

HISTORIC AND DESIGN REVIEW COMMISSION

April 04, 2018

HDRC CASE NO: 2018-137
ADDRESS: 645 E PARK AVE
LEGAL DESCRIPTION: NCB 1754 BLK 3 LOT 16
ZONING: R-6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Zhen Cai
OWNER: Mehdi Beyhaghi
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: March 16, 2018
60-DAY REVIEW: May 17, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace 28 wood windows with new Fibrex composite wood fiber 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.

iv. Screens and shutters—Preserve historic window screens and shutters.

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.

FINDINGS:

- a. The primary structure located at 645 E Park Ave is a 1-story single family home constructed in 1922 in the Craftsman style. The home is contributing to the Tobin Hill Historic District.
- b. EXISTING WINDOWS: CONDITON – The applicant provided several photographs of the existing windows taken from both inside and outside the home. Staff also visually assessed the exterior of the windows on March 26, 2018. The applicant has noted that some of the windows are not operable, have broken or missing pulley cords, and are drafty. Based on the photographic evidence provided, staff finds that the windows are in good condition and are fully repairable. Additionally, a previous owner of the home rehabilitated the structure in 2015.
- c. EXISTING WINDOWS: ENERGY EFFICIENCY AND NOISE – The applicant has expressed concern to staff regarding the need to improve the energy efficiency of the house. However, in most cases, windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows and thermal shades. In most cases, windows may also be retrofitted with new glass. The applicant has also expressed concern about noise due to the home's proximity to the N St Mary's corridor. Interior storm windows are available that can be custom fitted to openings and, in many cases, are more effective in minimizing noise than new windows. In general, staff encourages the repair of historic wood windows. A wood window that is maintained over time can last for decades. Replacement window products have a much shorter lifespan and cannot be repaired once they fail.

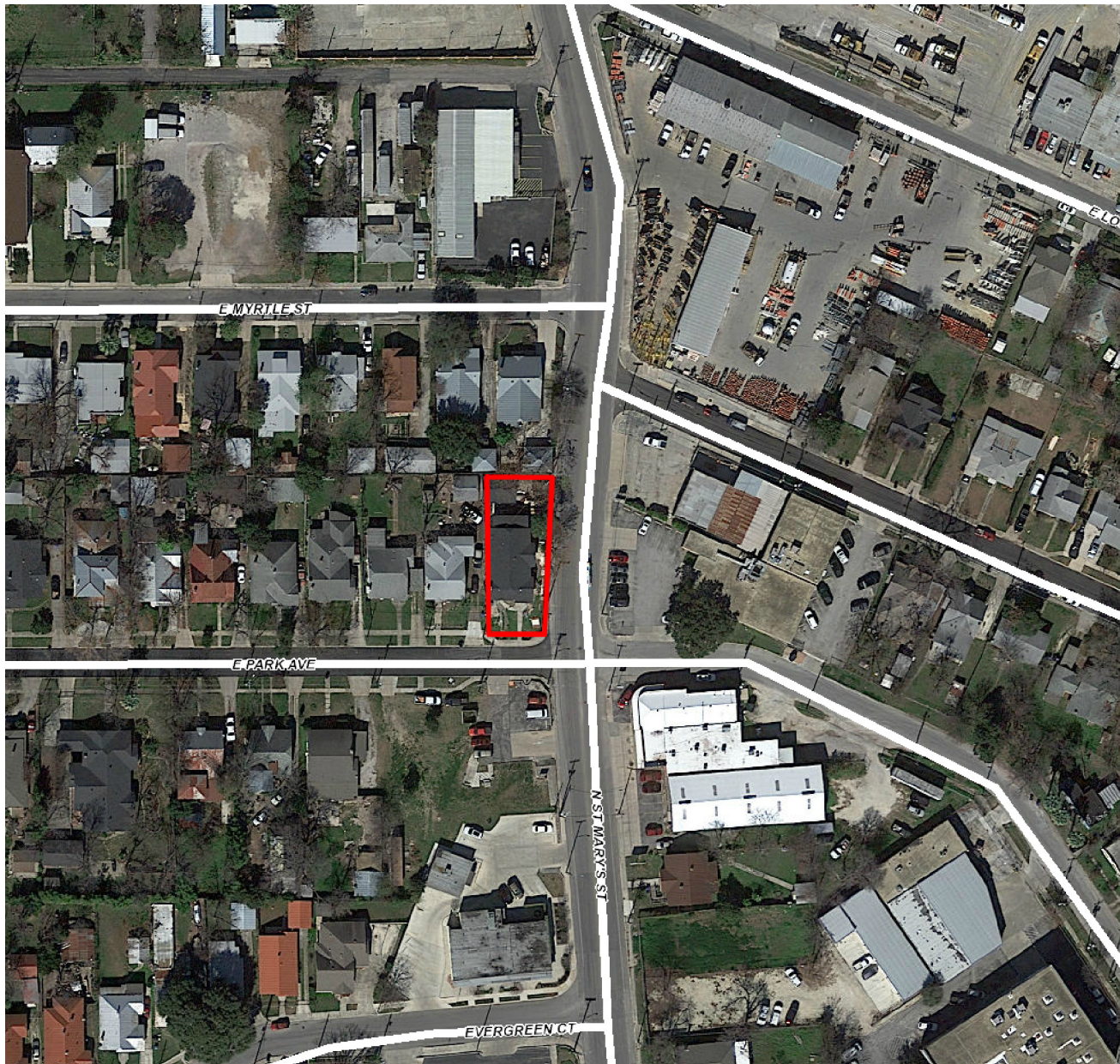
- d. According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. Staff does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on findings a through d. Staff recommends that the applicant repair the existing wood windows in place.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 19, 2018

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645 E Park Ave, 78212



Application Statement

Re: Window Replacement Permit Application---645 E Park Ave

Dear Commissioner and Staff,

My name is Dr. Mehdi Beyhaghi. I work as assistant professor of finance at the University of Texas at San Antonio and am the property owner of 645 E Park Ave. Ms. Zhen Cai of St. Mary's University School of Law also lives in the property. She and Mr. Victor Cantu of Home Depot will represent me in the application matter.

I bought the property in February 2017. The house was built in 1920s and seller has done a major renovation except for the original 28 windows. We enjoy the ample light indoor provided by the windows, however, the shortcoming is overwhelming. As you may have noticed, the property is right at the intersection of N. St. Mary's Strip and Park Ave. It is a traditional residential area as you would expect. We are adjacent to two construction companies, one flower shop, one cross-fit and one parking lot. All three bedrooms in the main unit are on the N. St. Mary's side. Noise has always been a concern since we moved in. The concern is becoming a serious problem because my just turn-in-one-year old daughter lives in the same house. It might not be easy to measure how the exposure to traffic noise 24/7 at such a young age will do to her growth and health, but I know I cannot wait for another year to address the problem.

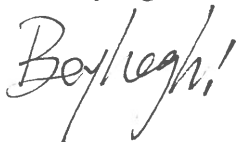
I have contracted with Home Depot for Anderson windows---one of the most reputable brands on the market for \$25000 dollars. The new windows look exactly like what we have (White, Single-hung) and they are made of wood and supporting material. I am not planning to change the appearance of the house in any way. The sole purpose for the replacement is to increase the safety and efficiency.

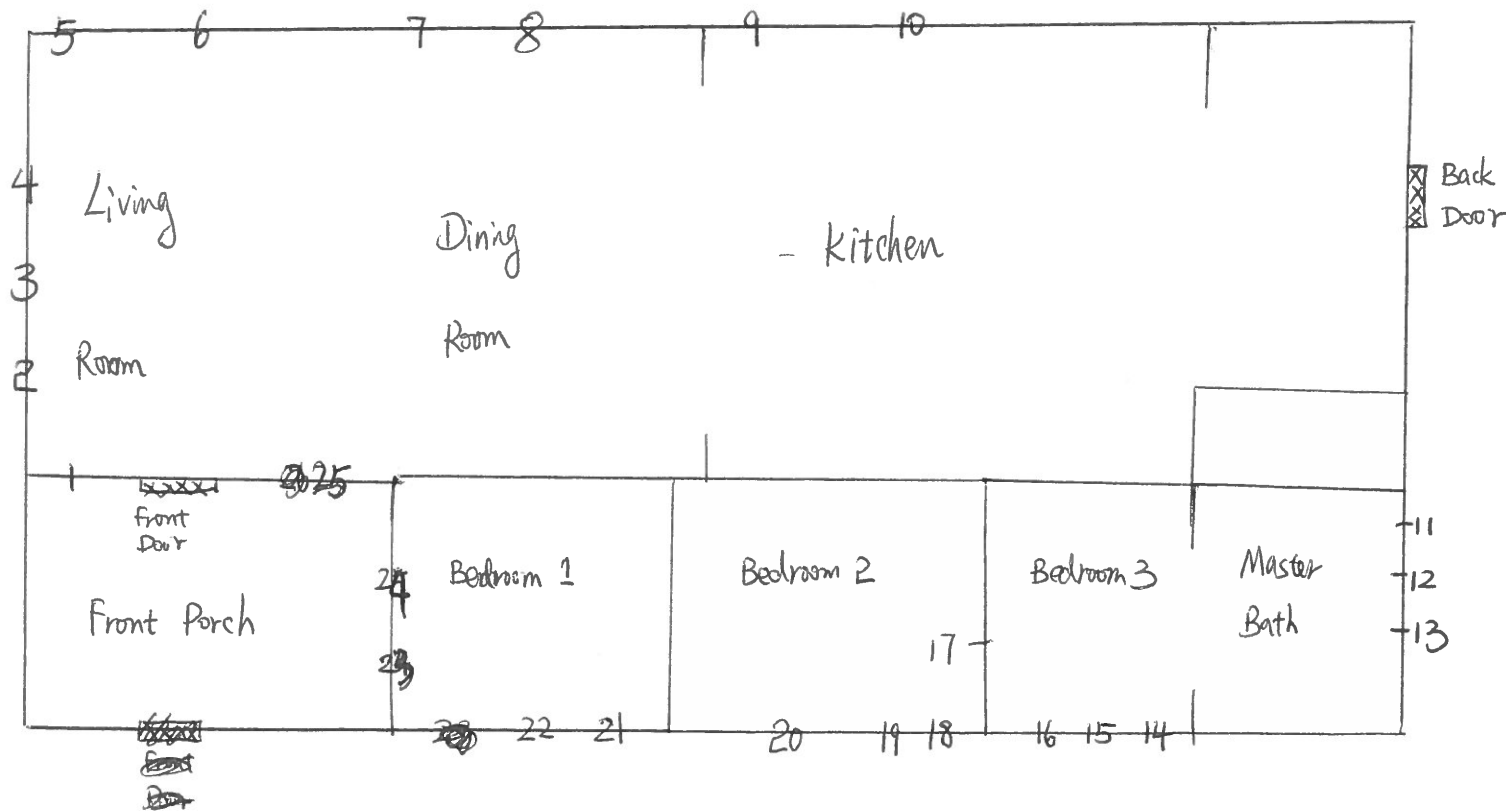
My family and I are perfectly happy with the property and its close proximity to the Pearl. However, the windows have severely impacted our enjoyment and affected our day to day life. I would much appreciate your help in facilitating the process.

Please contact Ms. Zhen Cai, 347-345-6379 for application follow-up and site visit scheduling. My teaching schedule does not allow me to appear in person for the April 4, 2018 public hearing. Ms. Zhen Cai and Mr. Victor Cantu have my full permission on the representation of this matter.

Sincerely,

Mehdi Beyhaghi

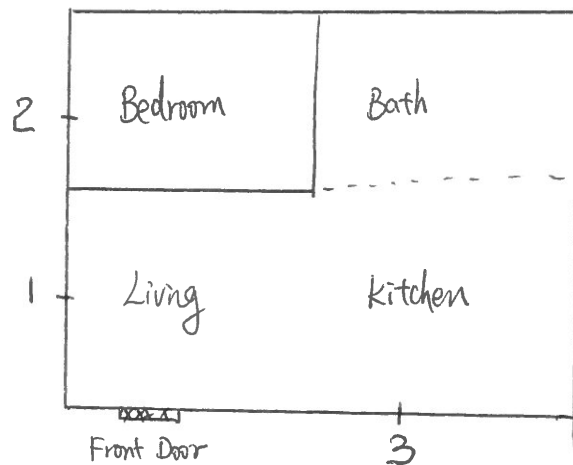
A handwritten signature in black ink, appearing to read "Beyhaghi!". The signature is stylized with a large, sweeping initial "B" and a trailing flourish.



Main House: 1793 sqft

Windows: 25

3bd 2b



Back Unit: 520 sqft

Windows: 3

1bd 1b

645 E Park Ave

San Antonio, TX

78212

















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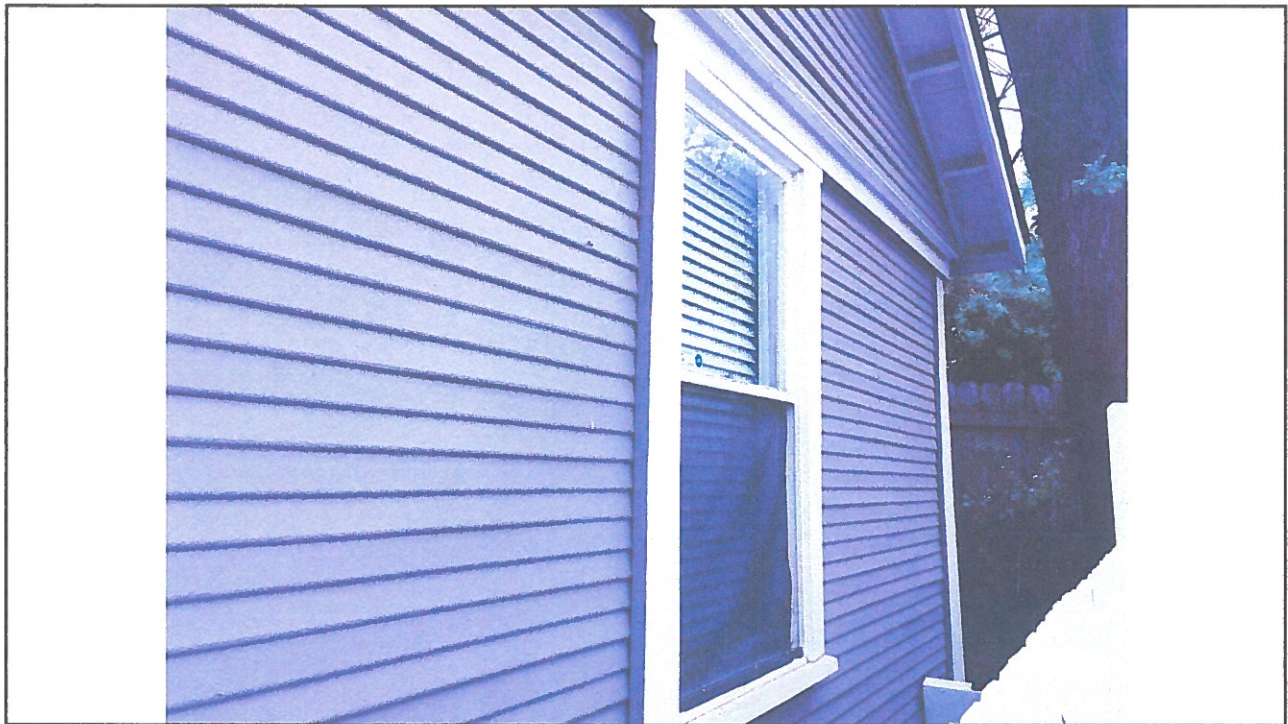
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Close up



100 SERIES WINDOWS & PATIO DOORS

FIBREX® COMPOSITE MATERIAL

FIBREX® COMPOSITE MATERIAL

100 Series windows and patio doors are made of Andersen's Fibrex composite material. Here's what helps make it so revolutionary:

- **Twice as strong as vinyl**
- Delivers **exceptional durability** because it retains its stability and rigidity **in all climates**
- Blocks thermal transfer nearly 700 times better than aluminum to help **reduce heating and cooling bills**

SIX EXTERIOR COLOR CHOICES THAT NEVER NEED PAINTING

From White and Sandtone to deep, rich Cocoa Bean, Dark Bronze, Terratone and Black colors, 100 Series windows and doors complement any home.

Durable factory-finished interiors and exteriors never need painting and **won't fade, flake, blister, chalk or peel,*** even in extreme cold or heat.



Exterior shown in Dark Bronze

ATTRACTIVE, SEAMLESS CORNERS

To give your home a beautiful, clean look inside and out, Andersen® 100 Series products feature virtually seamless corners.



100 Series corner seam

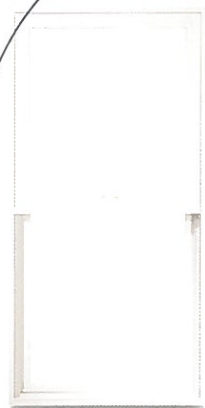
Other products

ENVIRONMENTALLY SMART

Andersen's exclusive Fibrex® composite material is composed of 40% reclaimed wood fiber by weight, most of which is reclaimed from manufacturing Andersen® wood windows

CHOOSE THE WINDOWS, DOORS & OPTIONS THAT ARE RIGHT FOR YOUR HOME.

WINDOW & DOOR TYPES



SINGLE-HUNG WINDOWS

This style features a stationary upper sash, also available with an arched top.



CASEMENT & AWNING WINDOWS

Both styles open with a simple turn of a handle and can also be ordered as stationary windows.



GLIDING WINDOWS

These units have one stationary sash and one that opens. A three-sash configuration, where two sash glide past a fixed center sash, is also available.



GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. They feature a multi-point locking system for enhanced security, and an optional exterior keyed lock for convenience. For more character, consider adding Andersen® 100 Series sidelight windows on each side of your door and a transom window on top.



SPECIALTY WINDOWS

Archtop, Springline,™ Circle Top,™ quarter circle, full circle, and rectangle shapes are available to complement your home.



CUSTOM SIZES

Most styles available in custom sizes to fit all projects, including replacement.

HARDWARE

WINDOW HARDWARE

All window hardware is white to match the interior.



Casement and **awning** hardware folds down so it doesn't interfere with window treatments.



Single-hung and **gliding** windows feature hardware that automatically locks when windows are closed.



Optional single-hung lift/gliding window handle

PATIO DOOR HARDWARE



Exterior Handle
(Shown in Dark Bronze)



Interior Handle

Tulsa hardware exterior handles match the door's exterior color, while interior handles are white to match the interior.