

**HISTORIC AND DESIGN REVIEW COMMISSION
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

April 19, 2024

HDRC CASE NO:	2024-143
ADDRESS:	117 SWEET
LEGAL DESCRIPTION:	NCB 2559 BLK B LOT E 30 FT OF 14 & W 30 FT OF 15
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Nathan Historic District
APPLICANT:	Julio Vazquez /Payaya Design & Build
OWNER:	MOOD MICHAEL G & LYONS DEIRDREA A
TYPE OF WORK:	Fenestration modification
APPLICATION RECEIVED:	March 28, 2024
60-DAY REVIEW:	May 27, 2024
CASE MANAGER:	Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify an existing window opening on the front façade by converting the existing opening to a door opening.

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:

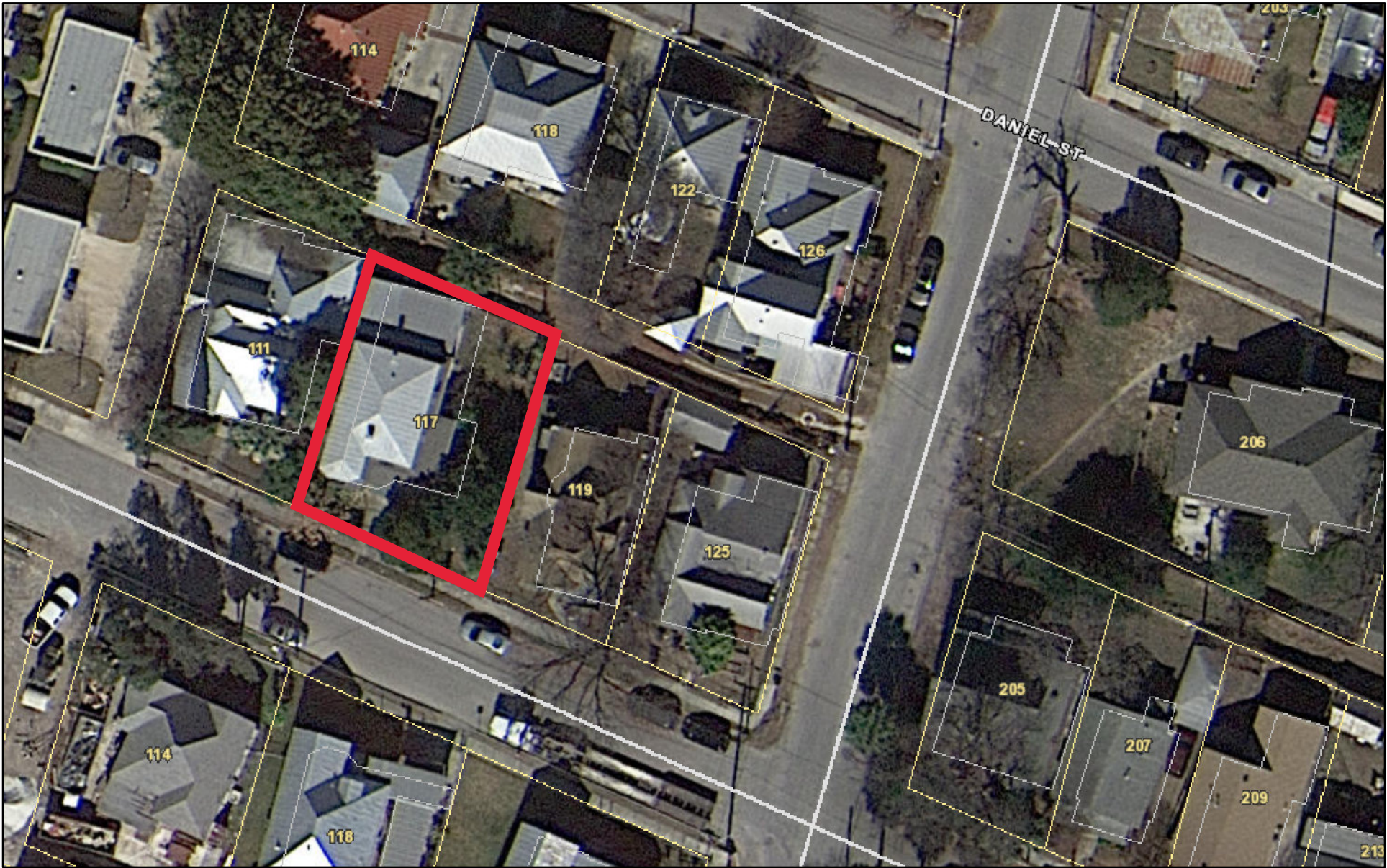
a. The historic structure at 117 Sweet was constructed circa 1910 in the Folk Victorian style and makes its first appears on the 1912 Sanborn Map. The structure features wood lap siding, one-over-one wood windows, a wrap around front porch and a Mansford roof with small dormers. The structure is contributing to the Nathan Historic District.

b. FENESTRATION MODIFICATION – The applicant has proposed to convert the existing window opening to a door opening. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i. original window and door openings should be preserved. Additionally, the Guidelines note that applicants should avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of way. Staff finds the proposed conversion from a window opening to a door opening to be inconsistent with the Guidelines for Exterior Maintenance and Alterations. Staff finds that the original window opening should be retained.

RECOMMENDATION:

Staff does not recommend approval of the fenestration modification based on finding b.

City of San Antonio One Stop



April 10, 2024

