

HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2015

Agenda Item No: 13

HDRC CASE NO: 2015-096
ADDRESS: 821 N PINE ST
LEGAL DESCRIPTION: NCB 540 BLK 11 LOT C & D ARB A4 & A5
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Porter Dillard/Dillard Architect Group
OWNER: Tony Gradney
TYPE OF WORK: Window replacement

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: install new windows on the house with new single hung windows to have the same exterior appearance as the previous original windows (i.e. wood sills, trim and molding) and with the same muntin window pane grid. The proposed windows will be fibrex, a composite wood and vinyl material. Existing windows on the first floor front elevation of the house will be retained and repaired.

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. The house at 821 N Pine first appears on the 1912-1951 Sanborn maps. This property was identified as contributing in terms of design, detail, material, and scale in the Dignowity Hill Historic District survey.
- b. In 2013, the main house suffered a fire. The rear elevation as well as portions of the sides and roof had to be removed due to fire damage. On February 19, 2014, the case was heard by the HDRC. At that time, an approval was issued to reconstruct the rear, enclose an existing second story porch on the north side, and construct a small rear porch. New windows throughout the house were proposed to be wood to match existing.
- c. Pictures provided by the applicant in 2014, show that some original wood windows remained in place after demolition of fire damaged areas was completed. 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. Although the proposed windows will match the

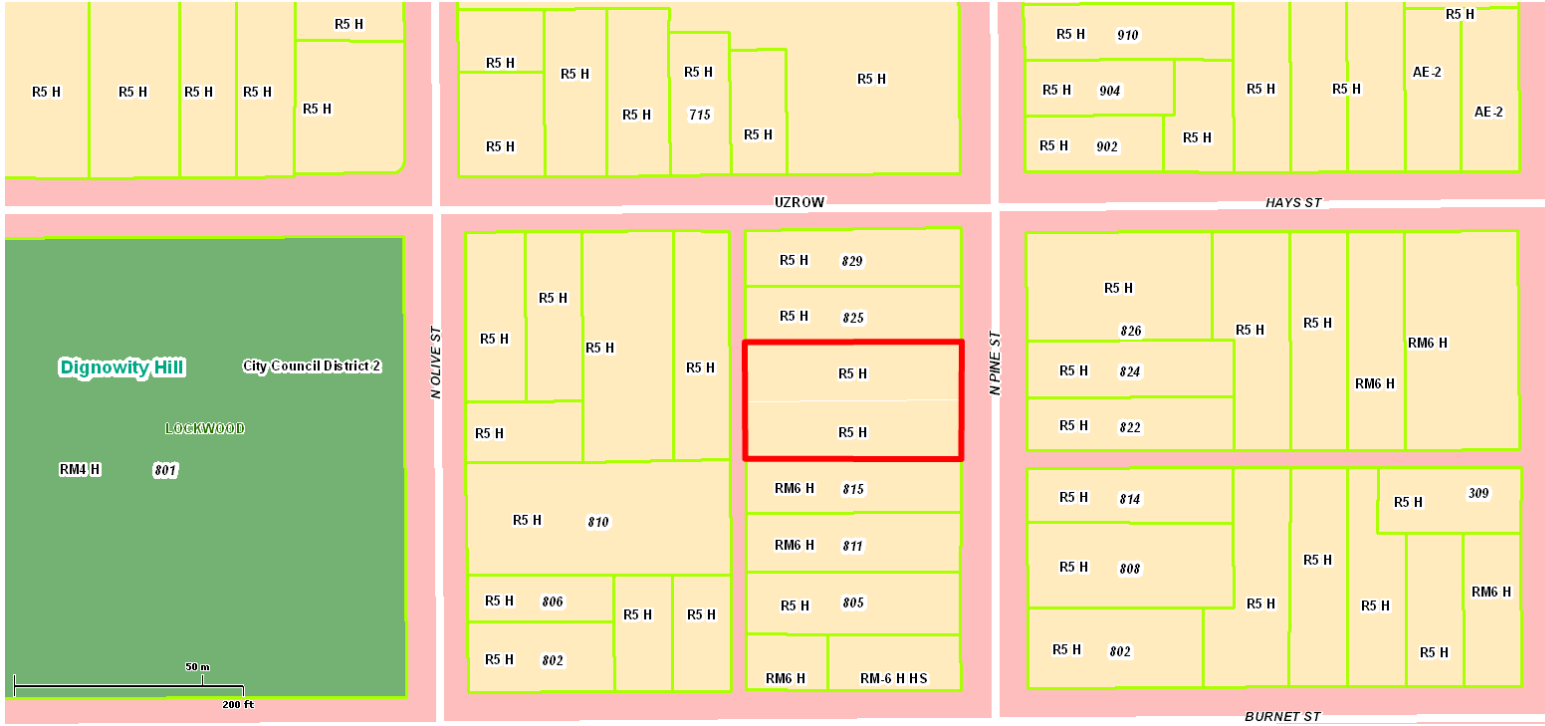
historic windows in terms of size and configuration, the proposed fibrex material which is a composite of wood fibers and vinyl is not consistent with the guidelines and is not an appropriate replacement for wood windows. In areas where the original windows were lost due to fire, the proposed new windows may be an appropriate replacement and would provide a clear distinction between the original and the new areas of the house.

RECOMMENDATION:

Staff does not recommend approval as submitted based on findings a-c. Staff recommends that all original windows remaining after the fire that are deteriorated beyond repair are replaced with wood windows to match existing and that only windows that were lost in the fire are replaced with the proposed material.

CASE MANAGER:

Adriana Ziga





HISTORIC & DESIGN REVIEW COMMISSION – APPLICATION – (2nd Application)

ADD-1/NARRATIVE EXPLAINING THE PROPOSED WORK

Gradney Residence – Historical House Restoration – Dignowity Hill
821 N. Pine St., San Antonio, Texas
Architect’s Project No. 2013-05

Due to the exorbitant cost, the owner proposes using Vinyl Window Frames. If Vinyl Window Frames cannot be used, the owner proposes using a new COMPOSITE (WOOD & VINYLE) FRAME product called "FIBREX" made by Andersen Window Co. - superior product to Vinyl in both durability and strength. The contractor's estimate for new wood frame windows is over \$50,000 - 100% more in cost than the price for Vinyl Frames and 50% more in cost than the price for Composite Frame window product. The Vinyl Frame product and the Composite Frame product will both convey the same exterior appearance as the existing original windows with wood sills, trim and molding - refer to EXHIBIT "B" for photo example of Composite Frame application, window section/elevation and comparative photo with one of the existing wood windows on the house designated to remain.

HISTORY/BACKGROUND:

The house was built in 1912 by Ferdinand and Clara Staffel (listed in the San Antonio City Directory 1913 as occupants). The original address of the house was 819 N. Pine St. Staffel immigrated from Germany to the US in 1884, initially landing in New York, New York. Staffel came to San Antonio, Texas in 1886 and started a business making poultry feed (re: The Century in Southwest Texas). The house was owned and occupied by a Staffel family member until 1968. Terrill and Gerry Solcher acquired the house in 1970 and sold the house to Elfreddie and Tina Lee in 1970. After the fire in 2013, Tina Lee sold the house to the current owner - Tony Gradney, August 12, 2013. (research assistance provided by San Antonio Conservation Society – Beth Standifird & Elizabeth Pople)

DESCRIPTION OF CURRENT STRUCTURE:

The original house is a 100% wood frame structure with ship lap wood exterior siding all around and brick chimneys on the left and right sides of the house. The house features wood trim at the corners and extensive wood trim/detailing at the roof architrave, freize and cornice/fascia levels – much of which remains in good condition. The house is characterized as Southern Colonial style architecture with a symmetrical front elevation featuring a stair in the middle leading from the walk to the 1st floor front porch, large 2 story classic columns, a broad porch at the 1st and 2nd floor levels and separate 2nd floor porches on the left and right side of the house. The classic columns are two (2) story Ionic wood columns topped by Ionic Crowns at the roof/entablature. The entire roof/attic area and rear of the house were destroyed by fire. Based on photos, the roof featured a gable dormer over the 2nd floor front porch, leftside porch, rightside porche and at the rear, all framing into a hip roof covering the main perimeter of the house. There is a driveway on the right side of the site extending to the backyard. The 2nd story porch on the right serves as a port-a-coushere over the driveway with a side entry door and several steps leading directly into the house.

DESCRIPTION OF OWNER’S INTENT AND WORK TO BE PRESERVED AND RESTORED:

The owner intends to preserve and return the house exterior to the original character. Much of the exterior excluding the areas damaged by fire were found to be in restorable condition. The project estimates approximately 1/3 of the exterior will have to be reconstructed using materials of the same type and size as currently/previously existed on the house. The project will remove those portions of original exterior wood siding, trim and wood framing/structure damaged by fire. Wood siding and trim in good condition will be carefully removed from the damaged wood framing and salvaged for reuse. The columns and capitals were found to be in extremely good condition. Much of the wood porch decking and beaded board porch ceiling will be will be reused.

DESCRIPTION OF WORK TO BE RECONSTRUCTED:

The owner seeks to add space to the interior of the house using the 2nd floor right side porch for needed bathroom space. The 2nd floor porch at this location will be enclosed and finished out with exterior wood siding matching the siding used on the remaining structure and the Ionic columns and capital on the exterior will be maintained. There were no photos of the rear of the house. As the rear was totally removed by the fire, the project will maintain the character as exist on the remaining portions of the house. The project will seek to brighten the interior at the rear of the house by incorporating multiple windows of the same design as exist on the remainder of the house. A 1st floor rear porch with sloped roof will be incorporated to extend across the back of the new rear wall and meet the leftside 1st floor porch. The hip roof over the house and gable dormers over the porches will be reconstructed in the configuration as originally existed based on the photos with composition roof shingles for the finish.

Existing conditions



Existing conditions



Post-Fire Pictures 2014



Original windows

1 EXT EAST ELEV. PHOTO
SCALE: N.T.S.



PRE-FIRE PHOTO



Dillard Architect Group
708 Sigby Avenue
San Antonio, Texas
(214) 531-0650 office (214) 531-0074 fax
dillarchgrp@aol.net

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Date: _____
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GRADNEY RESIDENCE

821 NORTH PINE ST
SAN ANTONIO, TX 78202

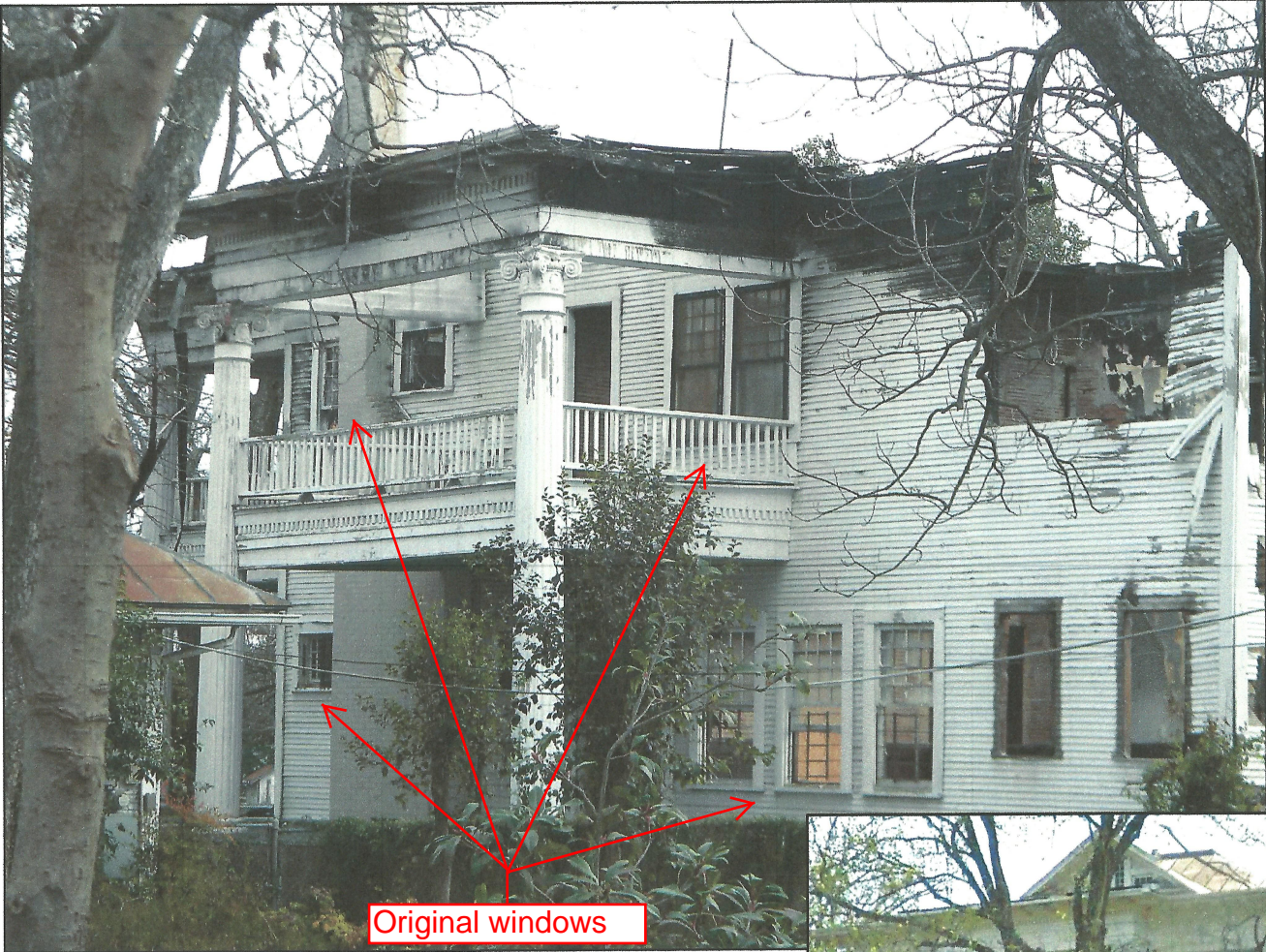
Project Name and Address

No.:	Revision/Issue:	Date:

Sheet Name:
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Drawn By:	JS	Date:	01/20/14	Sheet No.:	
Checked By:					
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Project No.:				Sheet:	of:

Post-Fire Pictures 2014



Original windows

1 EXT NORTH ELEV. PHOTO
SCALE: N.T.S.



PRE-FIRE PHOTO



Dillard Architect Group
708 Rigby Avenue
San Antonio, Texas
(214) 531-0656 office (214) 531-4074 fax
dillardgrp@att.net

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No.	Revision/Issue	Date

Sheet Name:
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Post-Fire Pictures 2014



Original windows

1 EXT SOUTH ELEV. PHOTO
SCALE: N.T.S.



PRE-FIRE PHOTO



Dillard Architect Group
708 Rigby Avenue
San Antonio, Texas
(210) 334-0250 office (210) 331-4074 fax
dillarchgr@aol.com

Seal:

Date: _____

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A1.3

Post-Fire Pictures 2014



Original windows

1 EXT WEST ELEV. PHOTO
SCALE: N.T.S.



Dillard Architect Group
718 Highby Avenue
San Antonio, Texas
(210) 531-0050 office (210) 631-0074 fax
dillardgrp@att.net

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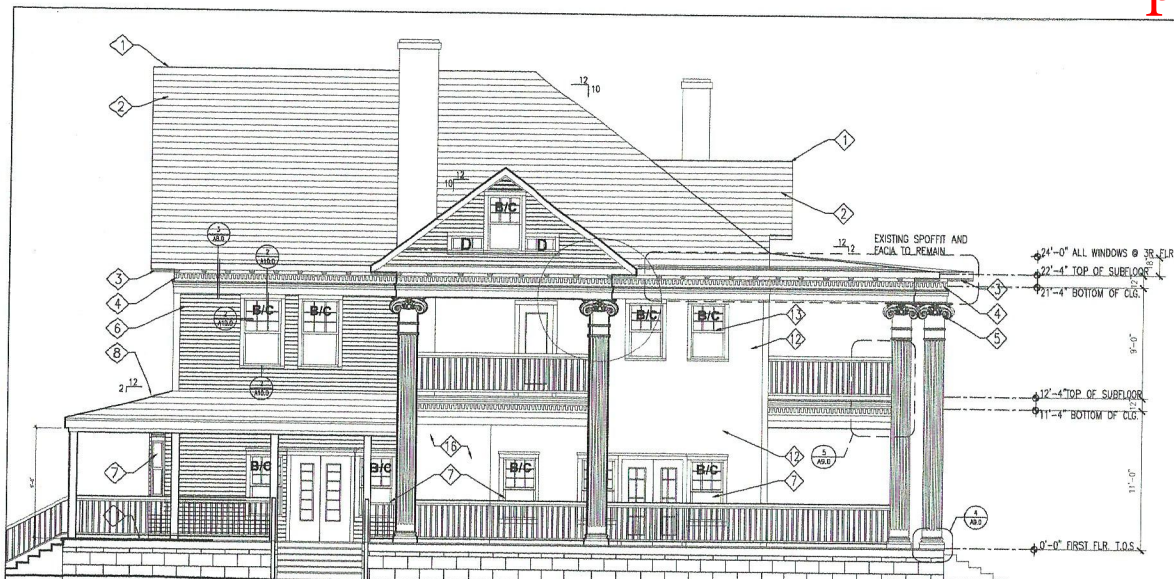
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Proposed window schedule



1 SOUTH ELEVATION
Scale: 1/4"=1'-0"



2 WEST ELEVATION
Scale: 1/4"=1'-0"



PHOTO - 1



PHOTO 2

SOUTH VIEW

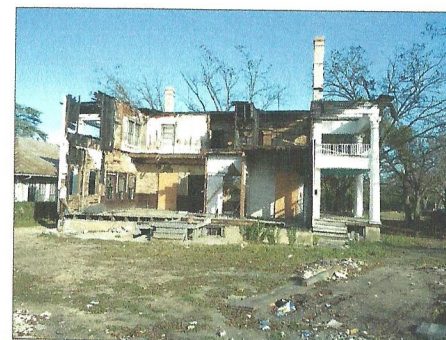


PHOTO 1 WEST VIEW

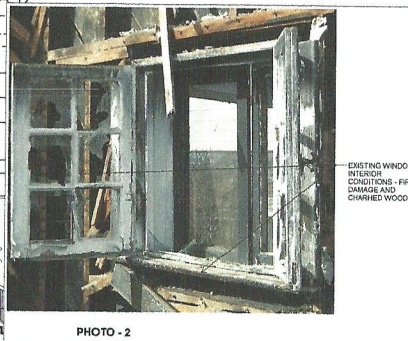


PHOTO - 2

LEGEND

THIS SHEET ONLY

- A ORIGINAL SH WOOD WINDOW
- B NEW SH VINYL WINDOW FRAME MGF STANDARD SIZE
- C NEW SH COMPOSITE (WOOD AND VINYL) WINDOW MGF STANDARD SIZE (MGF ANDERSON - FIBREX)
- D FIXED GLASS IN VINYL FRAME OR COMPOSITE FRAME (WOOD AND VINYL ANDERSON - FIBREX FRAME)

NOTE: SPECIAL CONSIDERATIONS FOR ALL WINDOWS TO BE VINYL FRAMES EXCLUDING WINDOW "A" (WINDOW "A" TO REMAIN EXISTING WOOD WINDOW)



Dillard Architect Group
738 Ripley Avenue
San Antonio, Texas
(214) 531-0483 office (214) 531-0484 fax
@DillardArchitect

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CHECKED BY: _____
DATE: _____

PROJECT NUMBER: _____
PROJECT NAME: _____
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PROJECT CITY: _____

PROJECT PHASE: _____
PROJECT STATUS: _____
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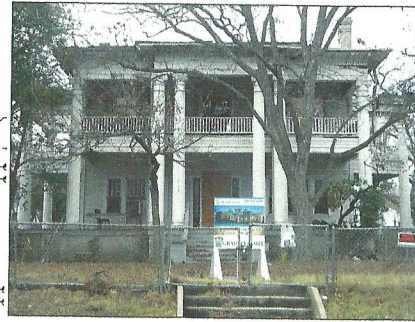
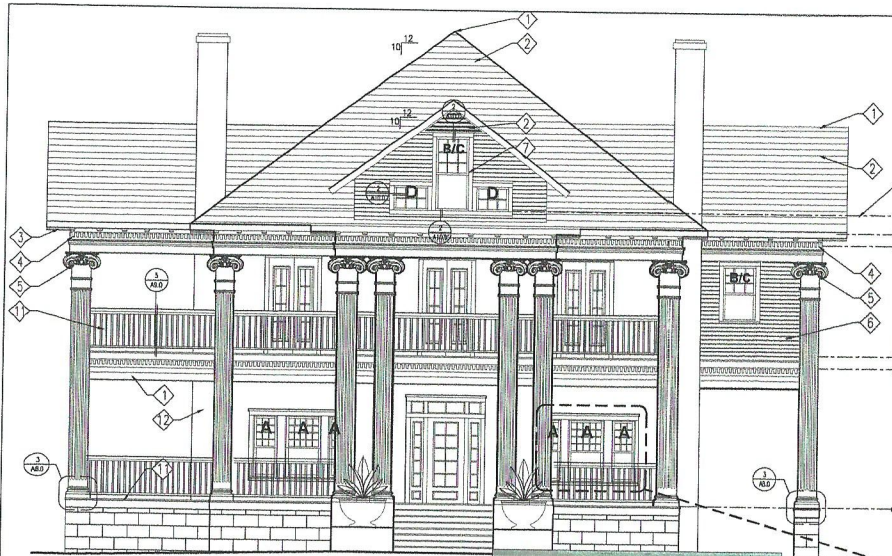
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Proposed window schedule

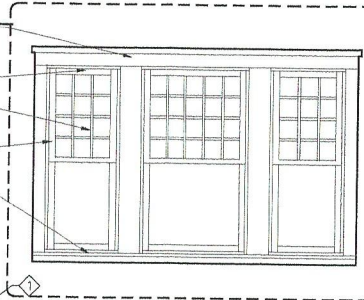


EAST VIEW

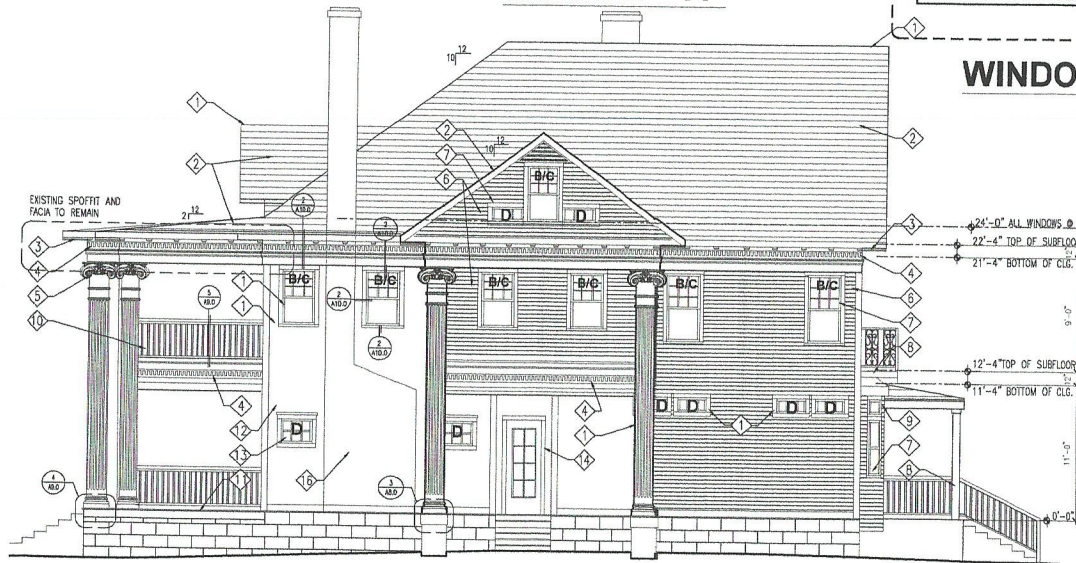
1 EAST ELEVATION
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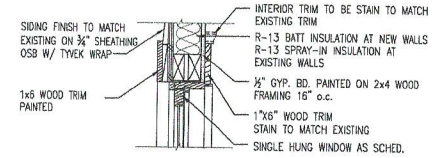
WINDOW "A"



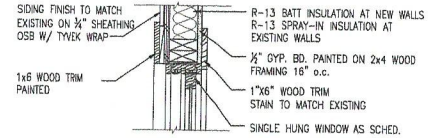
WINDOW "A"



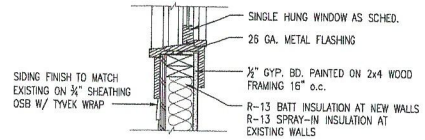
2 NORTH ELEVATION
Scale: 1/4"=1'-0"



HEAD DTL.

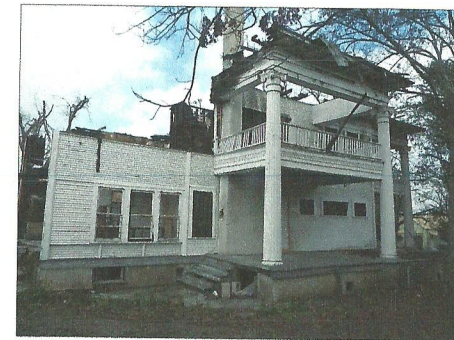


JAMB DTL.



SILL DTL.

PROPOSED WINDOW DTLs



NORTH VIEW

LEGEND

THIS SHEET ONLY

- A ORIGINAL SH WOOD WINDOW
- B NEW SH VINYL WINDOW FRAME MGF STANDARD SIZE
- C NEW SH COMPOSITE (WOOD AND VINYL) WINDOW MGF STANDARD SIZE (MGF ANDERSON - FIBREX)
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NOTE: SPECIAL CONSIDERATIONS FOR ALL WINDOWS TO BE VINYL FRAMES EXCLUDING WINDOW "A" (WINDOW "A" TO REMAIN EXISTING WOOD WINDOW)



Dillard Architect Group
708 Eighth Avenue
San Antonio, Texas
(214) 521-4552 office (214) 521-0574 fax
dillarch@aol.com

GRADNEY RESIDENCE

821 NORTH PINE ST
SAN ANTONIO, TX 78202

No.	Revisory/Issue:	Date:

Sheet Name
EAST & NORTH ELEVATIONS

Drawn By:	JS	Check By:	ABJ/rjd
Scale:			
Sheet No.:			AB.0
Project No.:			



EXISTING WINDOW
OPENINGS WITH WINDOW
FRAME, SASH AND TRIM
REMOVED DURING FIRE

PHOTO - 1



EXISTING WINDOW
INTERIOR
CONDITIONS - FIRE
DAMAGE AND
CHARRED WOOD

PHOTO - 2

EXHIBIT "A"



EXTERIOR PHOTO/EXAMPLE OF ANDERSON COMPOSITE (WOOD & VINYLE) "FIBREX" SINGLE HUNG WINDOW FRAME WITH WOOD TRIM ON WOOD SIDING



COMPOSITE "FIBREX" WINDOW FRAME SECTION



(WINDOWS DESIGNATED TO REMAIN)
EXISTING WOOD WINDOWS ON THE HOUSE



COMPOSITE "FIBREX" WINDOW FRAME ELEVATION

EXHIBIT "B"