

## HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015

Agenda Item No: 34

**HDRC CASE NO:** 2015-401  
**ADDRESS:** 714 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1659 BLK G LOT 5  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Leo Parker  
**OWNER:** Leo Parker  
**TYPE OF WORK:** window replacement

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 28 wood windows in the house at 714 N Pine with low-e vinyl replacement windows.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 6. Architectural Features: Doors, Windows, and Screens

##### A. MAINTENANCE (PRESERVATION)

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

### FINDINGS:

- a) Staff commends the applicant for undertaking the rehabilitation of this structure which has previously been threatened with demolition. The house has suffered a fire, and many of the windows on the second story have been damaged beyond feasible repair.
- b) A site visit by staff revealed that many of the first floor elements, including original wood work and windows remain intact. The majority of the original wood windows are large, one-over-one double hung windows with the exception of the formal dining room which features a decorative divided-lite top sash. Staff finds that the majority of the first floor windows can be repaired.
- c) Consistent with the Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved. If deteriorated beyond repair, they should be replaced in kind to match existing in terms of size, type, configuration, material, form, appearance, and detail. The proposed vinyl windows are not consistent with the historic design guidelines, and are not an appropriate replacement for windows that are deteriorated beyond repair.
- d) Given the circumstances where substantial deterioration has occurred prior to the current owner's investment, staff finds that replacement with a more affordable vinyl window is appropriate for non-original windows in the rear, added portions of the house. The applicant should consider repairing and relocating salvageable wood windows to the front of the home where possible.

**RECOMMENDATION:**

Staff does not recommend approval as submitted based on finding c:

- 1.The salvageable original windows on the first floor are recommended to be repaired rather than replaced.
- 2.Original windows that are damaged beyond repair are recommended to be replaced with compatible wood windows instead of the proposed vinyl windows. If the HDRC approves the applicants request for vinyl windows, staff recommends the added stipulation that the applicant select a window product that features a block frame that can be set within the existing openings versus a product with a flush flange or nailing strip. All replacement windows should be simple, one-over-one designs versus a faux divided-lite design.
- 3.Staff recommends that the non-original windows on the 2<sup>nd</sup>-floor addition be replaced with vinyl windows meeting the specifications noted above. Final approved specifications must be verified by staff prior to purchase and installation.

**CASE MANAGER:**

Cory Edwards





**N**

## 714 N Pine

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I am requesting that I be allowed to install quality Vinyl windows (Low E) in the house. The windows that were present were either burnt or too far damaged to be able to repair adequately. Many were completely missing. I attempted to repair some of the windows but they turned out horrible, very low quality, looked terrible and would not function correctly or well. I also tried to build new windows out of wood on the budget I had but since I could not spend what they required these windows also turned out very low quality and would not be any type of positive addition to the house. So this is not for lack of trying. This project has already taken almost a year and isn't yet done

There are 28 Windows in the house which is a ton and to repair or rebuild the windows properly it would cost anywhere from \$1500-\$4000 each window which is insane but that's what it would cost to restore them to how they were. Most all the windows can not be repaired adequately either due to fire or weather damage. I have already spent about \$7000 trying to repair or rebuild some of these windows and what resulted from the effort cannot be used so I am already at the top of my budget for the windows.

If I were forced to repair or replace the existing windows then financially I would not be able to continue let alone complete the house. Even putting in the vinyl windows will be extremely hard but I know how much it will cost and know they will be quality products. I cannot say the same if I had to rebuild the windows. I don't know how much it would end up costing and I have no way of knowing if they will turn out even half way decent.

I had incompetent contractors from the start of this project and all the bids they gave me have turned out to be extremely off which in turn has affected my budget drastically. At this moment not even being finished with the project my budget is over 40k over and that goes up every day.

My plan is to sell the house once it is finished but as of now I will loose at least 20-30k if I sold it for full market value and so I need every advantage I can get and I believe the vinyl Low E windows will add a lot to the appeal of the house since people are demanding higher efficiency homes and the windows are one of the big things they are concerned with and I believe it will negatively affect my ability to sell the house if I have to repair them as they are. That is if I am even able to finish the project.

This property was on the verge of being demolished when I bought it and I know it has been a house you all have saved multiple times and would like very much to see it restored to its former glory adding much to the neighborhood and this is why I ask to be allowed to install vinyl windows like the very large house down the street on Pine has been allowed to do also. So Please allow me to install vinyl windows and I

will continue to do all I can to finish the project and add another beautiful historic home to the rapidly restoring and growing Historic District.

Thanks,  
Leo

The following pictures help show a few of the various windows and also I have included a before picture and a pic that shows where we are currently. The very last picture is of the vinyl windows on the big house down the street that have installed vinyl windows and illustrates the type of window I would be using.

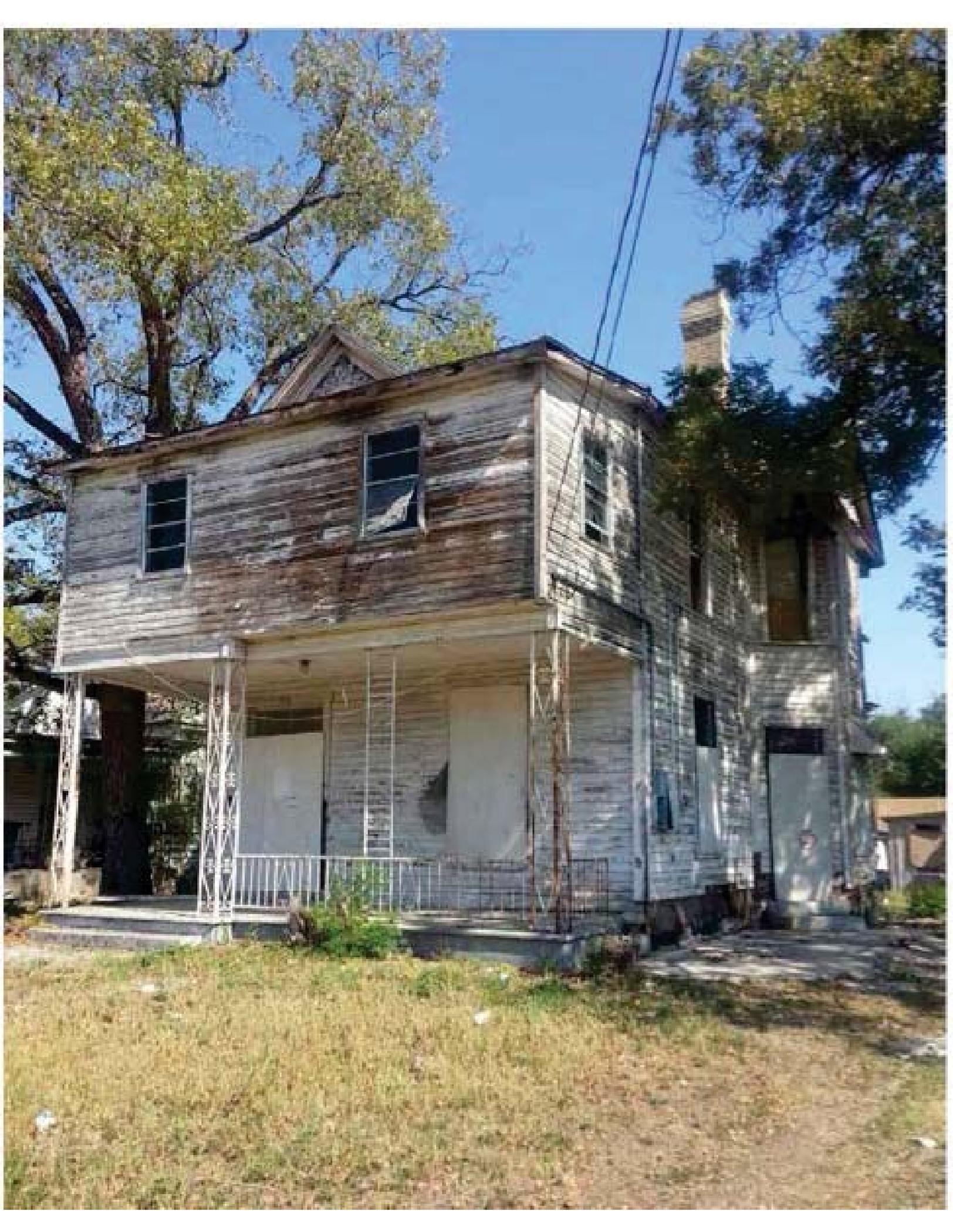


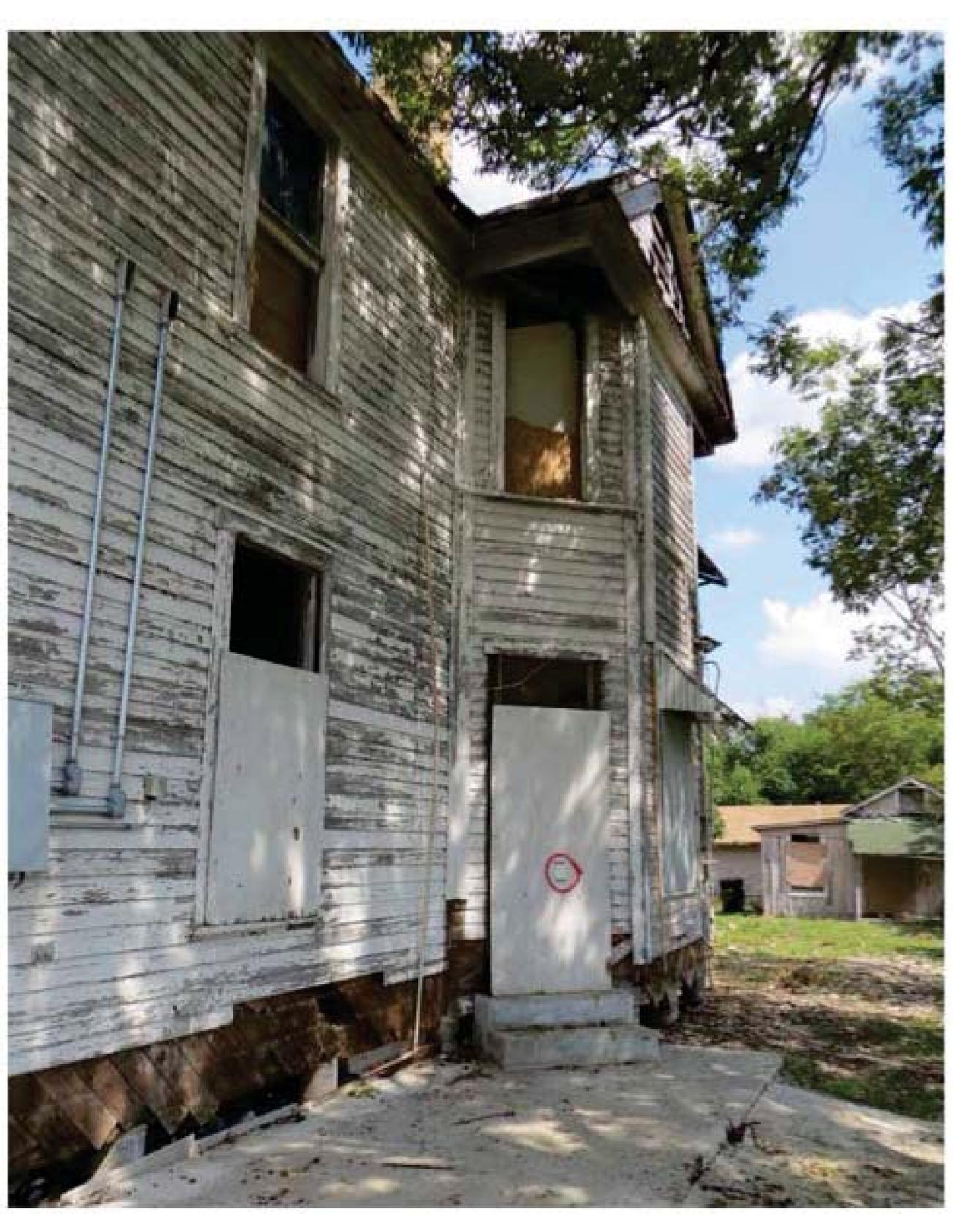














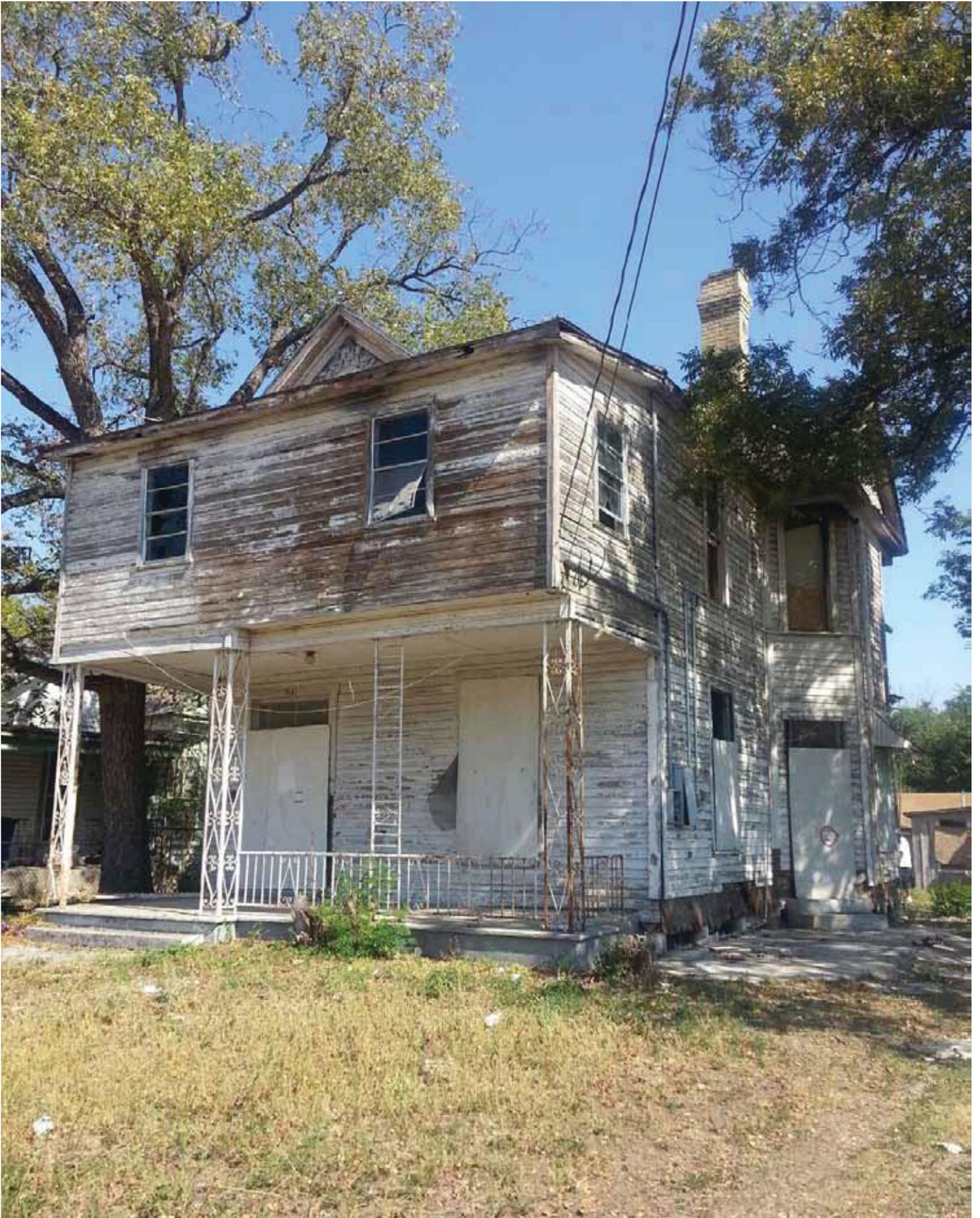








Front



Front 02



Front Porch 01



## Front porch 02

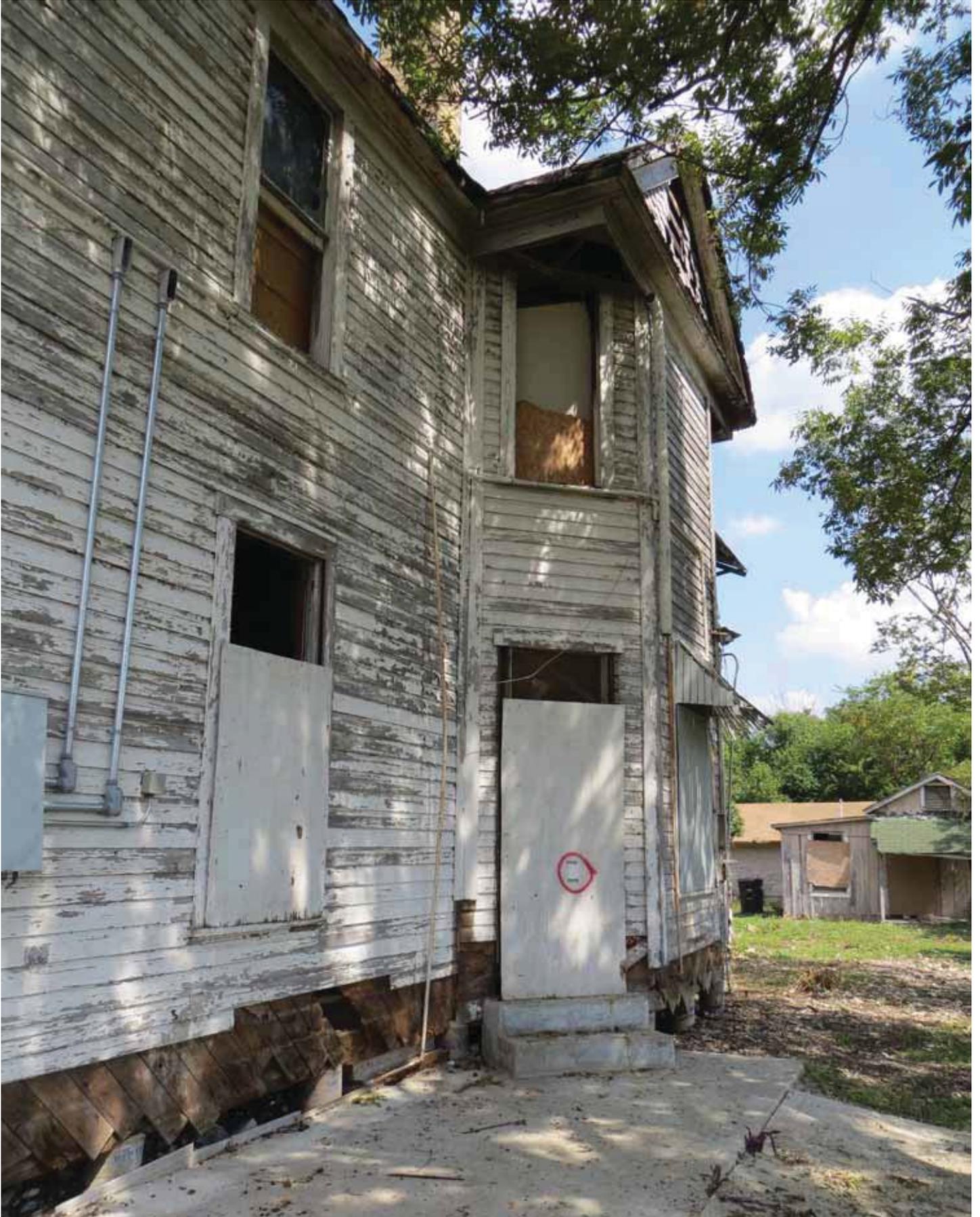
we plan to open the second story front porch back up and put white pillars on both levels to take the home back to its original state with a deck on the front which will bring the curb appeal up substantially and take the home back closer to what it was.



# Street



South Wall



North Wall



## Back wall 01

we will repair and paint the back deck that goes into the second story. The door will be in the master suite.



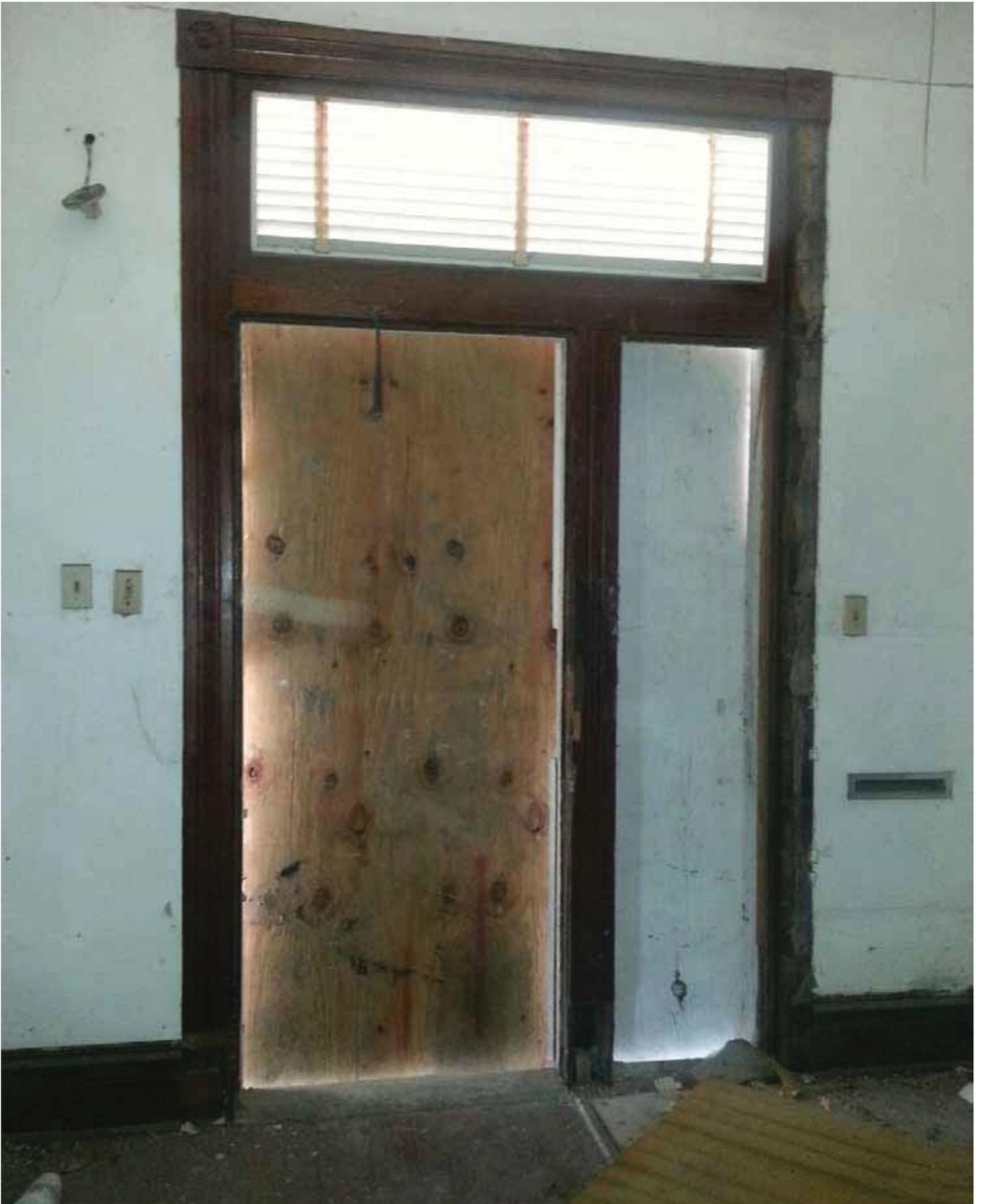
Back deck



Back



Front Door



Stairs 01



Stairs 02



# Front Room Fireplace



Front room 01

all wood floors will be refinished to bring them back to as close to original as possible. As well as windows doors and trim



formal dining room



Kitchen 01



Kitchen 02



Bath 01



Bath 02



### Addon Room.

we will take out the wall on the left to open it up for the kitchen to be bigger to include this space.

Kitchen is currently through the door on the left.



Reference Door frame



# Reference Window Frame



Bedroom 01



Bedroom 02



Bedroom 03



Bedroom 04



# Laundry Room



10/25/2014 1:20

Upstairs bath 01



Upstairs bath 02



## Ceiling and burn damage.

we will start here removing roof and all burned or affected wood and replace all rafters and decking before doing anything else on inside. we plan to vault the ceiling in at least the master bedroom.



ceiling



burnt door frame



burnt door frame



flooring upstairs



# Flooring upstairs



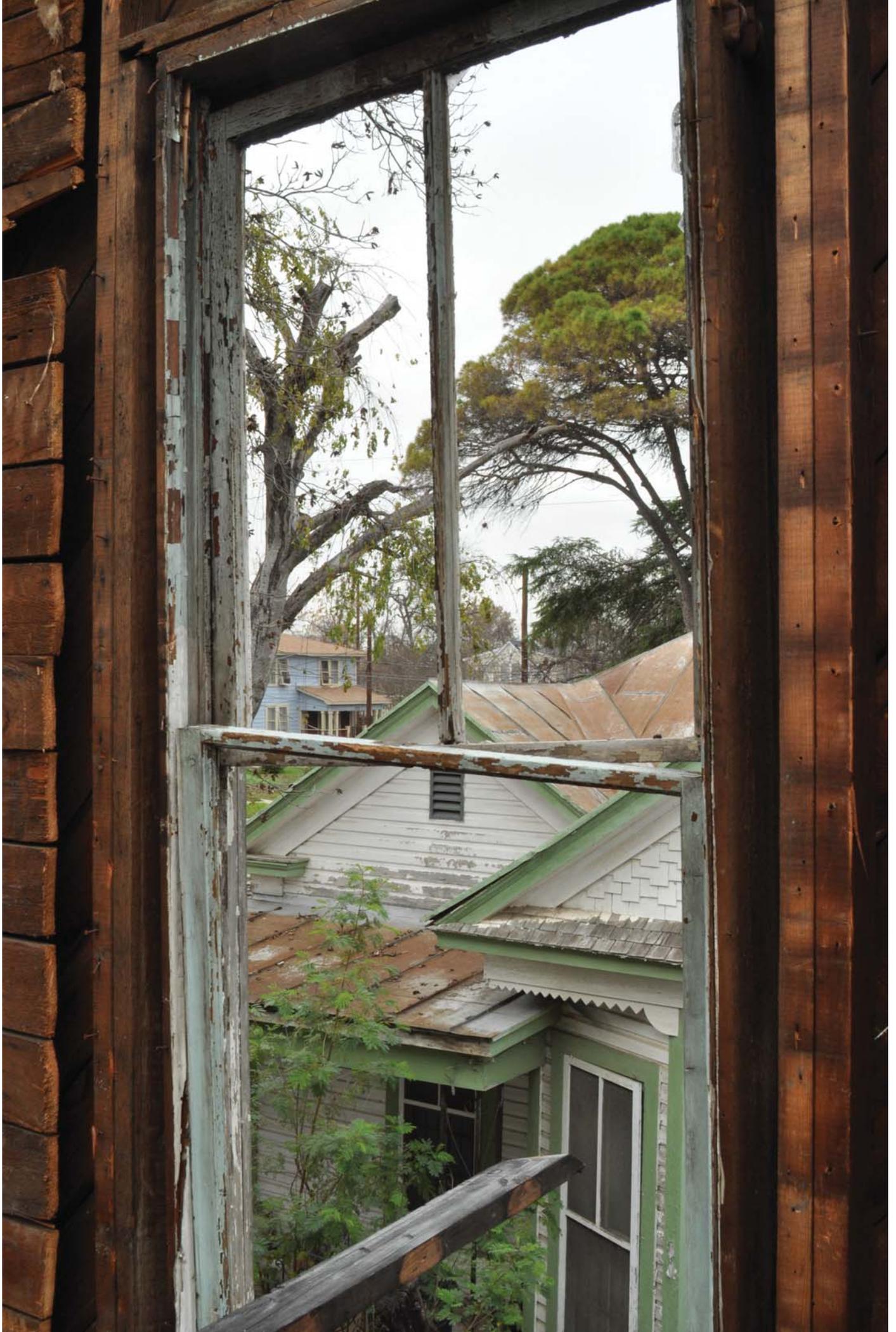
windows upstairs











STAFF RECOMMENDATION FOR WINDOW REPLACEMENT



Wood windows recommended for fire-damaged windows that are beyond repair



Block-frame vinyl windows are recommended should the HDRC find a change in material to be appropriate



Vinyl windows with a flush flange or nailing strip protrude beyond the window trim and are not recommended.