

HISTORIC AND DESIGN REVIEW COMMISSION

August 18, 2021

HDRC CASE NO: 2021-397
ADDRESS: 410 AUSTIN ST
LEGAL DESCRIPTION: NCB 517 BLK 11 LOT S 36.2 FT OF 3 & N 11.4 FT OF S 47.6 FT OF W 96 FT OF 3
ZONING: D, H
CITY COUNCIL DIST.: 2
LANDMARK: Robitzsch Brothers Building
APPLICANT: SHIRLEY GERRY & HARMEL OLAF & NEELY JOEL
OWNER: SHIRLEY GERRY & HARMEL OLAF & NEELY JOEL
TYPE OF WORK: Shutter installation
APPLICATION RECEIVED: July 08, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing metal sheeting and burglar bars on the first-floor front façade windows and doors with fully operable wood louvered shutters.

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.

FINDINGS:

- a. The primary structure at 410 Austin is a 2-story brick commercial structure constructed circa 1895. The property first appears on the Sanborn Map in 1896. The structure features a decorative brick parapet with parapet sculptures, a sawtooth brickwork pattern on the upper façade, and arched window and door headers on the front façade. The property is an individual landmark.
- b. SHUTTER INSTALLATION – The applicant has proposed to install fully operable wood louvered shutters on the first-floor front façade windows and doors. The front façade windows and doors are currently covered with metal sheeting and burglar bars. The applicant has proposed to mount the shutters to the wood door and window framing with stainless steel continuous hinges. Guideline 6.B.x for Exterior Maintenance and Alterations states that shutters should be incorporated only where they existed historically and where appropriate to the architectural style of the structure. 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. According to the 1896 and 1904 Sanborn Maps the structure did not historically feature shutters. However, the applicant has proposed to install shutters that match the height and width of the openings. Additionally, the shutters are proposed to be mounted in such a way that they will not impact the historic material. The replacement of the burglar bars and metal sheeting with fully operable wood shutters is an improvement and is a reversible condition. Staff finds the proposal appropriate.

RECOMMENDATION:

Staff recommends approval of shutter installation based on findings a through b with the following stipulations:

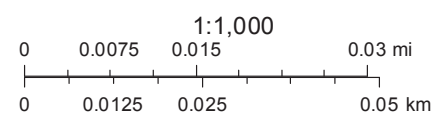
- i. That the sizes of the existing window and door openings are not modified.
- ii. That no historic material be removed to accommodate the installation of the shutters.

City of San Antonio One Stop



August 11, 2021

— User drawn lines

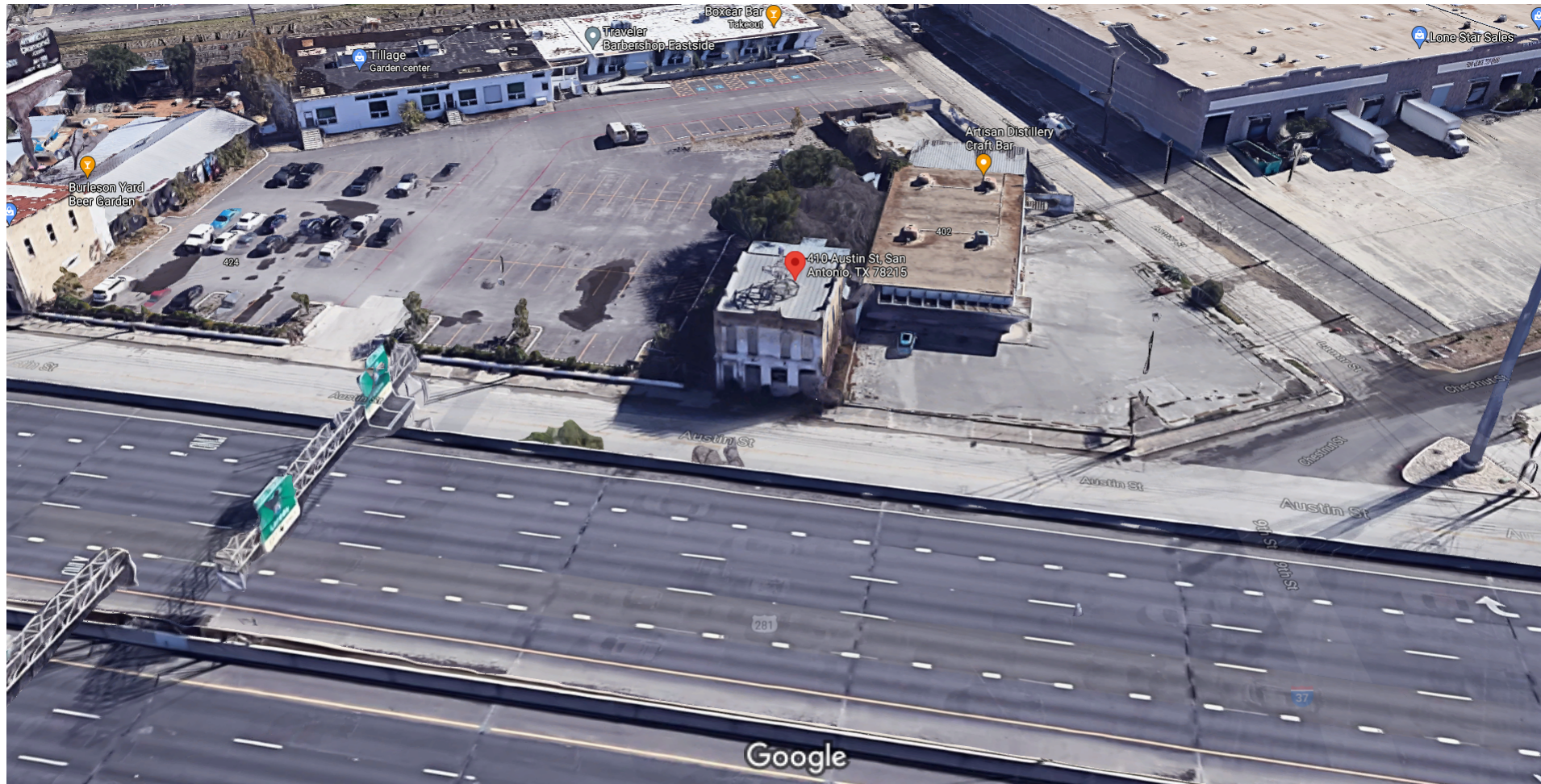


Google Maps 410 Austin St



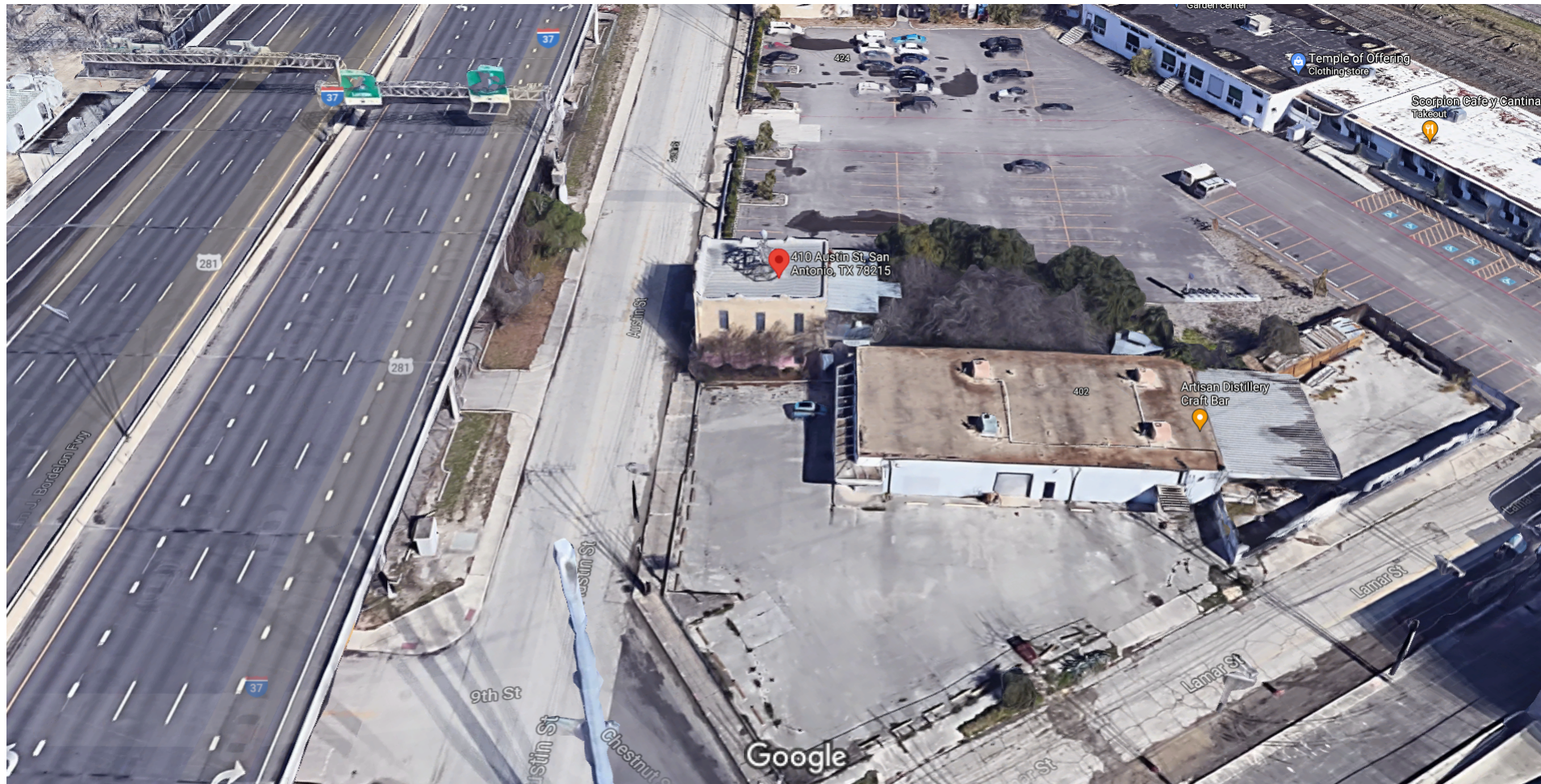
Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 50 ft

Google Maps 410 Austin St



Imagery ©2021 Google, Map data ©2021, Map data ©2021 Google 20 ft

Google Maps 410 Austin St



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Google Maps 410 Austin St

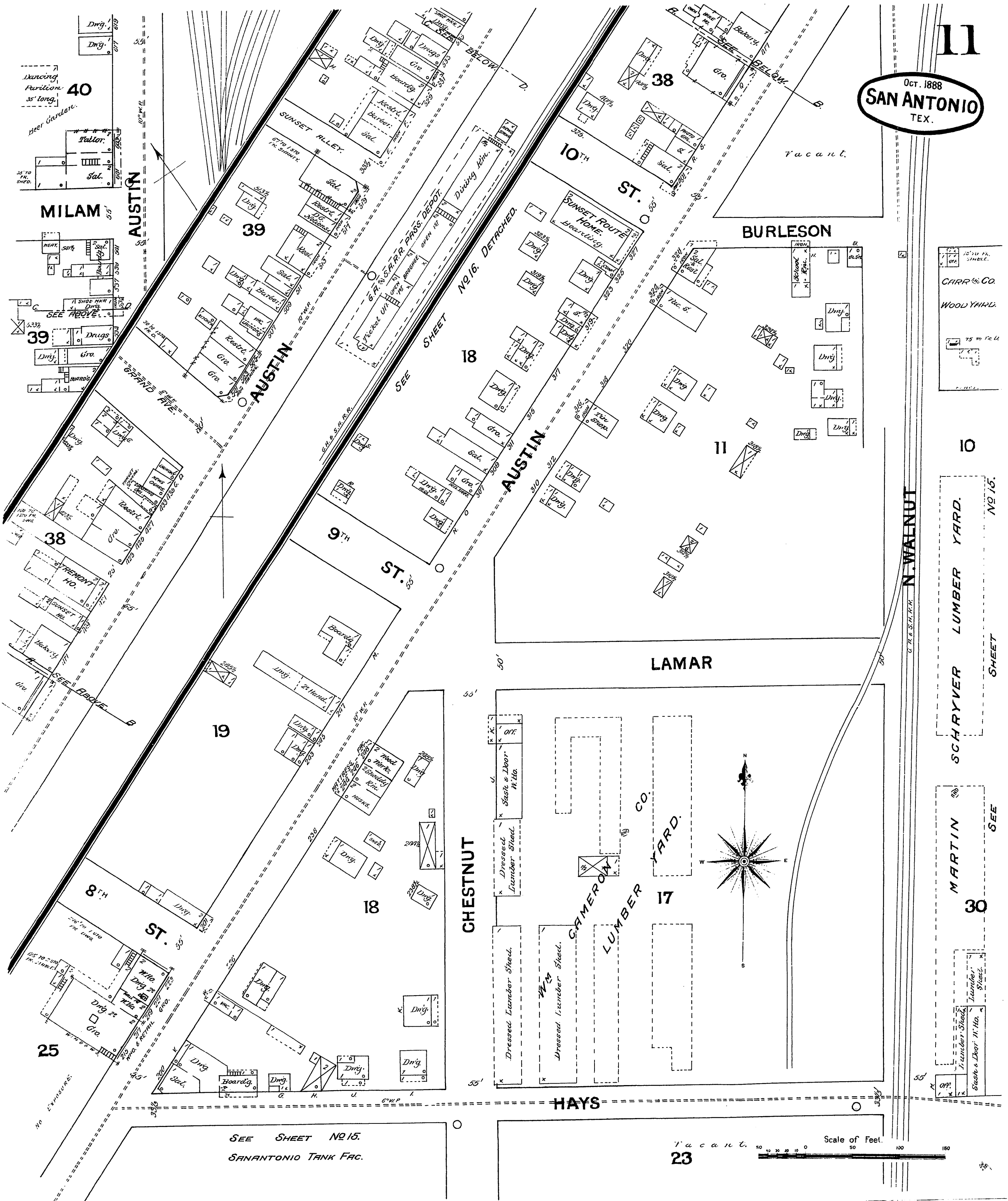


Imagery ©2021 Google, Map data ©2021, Map data ©2021 Google 20 ft

Google Maps 410 Austin St



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft



CARR & CO.
WOOD YARD.

SCHRYVER LUMBER YARD.

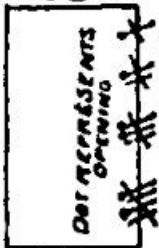
MARTIN LUMBER YARD.

SEE SHEET NO. 15.
SAN ANTONIO TANK FAC.

Scale of Feet.
23



COUNTING FROM LEFT
TO RIGHT. LOOKING
TOWARD BUILDING



Opening in Division Wall

with Iron Door

Windows . . . Shutters

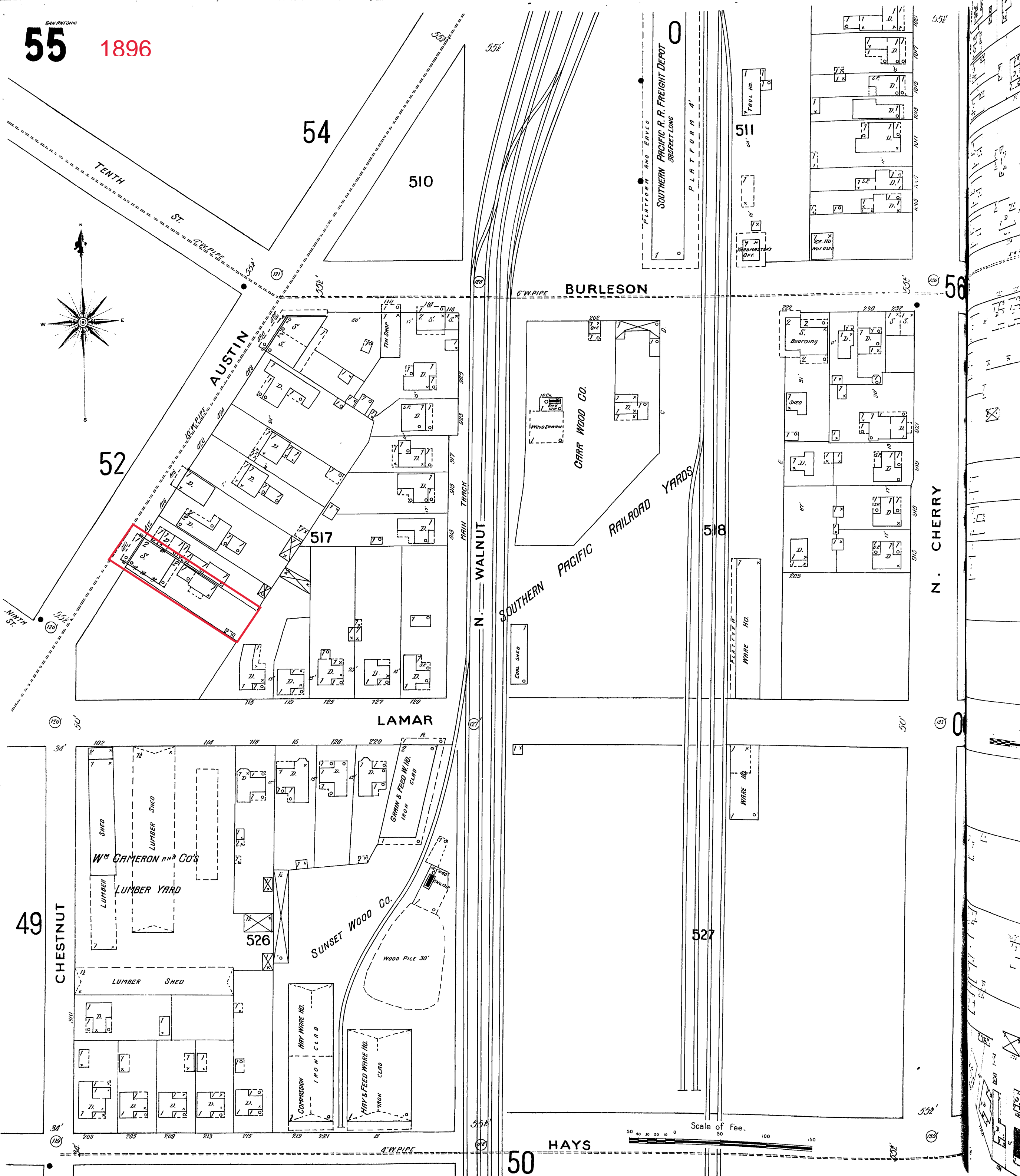
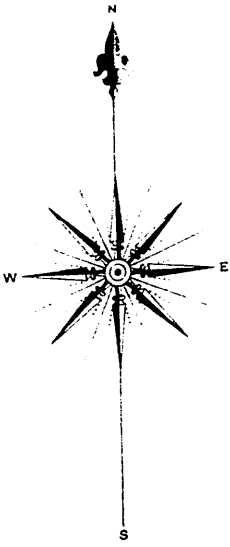
Window opening in 1st Story

. . . 2^d . . .

Windows . . . 2^d & 3^d Storie

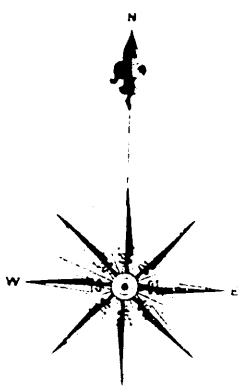
. . . 2^d & 4th . . .

55 1896



166

SHERMAN 1904



DEVILBIS ST.

510

165

AUSTIN

517

LAMAR

N. WALNUT

BURLESON

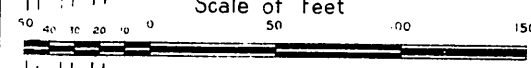
518

N. CHERRY 167

162

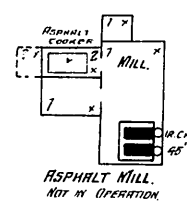
527

Scale of Feet

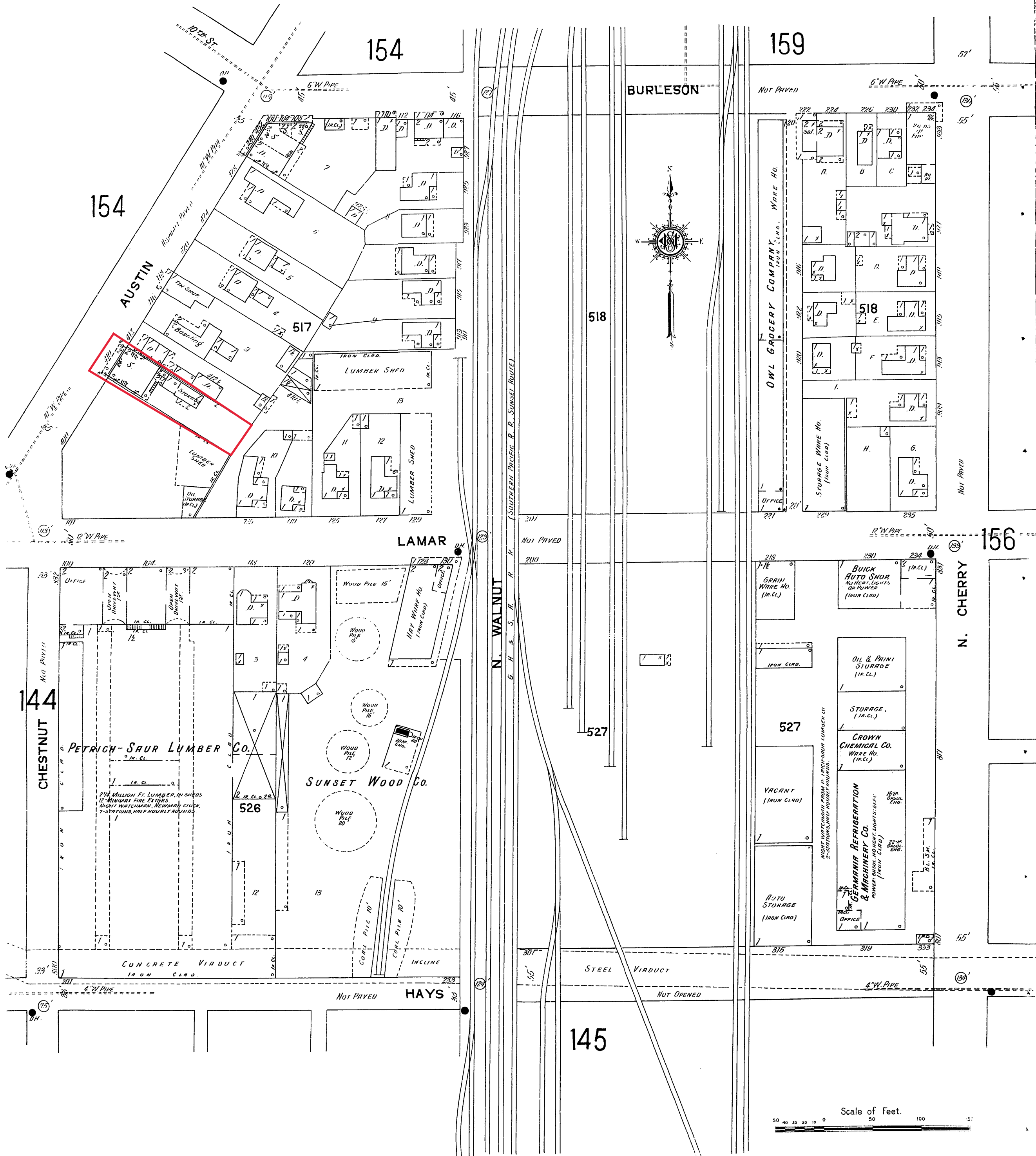


R H DOWMAN LUMBER YARD

SUN SET WOOD CO. STEAM RAIL YARD



CHESTNUT

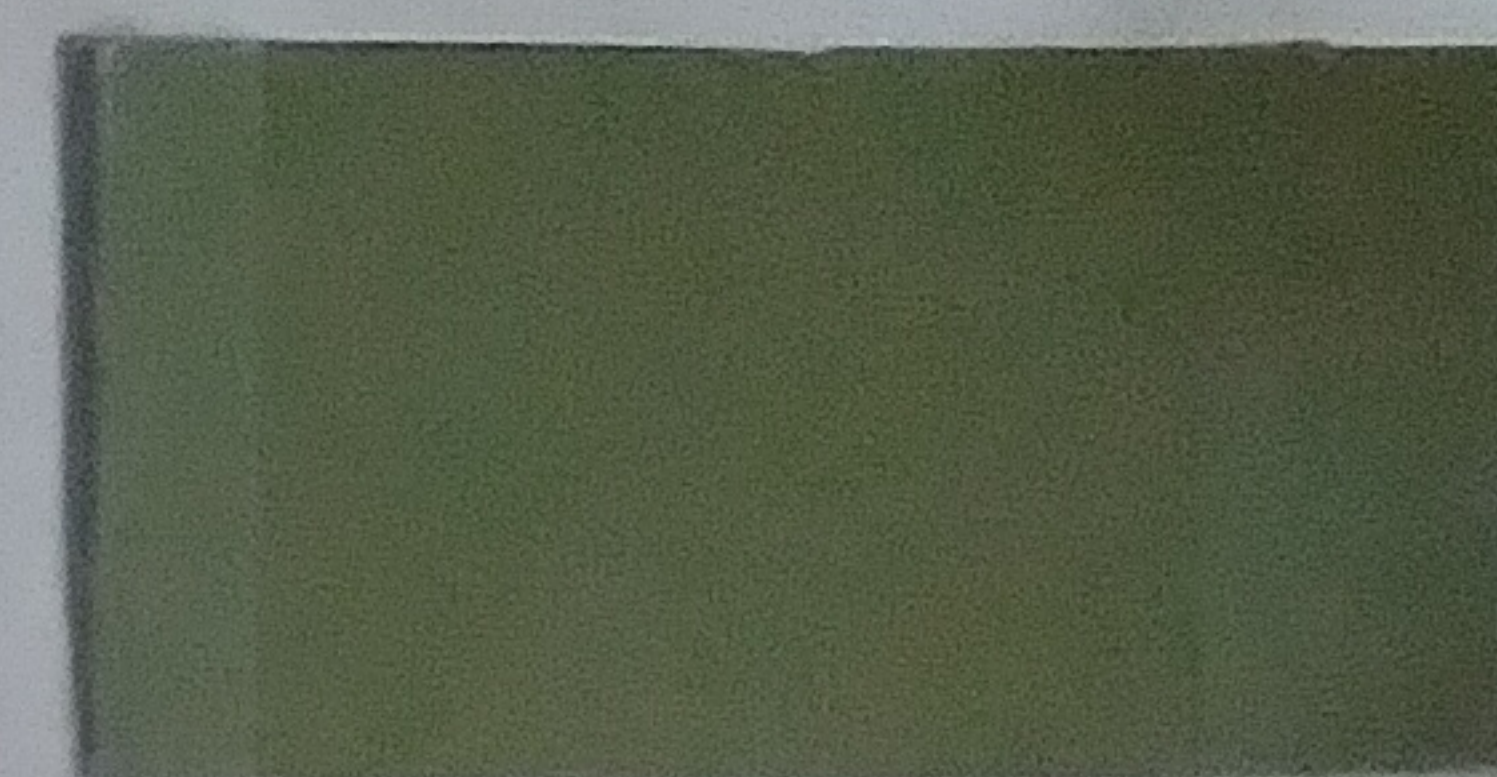
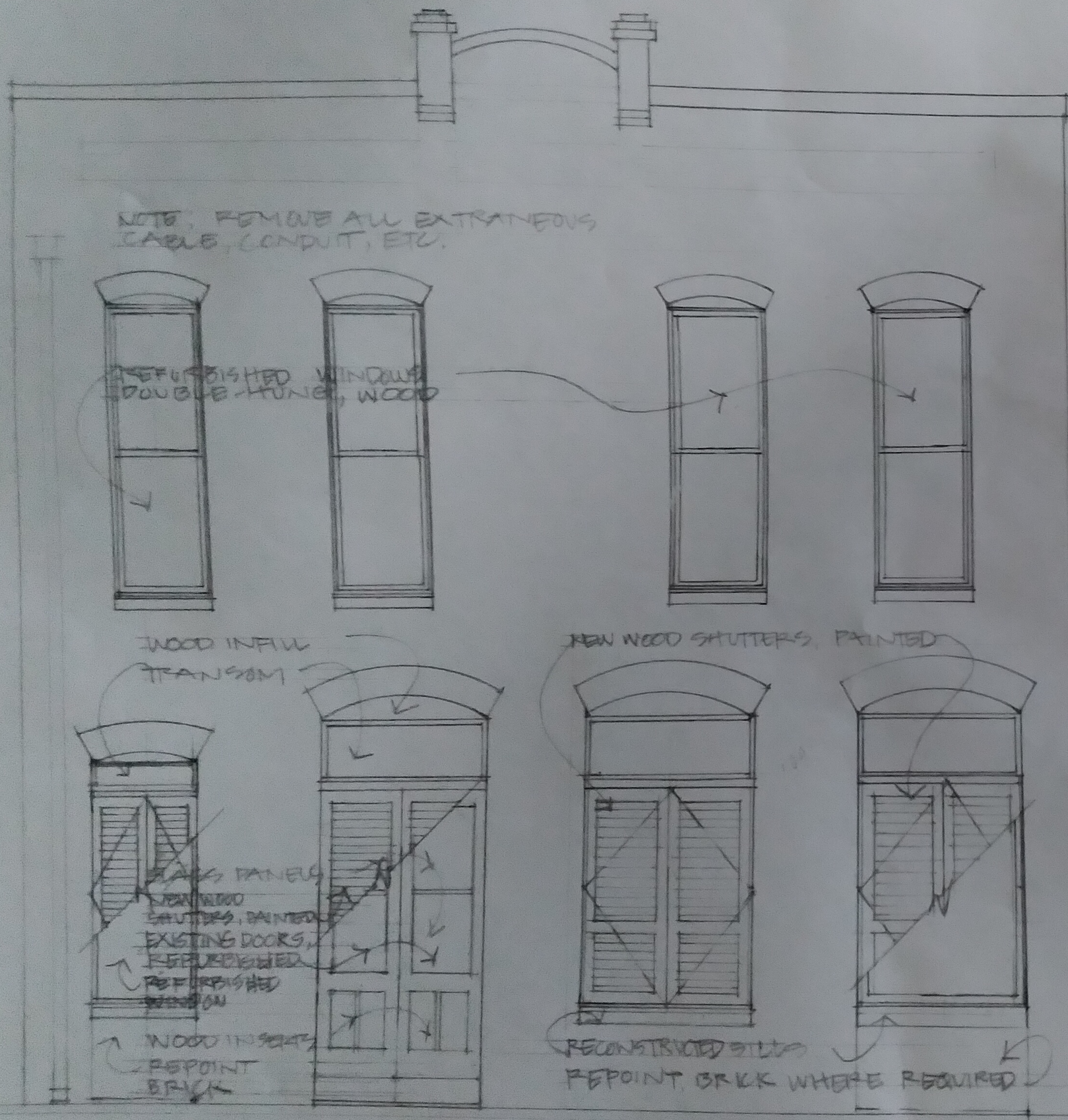




Artisan

410

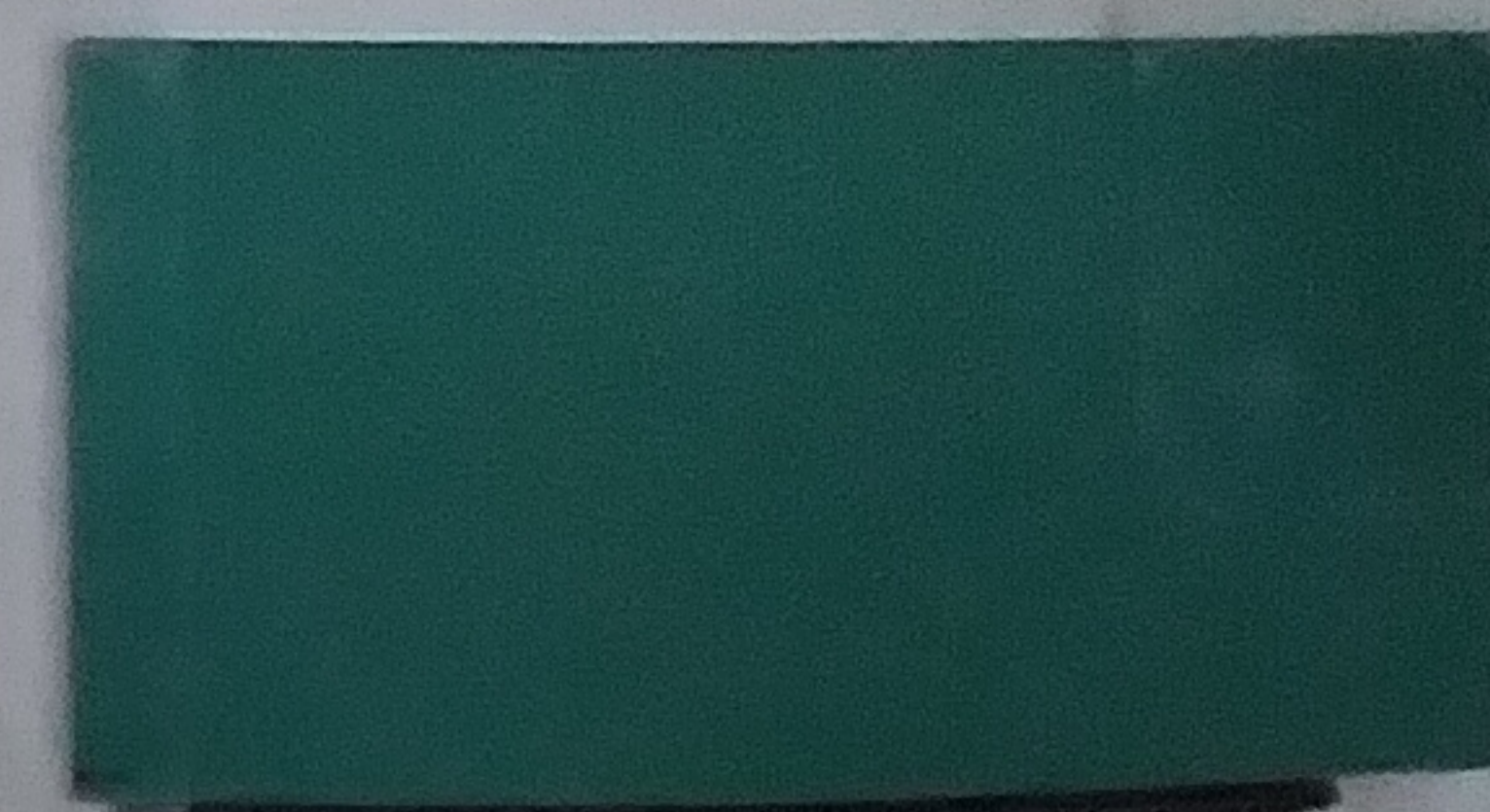
410



WINDOW & DOOR TRIM
PPG 409-5
CAVERN MOSS



WINDOW SASH, SHUTTERS
PPG 505-7
PINE FOREST



ENTRY DOORS
PPG 301-6
JERICHO JADE





402



Rachel Rettaliata (OHP)

From: Ger
Sent: Monday, July 19, 2021 12:24 AM
To: Rachel Rettaliata (OHP)
Subject: [EXTERNAL] 410 Austin Shutter Specifications

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Rettaliata,

Here is the information on the Shutters:

The stiles and louvers of each shutter panel are constructed of eastern white pine that is to be primed and painted. They will not be fastened directly to the historic brick but instead will be mounted to the wood Door and Window framing. They will be mounted with stainless steel continuous hinges.

Dimensions are as follows:

North Window (2 panels)
Each Panel measures 18 inch width by 80 inch height

Doors (2 panels)
Each Panel measures 30 inch width by 105 inch Height

South Windows (2 windows, 4 panels)
Each Panel measures 30 inch width by 80 inch Height

Please let me know if you need anything else. I look forward to calling you this week to find out about the next steps with the HDRC.

Thanks,
Gerry

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

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