriorate.
- c. PROPOSED WINDOWS – The applicant has proposed to replace with windows with matching size and configuration one-over-one sash Fibrex windows by Renewal by Andersen. If the commission approves of window replacement, staff finds that the proposed window product Renewal by Andersen generally adhere to the Standard Specifications for Original Wood Window Replacement with the exception that original wood windows should be replaced with matching wood windows, instead of the proposed composite Fibrex material, unless specifically approved by the commission.

RECOMMENDATION:

Staff does not recommend approval of window replacement based on the finding b regarding existing conditions. The windows should be repaired in-place.

If the commission approves of window replacement, staff finds that the proposed window product Renewal by Andersen generally adhere to the Standard Specifications for Original Wood Window Replacement with the exception that original wood windows should be replaced with matching wood windows, instead of the proposed composite material, Fibrex, unless specifically approved by the commission.

COMMISSION ACTION:

Denied.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent.

Shanon Shea Miller
Historic Preservation Officer