

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-266
ADDRESS: 458 FURR DR
LEGAL DESCRIPTION: NCB 6696 BLK 5 LOT 22 W 25 FT OF 23 E 25 FT OF 21
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: David and Lydia Lerma
OWNER: David and Lydia Lerma
TYPE OF WORK: Window replacement
REQUEST:

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

1. Replace four one over one wood windows with new one over one wood windows, located on the second story of the home. Two of the windows are located on the rear façade and two are located the east (side) façade.
2. Replace three sets of tri-panel wood windows with rectangular fixed windows in the same opening size. The existing windows feature two side panels each with 4 true divided lites.
3. Replace two non-original window panes constructed of a single pane of plexiglass with a single fixed panel of double pane glass. These windows are located on the east (side) façade of the home.
4. Replace a set of two hinged panels that open to the outside and contain true divided lites with a single fixed panel of double pane glass. These windows are located on the east (side) façade of the home.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.

ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.

iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

OHP Window Policy Document

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.

FINDINGS:

- a. The primary structure located at 458 Furr Drive is a single family home constructed in 1940 in the Spanish Eclectic style. The home is a contributing structure in the Monticello Park Historic District, designated in March 1995. The applicant is proposing to replace a total of seven existing wood windows with new wood windows.
- b. In July 2016, the applicant submitted an application to replace a total of 27 of 28 existing wood windows with new one over one wood windows. A few of these windows had been damaged by a fire in the home. The applicant received HDRC approval on July 20, 2016 to replace 19 of a total 28 existing wood windows with new one over one double hung windows. The HDRC Certificate of Appropriateness also issued approval to repair seven windows with in-kind materials. Since that time, the applicant has solicited estimates for the repair of these windows, and has stated that these windows are deteriorated beyond repair and are hazards to building occupants.

- c. **ONE OVER ONE WINDOWS** – Staff conducted a site visit on May 26, 2017. The four wood one over one windows located on the second floor are not presently operable. They do not have functioning weights, have expanded into their pockets due to exposure to humidity, and a few contain broken glass panes. However, the extant assembly is in good condition. None of the windows exhibit joint separation, interior rot, or checking of the wood. They are of high quality material and craftsmanship and can be restored. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv., windows should only be replaced if approximately 50% or more of the assembly is deteriorated beyond repair. Staff finds the proposal to replace the three windows with true divided lites with new one over one wood windows inconsistent with the guidelines.
- d. **DIVIDED LITE WINDOWS** – Staff conducted a site visit on May 26, 2017. All three of the tri-panel windows feature vertical side panels with 4 true divided lites. They are original to the home. On all three of the assemblies, the lowest lite, adjacent to the sill, has deteriorated severely. Several lower wood rails have disintegrated due to rot, or are partially or completely separated from the rest of the assembly. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv., windows should only be replaced if approximately 50% or more of the assembly is deteriorated beyond repair. While the lower rails and stiles of the side panels are severely deteriorated, these portions constitute approximately 20% of each panel, and less than 10% of the entire tri-panel assembly. Replacement wood pieces can be fabricated and installed to match the existing configuration. Additionally, the one set of existing side hinge windows are in good condition and can be repaired. These particular windows are extremely unique and characteristic of the home and should not be replaced. Staff finds the proposal inconsistent with the guidelines.
- e. **NON-ORIGINAL SINGLE PANES** – Two of the three sets of tri-panel wood windows have been altered over time, and their central panel, which historically featured two operable side hinge windows that opened to the outside, have been removed and replaced with a single pane panel, which appears to be plexiglass or a similar quality. Staff finds the proposal to install a new double pane glass panel acceptable given the non-historic nature of the existing material.
- f. **SET OF SIDE HINGE WINDOWS** – One of the sets of the tri-panel wood windows has original two hinged panels in the central bay that open to the outside and contain true divided lites. These windows are located on the east (side) façade of the home. The applicant has proposed to replace these operable hinged windows with a new double glass panel. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv., windows should only be replaced if approximately 50% or more of the assembly is deteriorated beyond repair. These operable windows are in reparable condition and are character defining elements of the home and should be retained. Staff finds the proposal inconsistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff does not recommends approval of the replacement of the four one over one windows based on findings a through d.

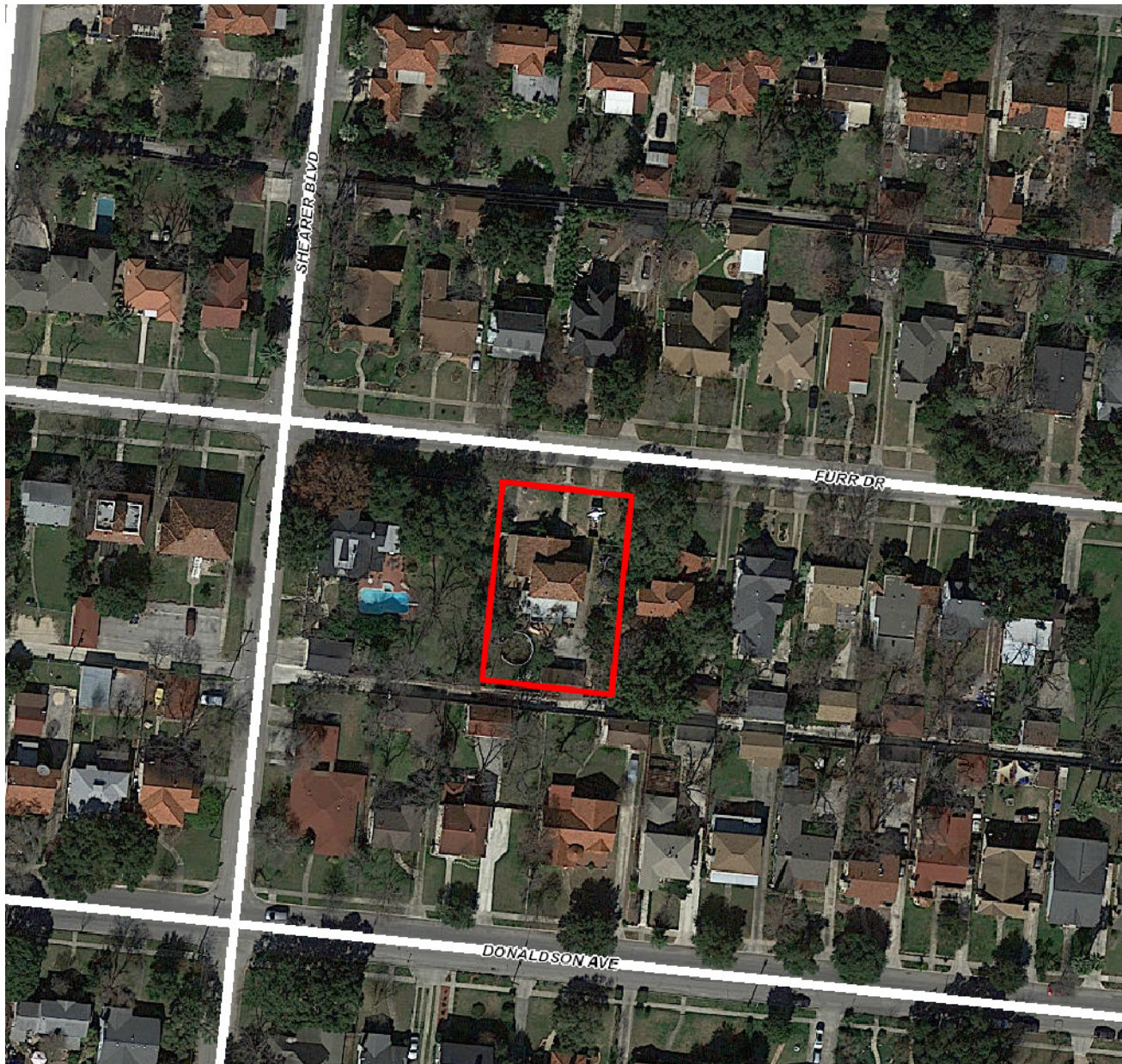
Item 2, Staff does not recommend the replacement of the three windows with divided lites with fixed glass panels based on findings a through d.

Item 3, Staff recommends approval of the non-original single pane panel replacement based on finding e.

Item 4, Staff does not recommend approval of the replacement of the original side hinge operable windows based on finding f.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: May 31, 2017

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HDRC - ATTACHMENT (description of project)
APPLICATION FORM

Page 1

Seeking to gain approval from HDRC to replace a total of seven (7) windows on the property located at 458 FUZZR DRIVE, SAN ANTONIO, BEXAR COUNTY, TEXAS 78201.

1. Three (3) windows located on the first level of the home in the game/pool room: are so dilapidated that the wood has deteriorated to the point that they are falling apart, and there is no way of salvaging them as they are unsound.
2. Four (4) windows in bedroom #1 (child's room) located on the second floor: They are missing counter balance weights and wood bottom rails, all are double hung windows. They are a hazard and in unsafe condition, if you were to raise anyone of these windows, they could fall injuring our child or worse.
3. Called Samuel Glass to get quote on replacing glass on windows to comply with HDRC to try to renovate said windows, but was told these windows were beyond repair. Can provide name and number of expert opinion with Samuel Glass. The gentlemen also indicated that windows were very hazardous and wouldn't want his child in a room with said windows.
4. Have actively sought for bids on costs of repairing all windows at their present conditions without success. Unable to accomplish this task and we are nearly three years from the date of the fire.

HDRC-ATTACHMENT (description of project)

APPLICATION FORM

Page 2

and we still have not been able to move back into our home. This whole process has caused a hardship financially, let alone the stress and depression it has caused to our family, including of children.

5. I pray that HDRC considers approving our request for replacing shed windows, as it has taken its toll on this family.

NORTH - FRONT



EAST



NORTH - FRONT



NORTH - FRONT



South - 2d FLOOR



WEST - GAME/POOL ROOM



WEST - GAME/POOL ROOM



WEST - GAME/POOL ROOM



WEST
GAME / POOL ROOM



WEST



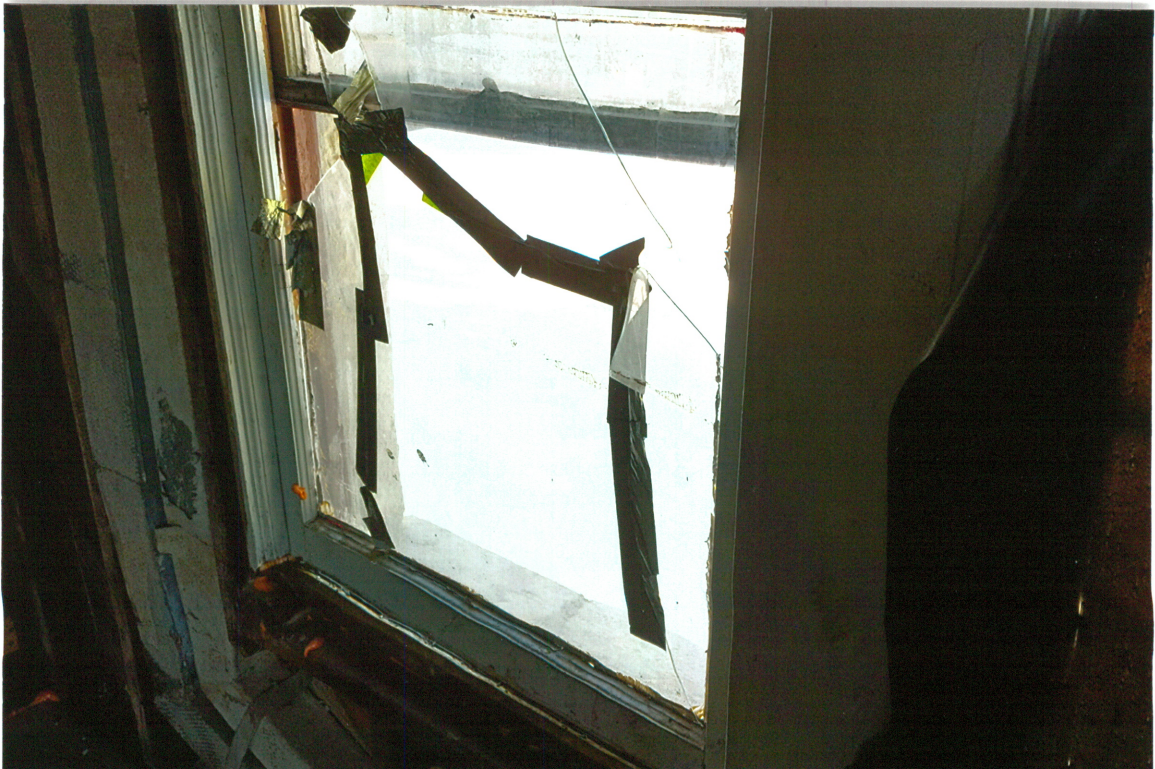
GAME / Pool Room

WEST



GAME / POOL ROOM













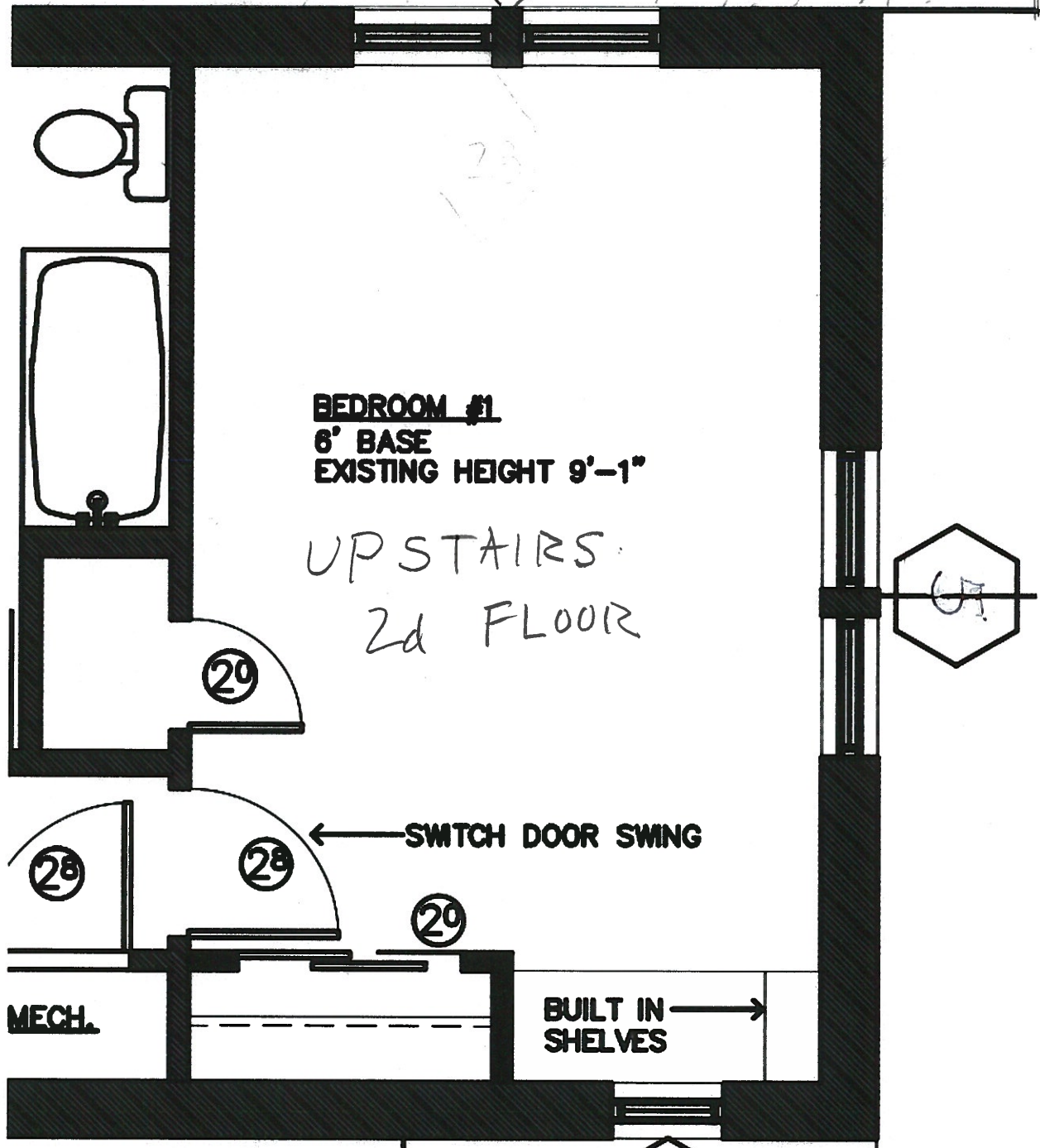








↑
SOUTH - SUNDECK
REAR

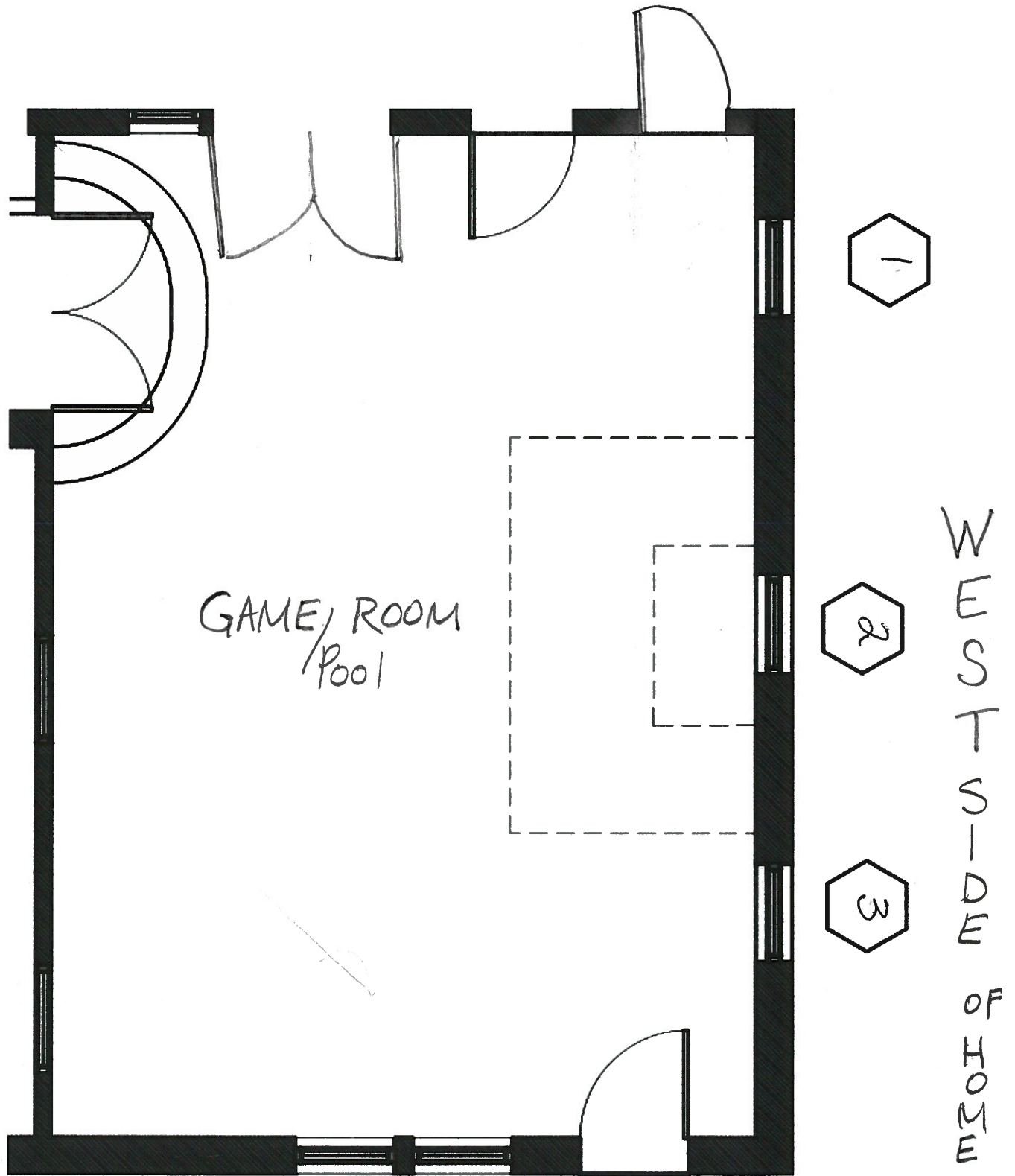


WEST SIDE OF HOME

NORTH

FRONT OF HOME

South - REAR

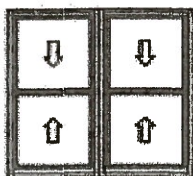


North

FRONT OF HOME - 1st FLOOR

| Line # | Location: | Attributes |
|--------|-----------|------------|
|--------|-----------|------------|

15 445



Viewed From Exterior

PK #
1982

Architect, 2-Wide Double Hung

Qty

2

1: Double Hung, Equal

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Early American Stain Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, Brown, No Limited Opening Hardware, Order Sash Lift

Screen: No Screen

Grille: No Grille,

Vertical Mull 1: FieldMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

2: Double Hung, Equal

General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"

Exterior Color / Finish: Primed, Primed Wood

Interior Color / Finish: Early American Stain Interior

Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, Brown, No Limited Opening Hardware, Order Sash Lift

Screen: No Screen

Grille: No Grille,

Vertical Mull 1: FieldMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

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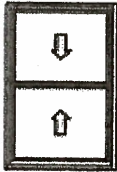
Detailed Proposal

Page 2 of 7

Customer:

Project Name: Sales Rep: Anthony Rivas

Quote Number: 5921320

| Line # | Location: | Attributes | |
|--------|---|--|----------|
| 10 | 1, 2 & 3 | Architect, Double Hung | Qty 3 |
| |  | PK # 1982 | |
| | Viewed From Exterior | <p>1: Double Hung, Equal General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Wood Interior Color / Finish: Painted LINE None Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, Brown, No Limited Opening Hardware, Order Sash Lift Screen: No Screen Grille: No Grille,</p> | |
| Line # | Location: | Attributes | |