

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2016

Agenda Item No: 14

HDRC CASE NO: 2016-171
ADDRESS: 1307 FULTON AVE
LEGAL DESCRIPTION: NCB 2754 BLK 60 LOT 23
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Fulton Historic District
APPLICANT: Valerie Fuller
OWNER: Valerie Fuller/Fulco Properties LLC
TYPE OF WORK: Window replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 12 existing wood windows with 12 new vinyl windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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)

- 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.
- 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.

FINDINGS:

- a. The windows were replaced prior to receiving approval. A stop work order was issued for window replacement and the application fee was paid.
- b. The structure at 1307 Fulton Ave is a minimal traditional home, with wood siding and a side gable, and two

decorative front gables. It's located in the Fulton Historic District which includes a consistent collection of Spanish Eclectic and French Eclectic Style houses featuring stucco material.

- c. The applicant is proposing to replace 12 wood windows with new 6 over 6 vinyl windows with divided lights to match those divided lights existing in the rear. According to the Guidelines for Maintenance and Alterations 6.A.iii., historic windows should be preserved unless 50% or more of a window's components must be reconstructed.
- d. Consistent with the Guidelines for Exterior Maintenance and Alterations, replacement windows must maintain original dimensions and profiles, feature clear glass, and should be recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. A window detail which illustrates conformance with the guidelines for windows has not been submitted.

RECOMMENDATION:

Staff does not recommend approval based on findings a through d. Staff recommends that the wood windows be repaired or replaced with wood windows that maintain the original dimensions and profiles, feature clear glass, and recessed one to two inches within the window frame.

CASE MANAGER:

Lauren Sage

CASE COMMENT:

A stop work order was issued for window replacement and the application fee was paid.



Flex Viewer

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1307 Fulton Ave Window Proposal

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
2016 APR 21 PM 2:51

The Fulton Avenue Historic District is known for its Spanish style houses that were constructed in the 1920's. I understand the importance of history and preserving historical areas. With that being said I own the property at 1307 Fulton Avenue. This particular home is not a Spanish Electric style home and doesn't even come close to the type of homes this district is trying to preserve. I have taken pictures of my home so you can compare them with the Spanish Electric style homes within the neighborhood. You will see that there is no resemblance among them when you compare. My home may be a part of the "district." However, it does not appear meet the criteria of the homes the District intends to preserve. When I purchased this home it already had updated windows on the rear half of the house. Most of the windows were the divided light (modern) windows. I was simply trying to match what was already the majority to get a consistent look. The front of the home still had the old wooden single pane windows. They were in terrible shape. They were falling apart and broken for the most part. They did not open properly and when I tried to open them they were starting to break. I decided it was best to replace the windows. Something I had to take into consideration, aside from the new windows on the back half of the home, was that this home has central air. Single pane windows are very inefficient when it comes to saving energy. With the Texas heat it doesn't seem wise to put windows in a home that will not be energy efficient. The energy bill would sky rocket. I have already spent \$4,500 replacing windows on this home. It would be a shame to discard the brand new energy efficient windows only to incur a cost even higher to replace it with windows that are not energy efficient. I have had two different quotes. They both charge around \$4,000 just to make the wooden windows. This does not include removing the existing windows or installing the custom windows. That will likely run me another 2,000-\$3,000 for a grand total of \$10,500-\$11,500. That would put me in a serious financial bind. I only have so much money to fix this home. If I spend \$10,000-\$12,000 just on windows it will be difficult to finish the rest of the home. At the end of the day I feel that I am doing the district a favor. This home was a terrible eye sore when I purchased it. It was abandoned, had overgrown grass, boarded up windows and trashed out on the inside. This home needs some serious cosmetic work. Once the remodel is complete it will be a beautiful home that looks almost like new again. That is much better for the district opposed to having a home that is in poor condition serving as the districts biggest eye sore. Well, that is all I have to offer as far as my proposal. I hope that you take into serious consideration the things that I have mentioned above, and I look forward to continuing on the progress of this home.

Sincerely,
Dustin Brisco
Vice President
Fulco Properties, LLC.

PLOT PLAN FOR BUILDING PERMITS

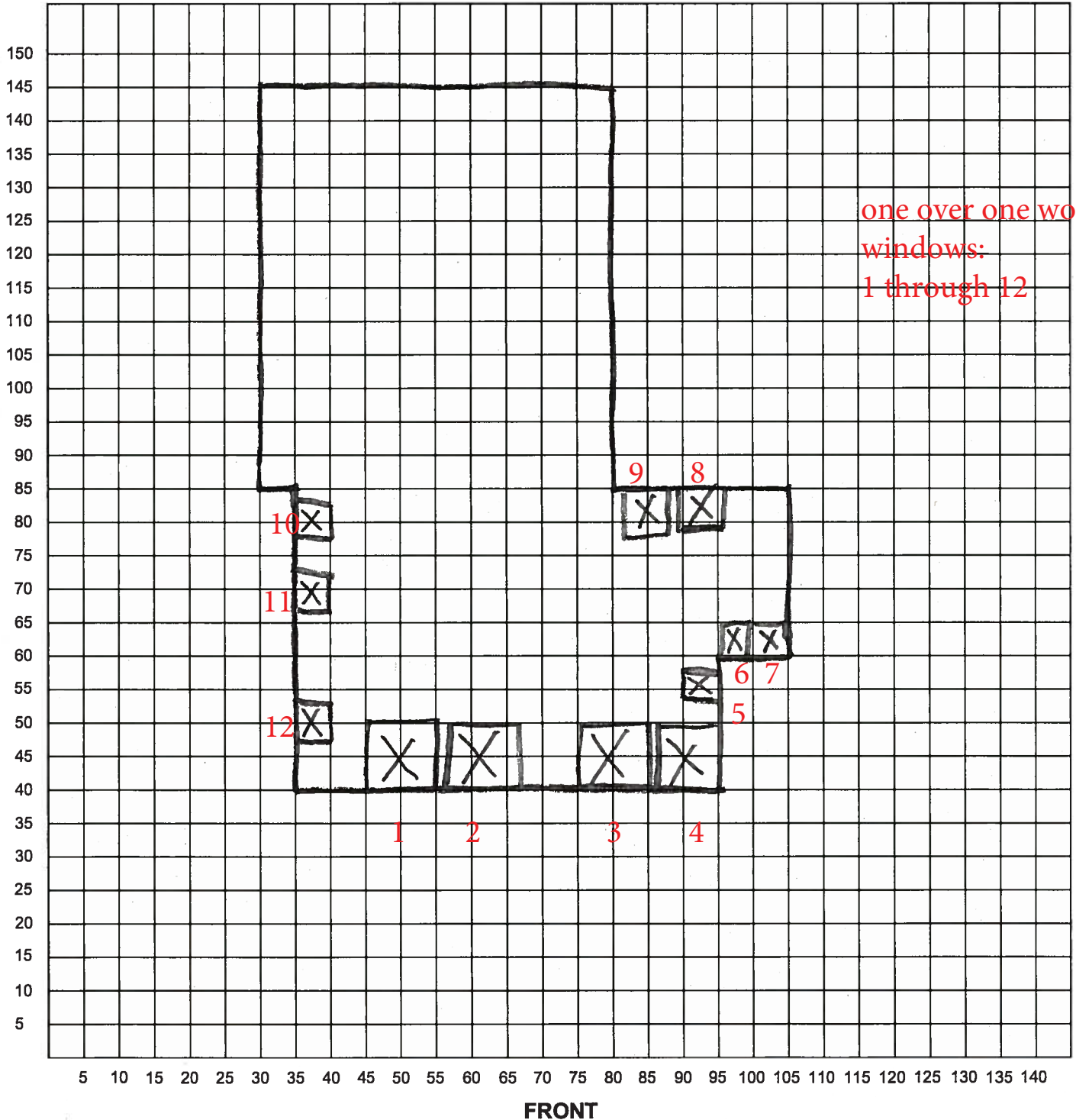
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
2016 APR 21 PM 3:14

Address: _____

Lot: _____

Block: _____

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: _____

Signature of Applicant: _____

2016 APR 21 PM 2:51

Fulton Avenue

[Back to Districts Page](#)

Originally named Parkmoor Place by builder, L. E. Fite, the Fulton Avenue Historic District encompasses the residences within the 1300 through the 1500 blocks of Fulton Avenue. The district represents a unique collection of Spanish Eclectic style houses constructed between 1927 and 1929. The Spanish Eclectic style developed in California in the early 20th century and experienced great popularity throughout the 1920s on a national scale, but particularly in the Southwest United States and Florida. Fulton Avenue and the surrounding neighborhood attracted an affluent group of purchasers including professionals and wealthy landowners. Development ceased during the depression, and the style was not revived in the post-depression era.



[District Map](#)



spanish electric style home



1307 Fulton Ave



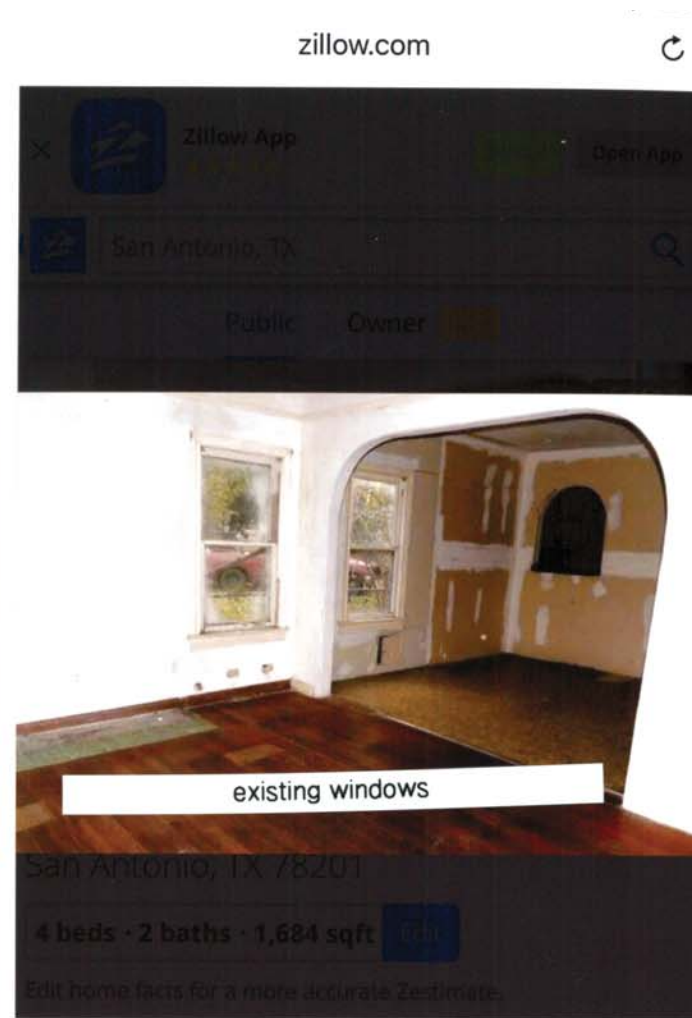
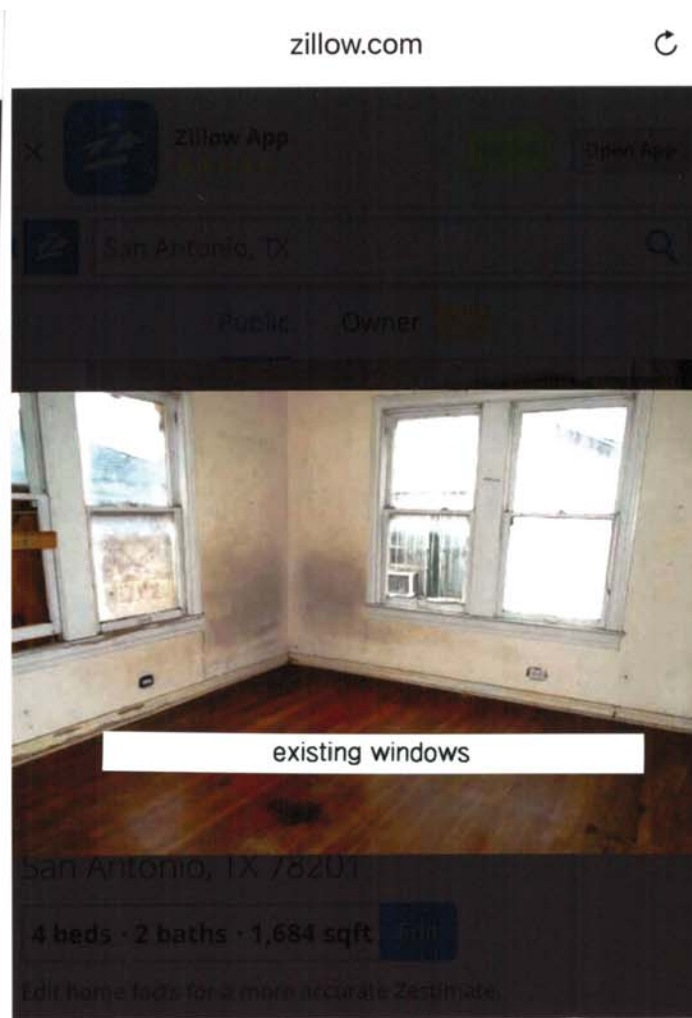
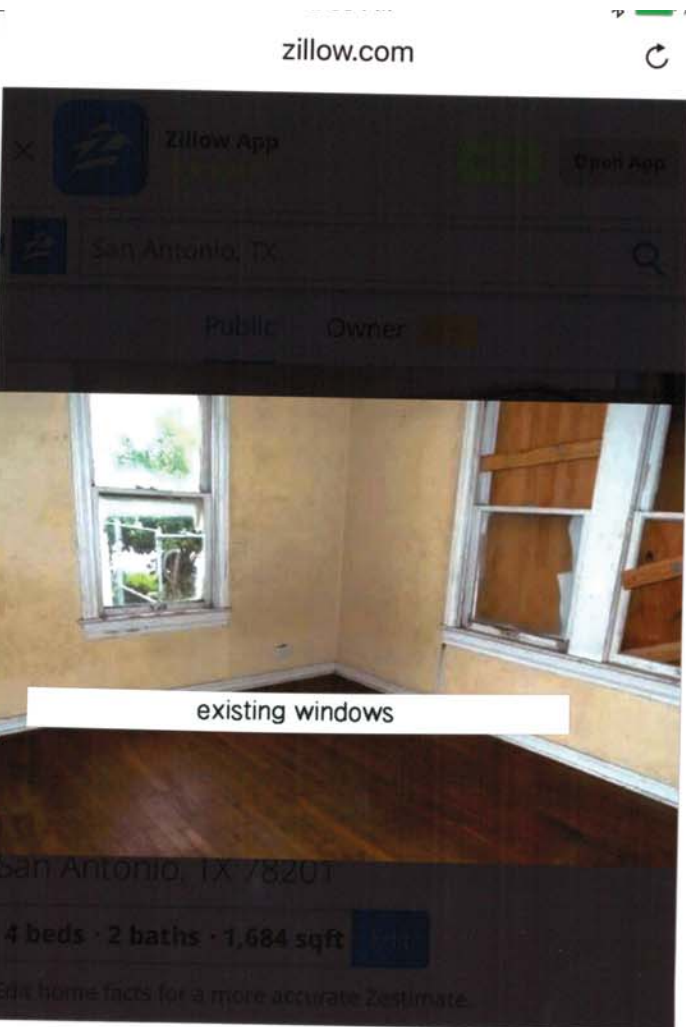
spanish electric style home



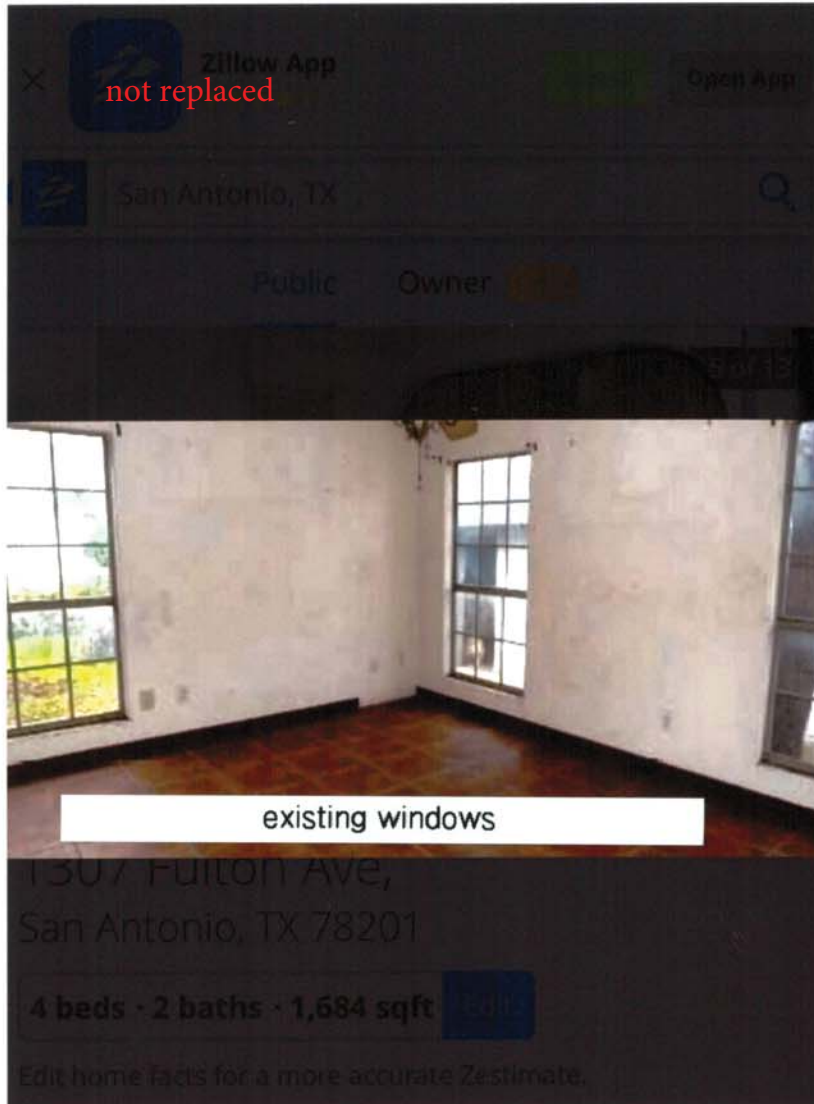
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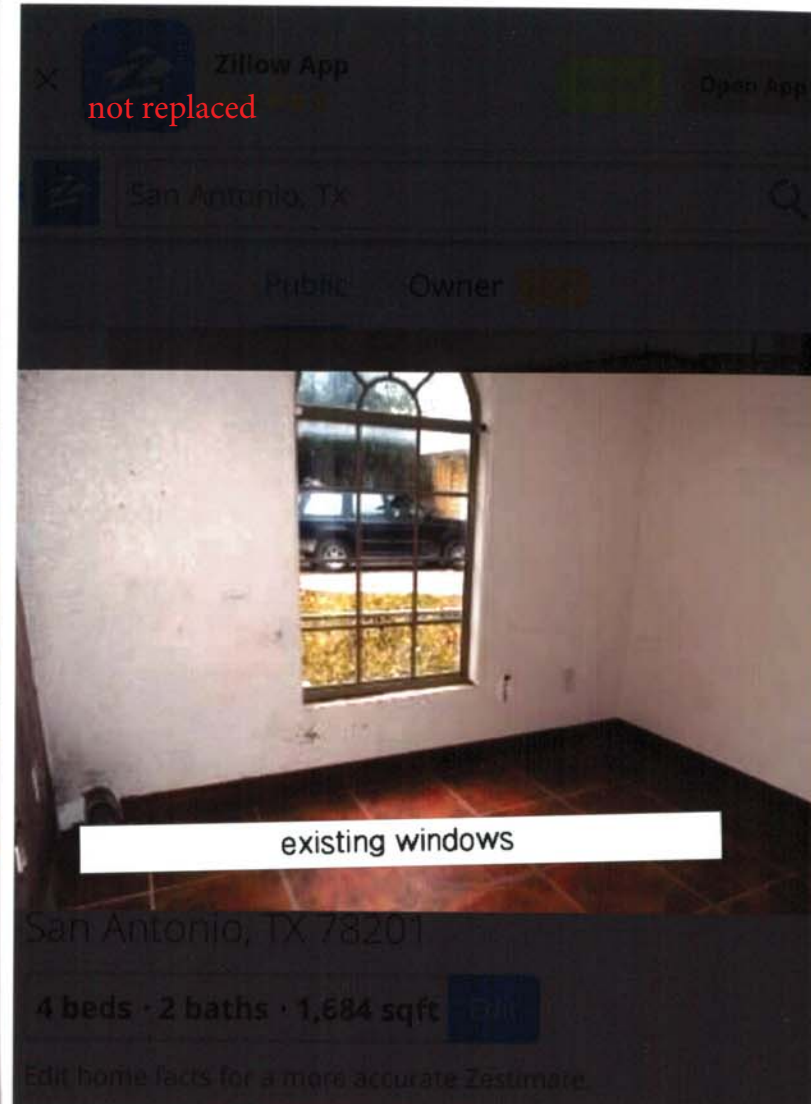




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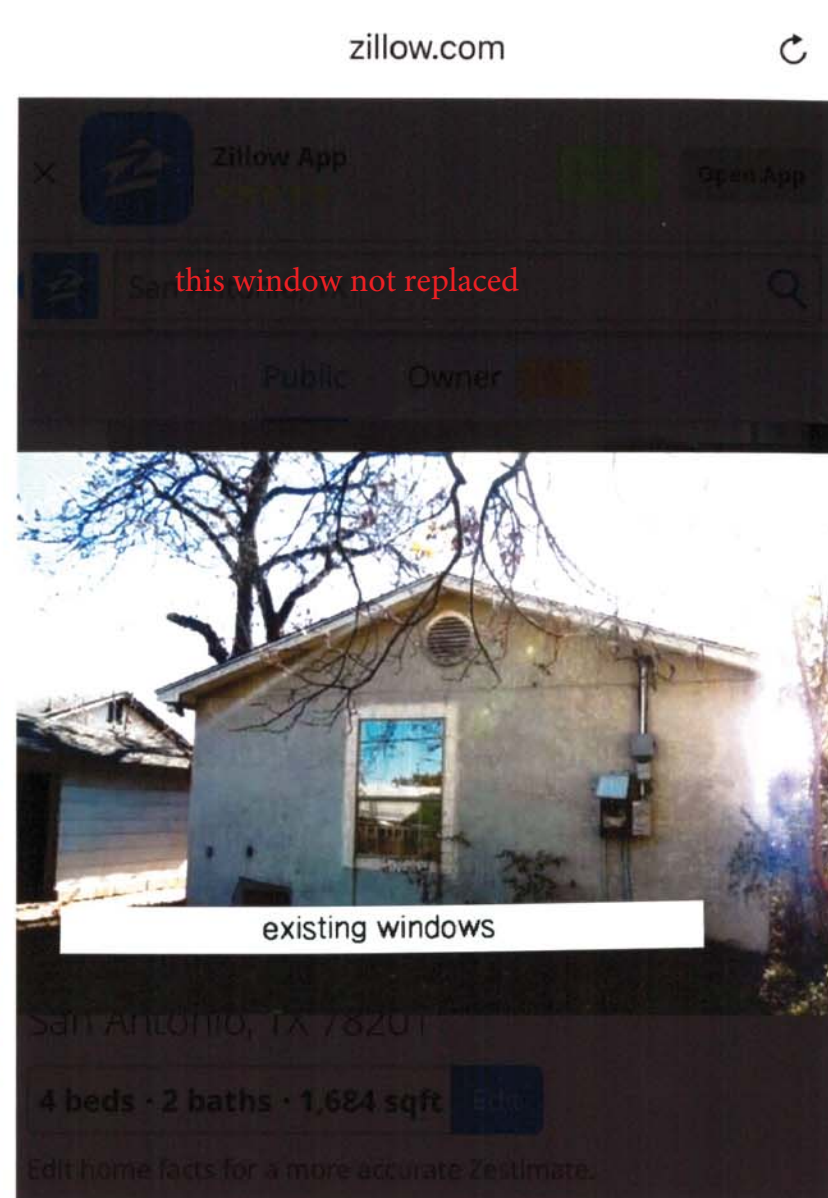
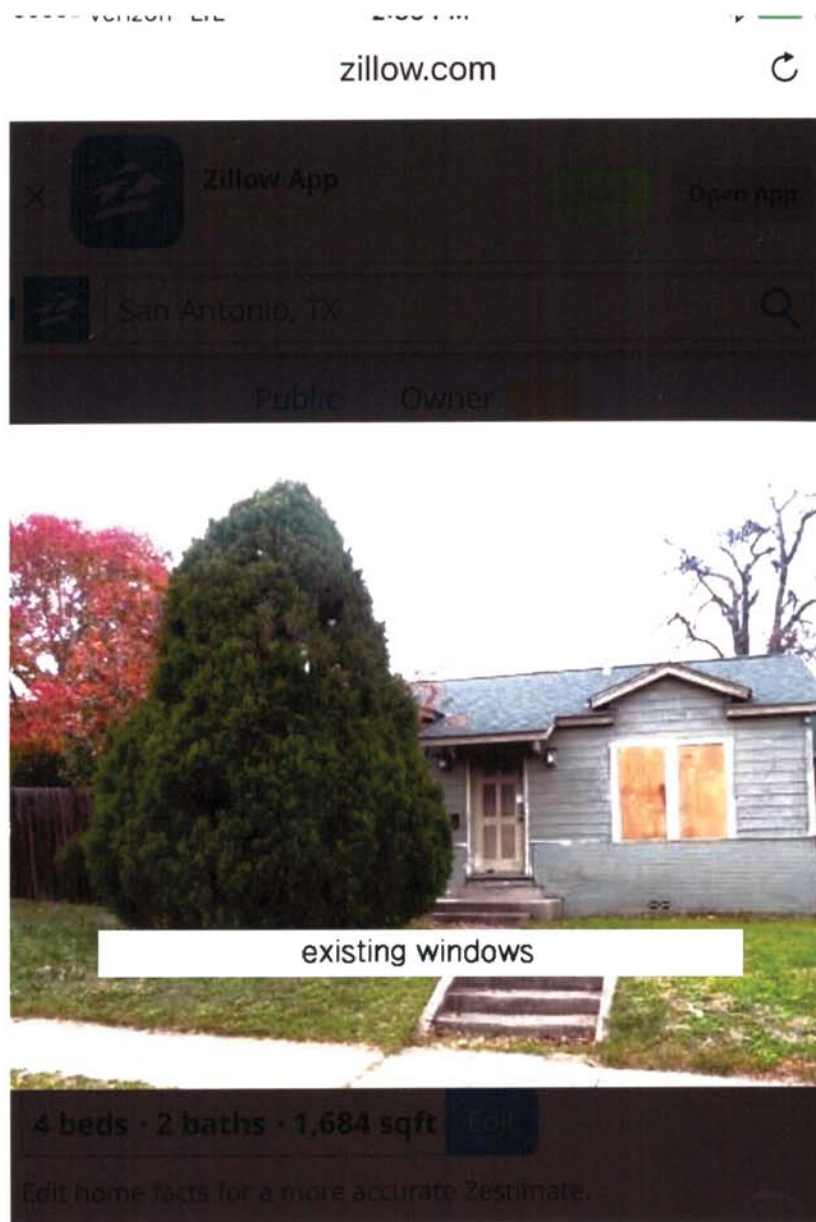


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On rear - not
replaced





homes in Fulton Historic District



spanish electric style home



spanish electric style home



spanish electric style home



spanish electric style home

SELECTING AN APPROPRIATE REPLACEMENT

6.B.iv. 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.



Recommended stipulations for replacement:

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity



- Window trim and sill detail not consistent with original