

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO: 2022-117
ADDRESS: 527 HAYS ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT E 51.12 FT OF S 92.5 FT OF 14
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Megan Suermann/SUERMAN PATRICK & SUERMANN MEGAN
OWNER: Megan Suermann/SUERMAN PATRICK & SUERMANN MEGAN
TYPE OF WORK: Window replacement, shutter installation, exterior alterations, painting
APPLICATION RECEIVED: March 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Cover the existing, tan brick with a white lime wash.
2. Replace the existing, aluminum windows with new vinyl windows.
3. Add black louvered shutters to the front windows.

APPLICABLE CITATIONS:

Historic Design Guidelines

Chapter 2 Guidelines for Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water-permeable paint to avoid trapping water within the masonry.
- ii. Clear area—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high pressure cleaning method.

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 nontraditional 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 Replacement Windows Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

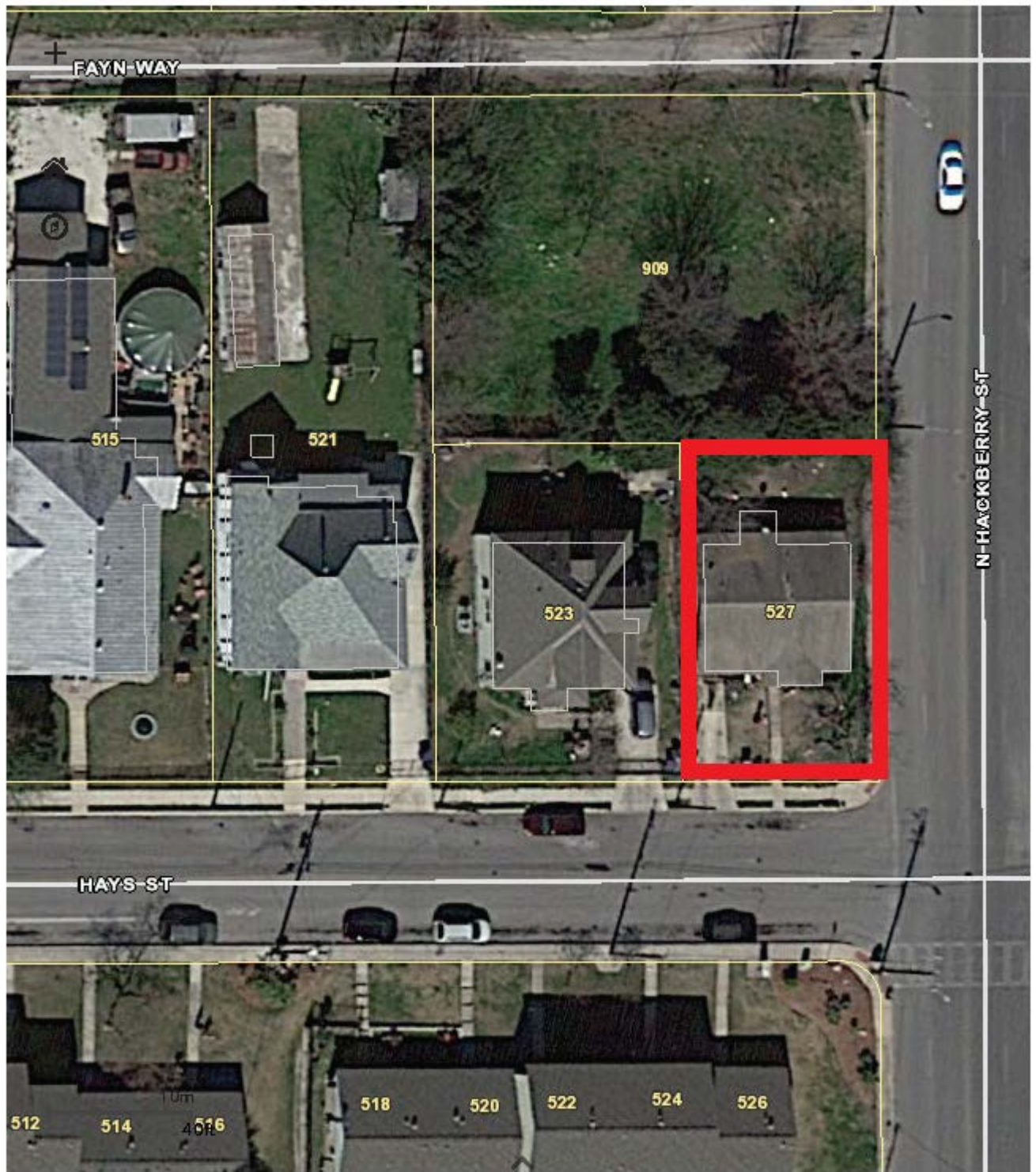
- i. SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- ii. MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- iii. MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- iv. SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- v. 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.
- vi. TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new 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.
- vii. GLAZING: Replacement 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.
- viii. COLOR: Replacement 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.
- ix. INSTALLATION: Replacement 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.
- x. 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.

FINDINGS:

- a. The structure at 527 Hays was constructed circa 1970 and is located within the Dignowity Hill Historic District. The one-story single-family structure features brick masonry construction, a low slope turned gable with a front facing gable covered porch, aluminum sash windows, and an infilled wall with a window where the garage door was originally.
- b. BRICK PAINTING – The applicant has proposed to apply a white lime wash to cover the existing, tan brick. Per the Guidelines for Exterior Maintenance and Alterations 2.A.i., historically unpainted brick surfaces should remain unpainted. The proposed painting/application of limewash is inconsistent with the Guidelines.
- c. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, aluminum windows with new vinyl windows. The windows that have been proposed by the applicant are white, vinyl windows that feature a nailing fin. Staff finds the proposed replacement windows to be inconsistent with the Guidelines and staff's standards for replacement windows. The replacement of the existing, aluminum windows may be appropriate provided the replacement product meets staff's standards, noted in the applicable citations.
- d. SHUTTER INSTALLATION – The applicant has proposed to install black shutters at the front windows. The Guidelines for Exterior Maintenance and Alterations 6.B.x. notes that shutters should not be installed where they did not historically exist. Staff finds the proposed installation of shutters to be inconsistent with the Guidelines.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, the painting/limewashing of brick, based on finding b. Staff recommends the brick remain unpainted.
2. Staff does not recommend approval of item #2, the replacement of the existing, aluminum windows with white vinyl windows, as noted in finding. Staff recommends that the applicant install windows that are consistent with staff's standards for replacement windows, as noted in the applicable citations.
3. Staff does not recommend approval of item #3, the installation of window shutters based on finding d.



SCALE: 1"=20'

N. HACKBERRY
(55.6' R.O.W.)

S 00°00'00" E 92.50'

FENCE
OUT 0.7'

PROPERTY
CORNER BEARS
S 81°08'49" W 0.69'
FROM CENTER OF
FENCE POST

CONC. WALK

7.2'

CONC. ☐ A/C
PAD

ONE STORY
BRICK
THE E. 51.12' OF
THE S. 1/2 OF
LOT 14, BLOCK 2
N.C.B. 529
4693 SQ. FT.
0.108 ACRES

GOV.
CONC.

CONC.
DRIVE

CONC. WALK

N 89°26'56" W 50.73'
(51.12')

HAYS ST.
(55.6' R.O.W.)

N 00°00'00" W 92.50'

NCE
1.0'

S 89°26'56" E 50.73'

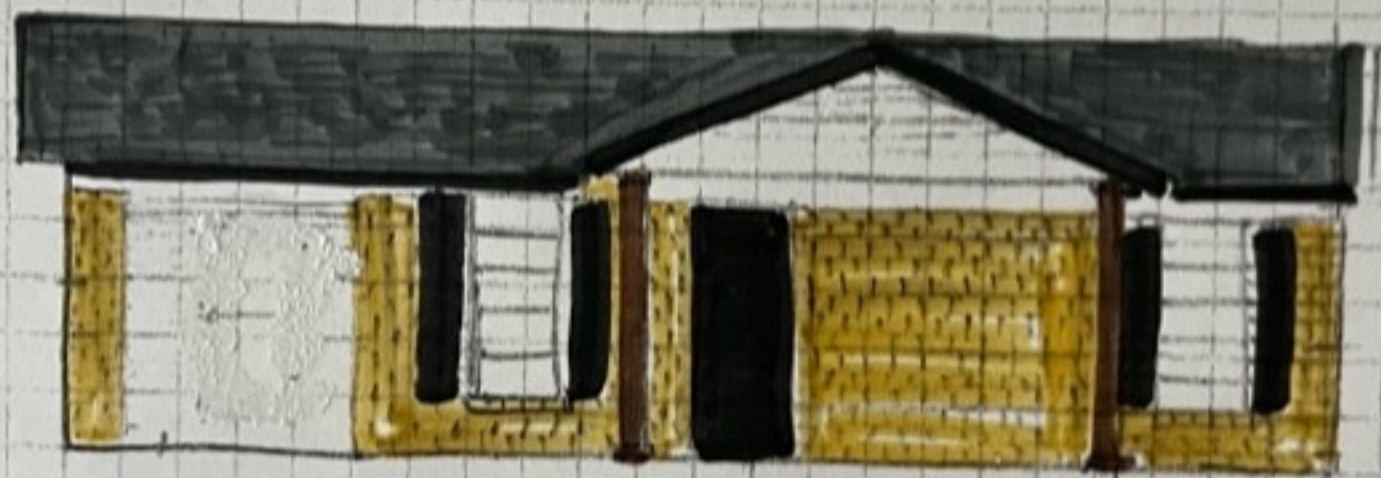
3.24'
7.92'

3.3'

3.6'

29.5'

H=2 ft





Front of house



Right side of House (Hackberry)



Right side of house



Back of house



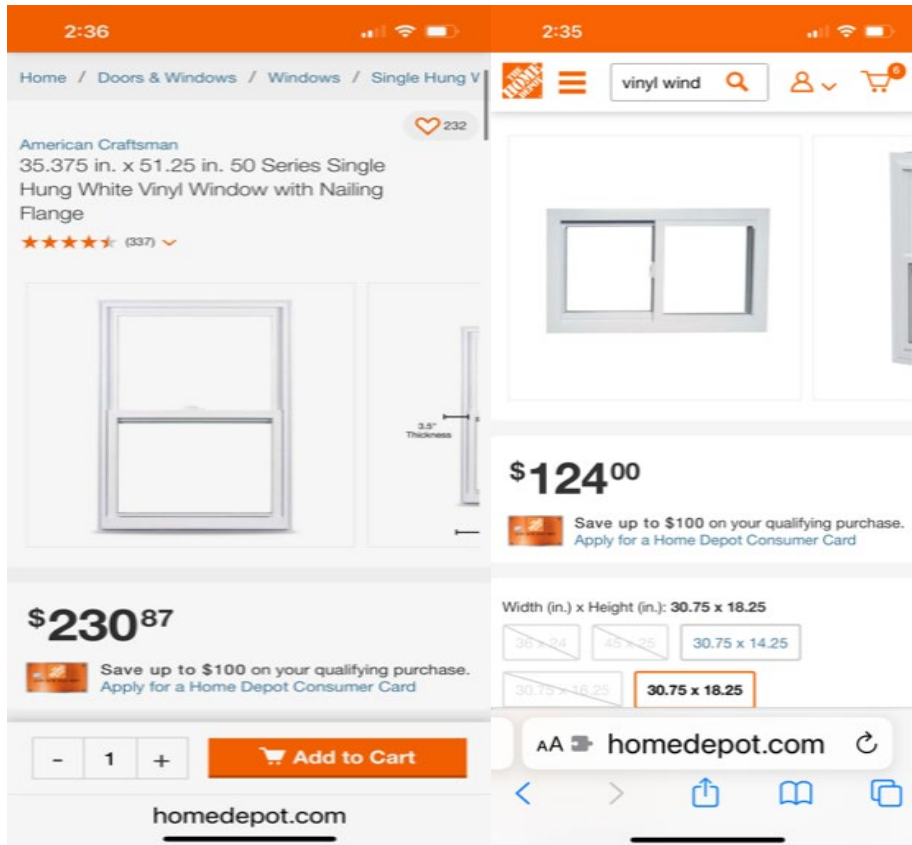
Example of window to be replaced (same size in white vinyl), will convert extra room back into a garage



Damage to brick from settling foundation on right and left side of house



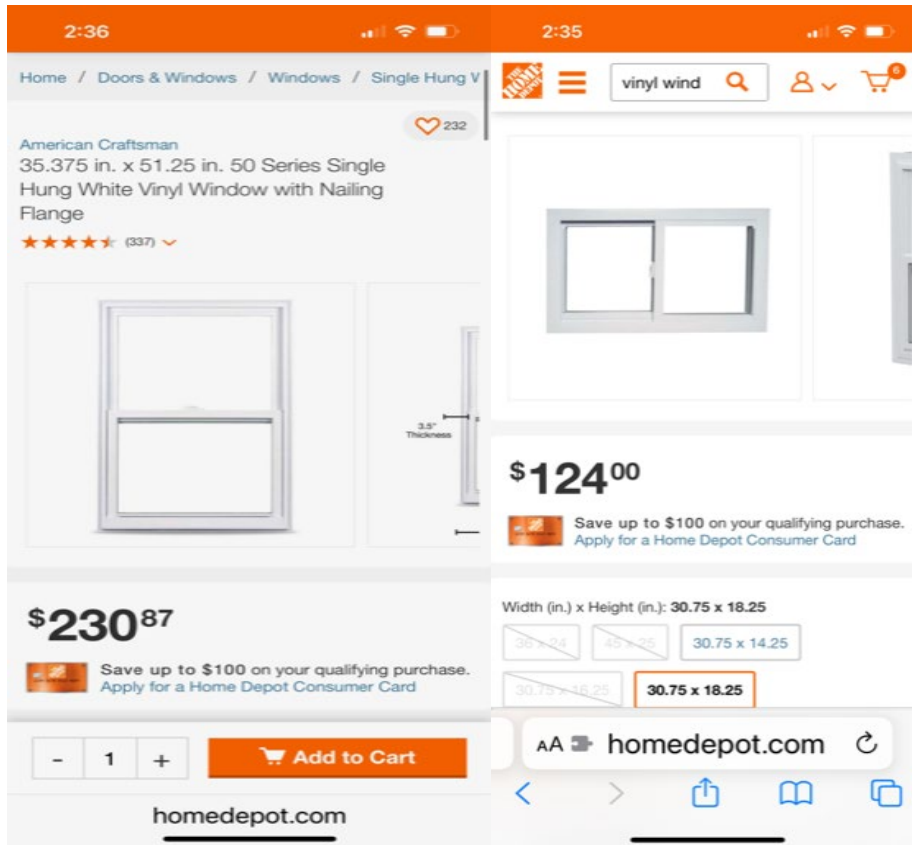
Breathable material I'd like to use over brick after foundation repair to hide cracks to improve aesthetics.



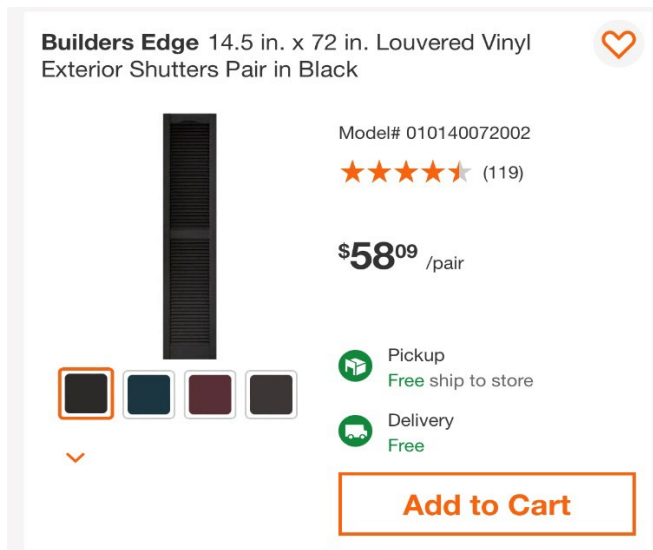
I'd like to replace aluminum windows with white vinyl windows to improve energy efficiency and to improve operability after foundation repair. They will be the same size, no framing required.



I'd like to add shutters to the front windows to improve aesthetics. Shutters were very popular mid-century modern exterior. They will be the same height and width as the front windows and appear operational.



I'd like to replace aluminum windows with white vinyl windows to improve energy efficiency and to improve operability after foundation repair. They will be the same size, no framing required.



I'd like to add shutters to the front windows to improve aesthetics. Shutters were very popular mid-century modern exterior. They will be the same height and width as the front windows and appear operational.