

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2024

HDRC CASE NO: 2024-355
ADDRESS: 1223 VIRGINIA BLVD
LEGAL DESCRIPTION: NCB 3886 BLK 2 LOT 18
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: SHAUN CANE/GREATEST NATION EQUITY LLC
OWNER: SHAUN CANE/GREATEST NATION EQUITY LLC
TYPE OF WORK: Fenestration modifications
APPLICATION RECEIVED: September 27, 2024
60-DAY REVIEW: November 26, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove four existing non-conforming windows on the structure's east side and install three salvaged wood windows to match the existing wood windows onsite.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

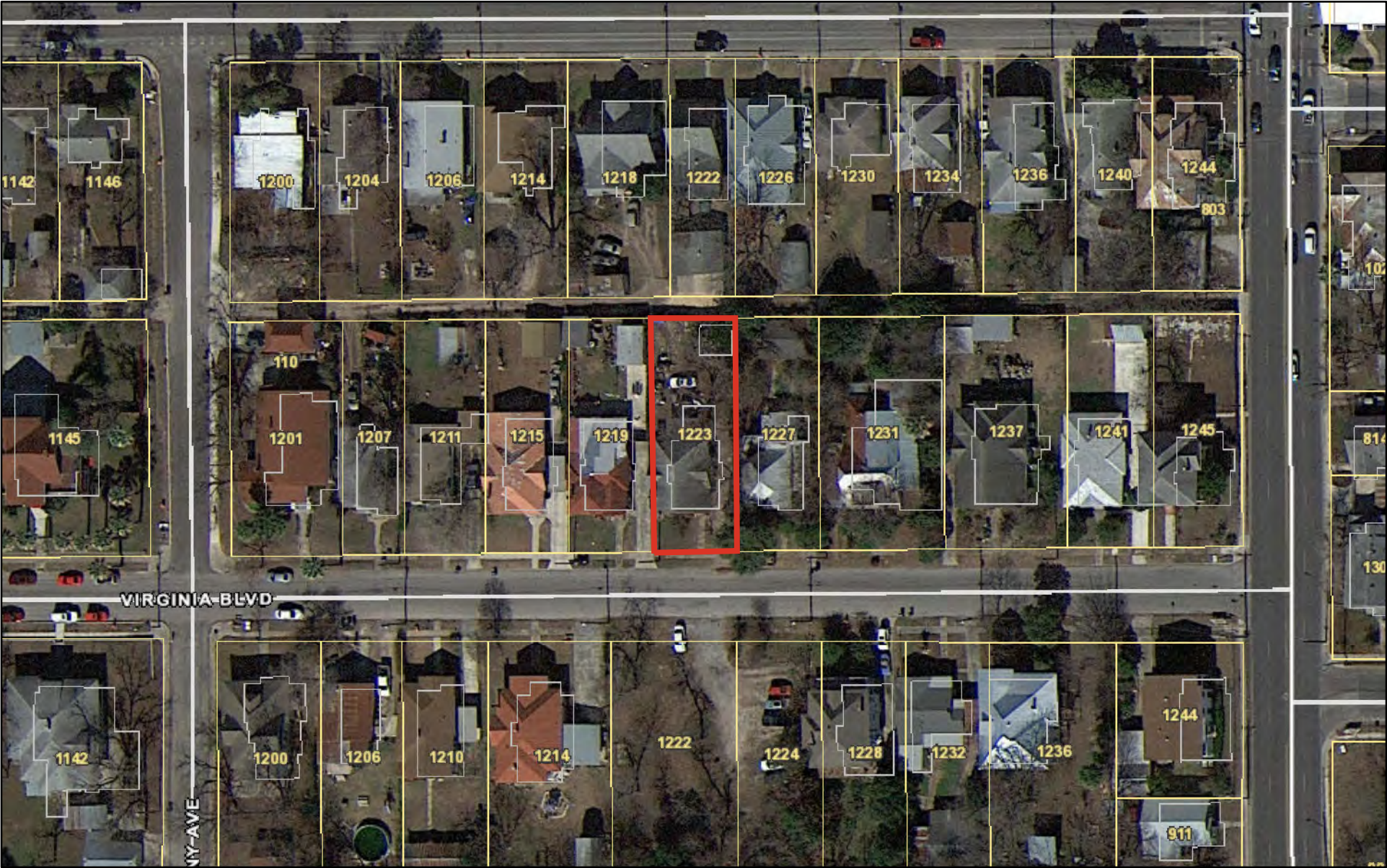
- a. The property located at 1223 Virginia Blvd is a one-story, single-family Craftsman constructed c. 1915 and first appears on the 1931 Sanborn Map. The structure features a prominent front-facing gable, a composition shingle roof, a stucco exterior, eave brackets, wood windows, and an inset front porch. This property contributes to the Knob Hill Historic District.
- b. ADMINISTRATIVE APPROVAL – The applicant had requested the repair and installation of stucco and the replacement of non-conforming windows with salvaged wood windows. On October 10, 2024, OHP staff administratively approved these scopes of work.
- c. FENESTRATION MODIFICATIONS (EAST SIDE) – The applicant is requesting approval to remove four existing non-conforming windows on the structure’s east side and install three salvaged wood windows to match the existing wood windows onsite. According to Sanborn Maps, this section of the structure was historically a rear porch and was later infilled. The existing windows are aluminum and expand across the historic rear porch’s east wall plane. Exterior Maintenance and Alterations 7.B.ii. states to refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds the replacement of the existing aluminum windows with three salvaged wood windows matching the other windows located onsite generally appropriate.

RECOMMENDATION:

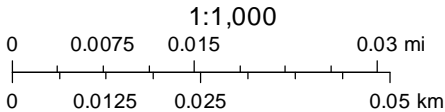
Staff recommends approval of the request, based on findings a through c, with the following stipulation:

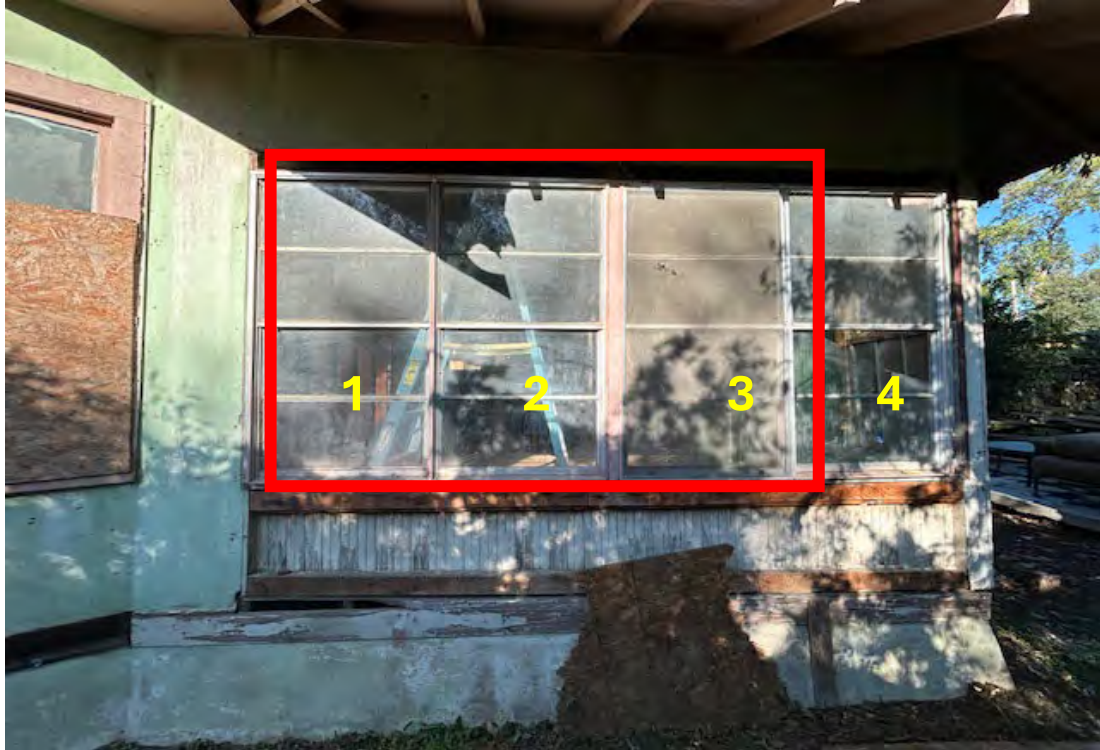
- i. That the applicant submit measured and to-scale elevation drawings for staff review prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



October 9, 2024





RIGHT SIDE (Facing house from street)

- rear window section IS NOT original to house
- current windows are not wood or historic in design or material.

-**REQUEST:** replace with 3 Salvaged wood windows (see sketch with dimensions). Use same elevation as existing wood windows on east and west side of house.



This is the current windows in bed room on West side. This is the same type of double window design we are requesting to replace in the room on the East side where currently there are 4 non-historic windows added at some point to this house.



SOUTH SIDE (FRONT)

1223 VIRGINIA BLVD



NORTH SIDE (REAR)



EAST SIDE

1223 VIRGINIA BLVD



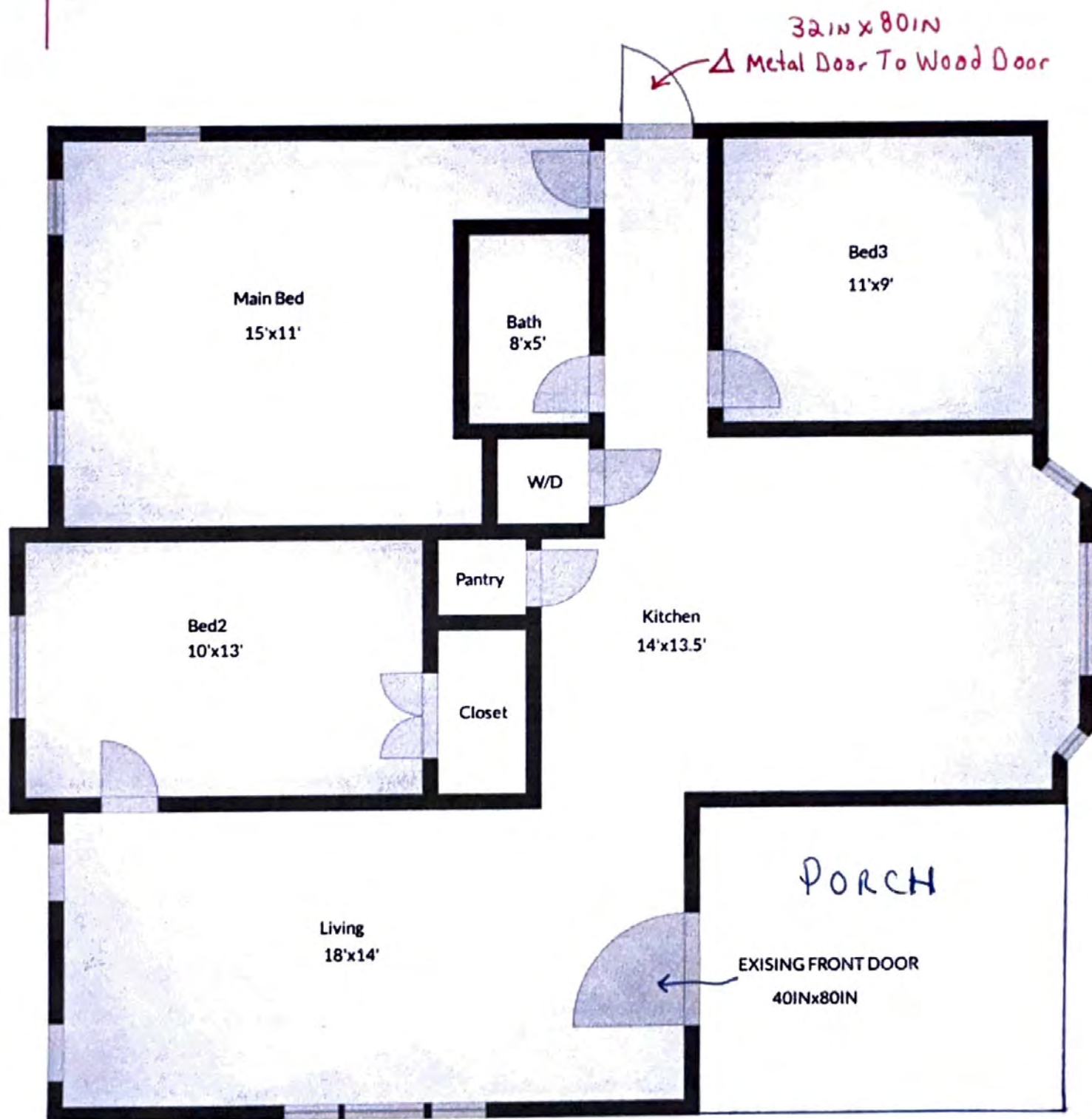
WEST SIDE

1223 VIRGINIA BLVD





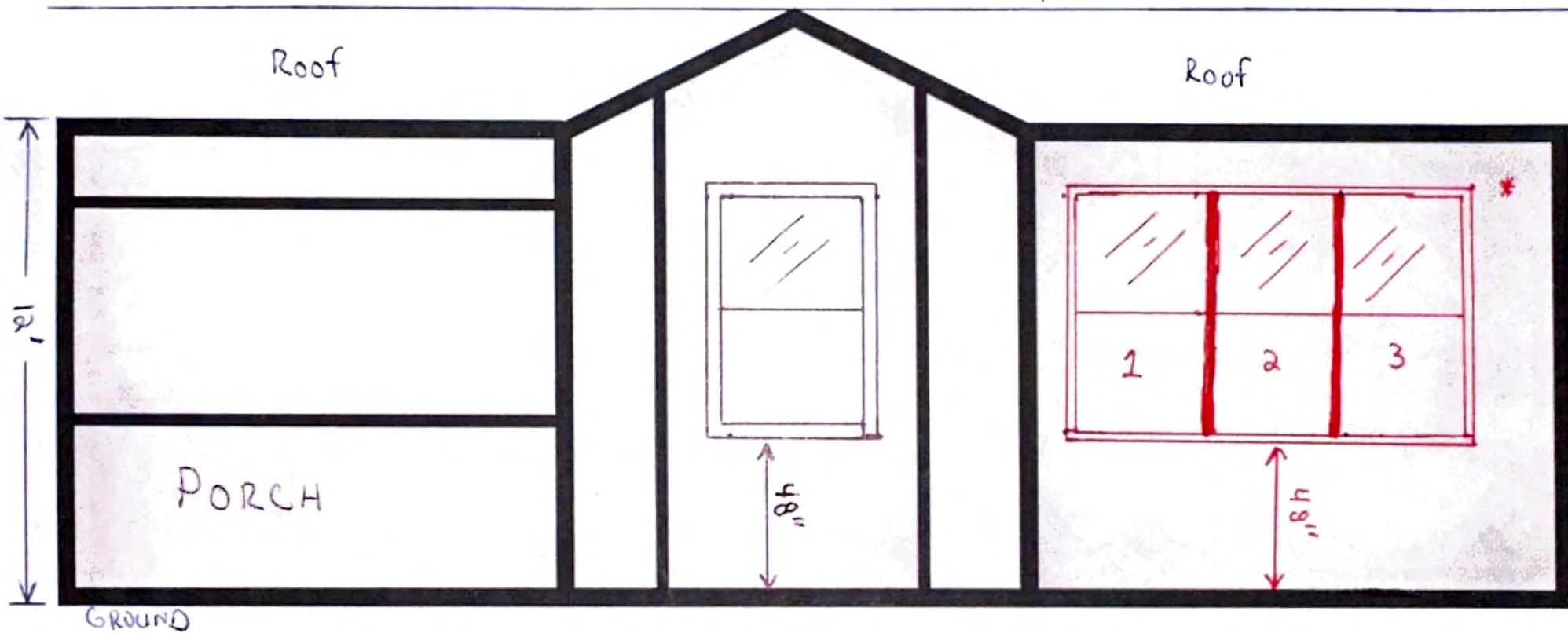
FLOOR PLAN



1223 VIRGINIA



ELEVATION EAST SIDE



* Replace current Aluminum windows with 3 salvaged WOOD WINDOWS consistent in size and likeness of the other WOOD WINDOWS IN THIS HOUSE (see "WOOD WINDOW" sketch for specs)

\$\$ - Repair Stucco throughout exterior, which is existing.

1223 VIRGINIA BLVD

N O F X P O S U R E

0



BILL GREEN AV.

Not Done

NEW BALINEE S AV

DILWORTH AV.

301

VIRGINIA ST.

287

IOWA GRAVELED

3886

VIRGINIA BLVD

GRAVELED

3888

ST. ANTHONY

AV. GRAVELED.

Scale of Feet ²¹¹ ₂₀₃

NELSON AV. GRAVELED

290

Original located at San Antonio Public Library Special Collections

< Back to Browse Maps

State: Texas

City: San Antonio

Date: 1911-Mar. 1951*

Volume: vol. 3, 1912-Feb. 1951



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