

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-301
ADDRESS: 1939 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 1931 BLK 38 LOT 10
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Bruce Graham/GRAHAM BRUCE
OWNER: Bruce Graham/GRAHAM BRUCE
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: May 01, 2019
60-DAY REVIEW: June 30, 2019
CASE MANAGER: Huy Pham

REQUEST:

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

1. Restore three (3), existing wood windows and reconstruct two (2) wood windows to be installed on the front façade with wood screens.
2. Replace ten (10) wood windows with vinyl windows on the side and rear elevations to be installed with wood screens

This request is in response to the violation case for replacement of all wood windows with vinyl windows, which was referred to committee at the September 19, 2018, HDRC hearing and withdrawn by the applicant at the October 17, 2018, hearing.

APPLICABLE CITATIONS:

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

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 at 1939 W Gramercy was constructed circa 1941 in the Craftsman style and is contributing to the Monticello Park Historic District. The one-story, single-family structure features a primary cross-gabled roof with offset gables covering the front porch and on rear-side additions, a stone exterior chimney, a standing seam metal roof, and a faux brick and stucco façade.
- b. COMPLIANCE - On a site visit conducted on August 22, 2018, staff found that a number of wood windows had been replaced with vinyl. Staff identified at least two wholly intact wood windows were still on site and advised the applicant to store them until the conclusion of the HDRC hearing. The applicant submitted an application to staff on August 29, 2018.
- c. UPDATED REQUEST – The applicant has proposed two options in seeking compliance: Option A includes four (4) wood windows on the front façade and Option B includes four (4) wood windows on the front façade and one (1) on the front-most side elevation. The applicant has also requested to install wood screens over all wood and vinyl windows in an effort to screen non-conforming elements. Staff finds that all windows should be returned to their original, one-over-one, wood window profile. All windows should match in profile, installation depth, size, location, and trim.
- d. EXISTING WINDOWS – The structure originally featured a total of fifteen (15), one-over-one wood windows. Many of the windows were covered with non-conforming aluminum screens.
- e. WINDOW REPLACEMENT – The has applicant proposed two options, one featuring five wood (5) windows and the other with four (4) wood windows -- while the remaining ten or eleven (10 or 11) windows would be vinyl replacements. The Guidelines for Exterior Maintenance and Alterations 6.B.iv. notes that window replacement should only be considered when the original windows are deteriorated beyond repair. At the time of the site visit in August 2018, staff found that the windows that were still on site were in a repairable condition. Staff finds that the applicant should repair the existing windows. Staff finds that the applicant should only replace should replace windows where they have been determined to be deteriorated beyond repair. Replacement windows should be comparable to the original wood windows in regards to materials and profile.
- f. NEW WINDOWS – The applicant has proposed to install white, one-over-over vinyl windows to replace up to eleven (11) wood windows. The Guidelines for Architectural Features 6.B.iv. notes that new windows are to match the historic or existing windows in terms of. Staff finds that the proposed windows are not compatible in style or materials with the original windows. Staff finds that replacement windows should match the original wood windows in size, type, configuration, material, form, appearance, and details including the standard stipulations: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*
- g. WINDOW SCREENS – The applicant has proposed to install window screens to reduce the visibility of non-conforming vinyl windows, if approved. Wood window screens are consistent with the Guidelines for Exterior

Maintenance and Alterations 6.B.ix.; however, the applicant must submit detailed architectural drawings noting the profile and dimensions of the screens to staff prior to installation. As installed, no inset exists to properly hang wood window screens.

RECOMMENDATION:

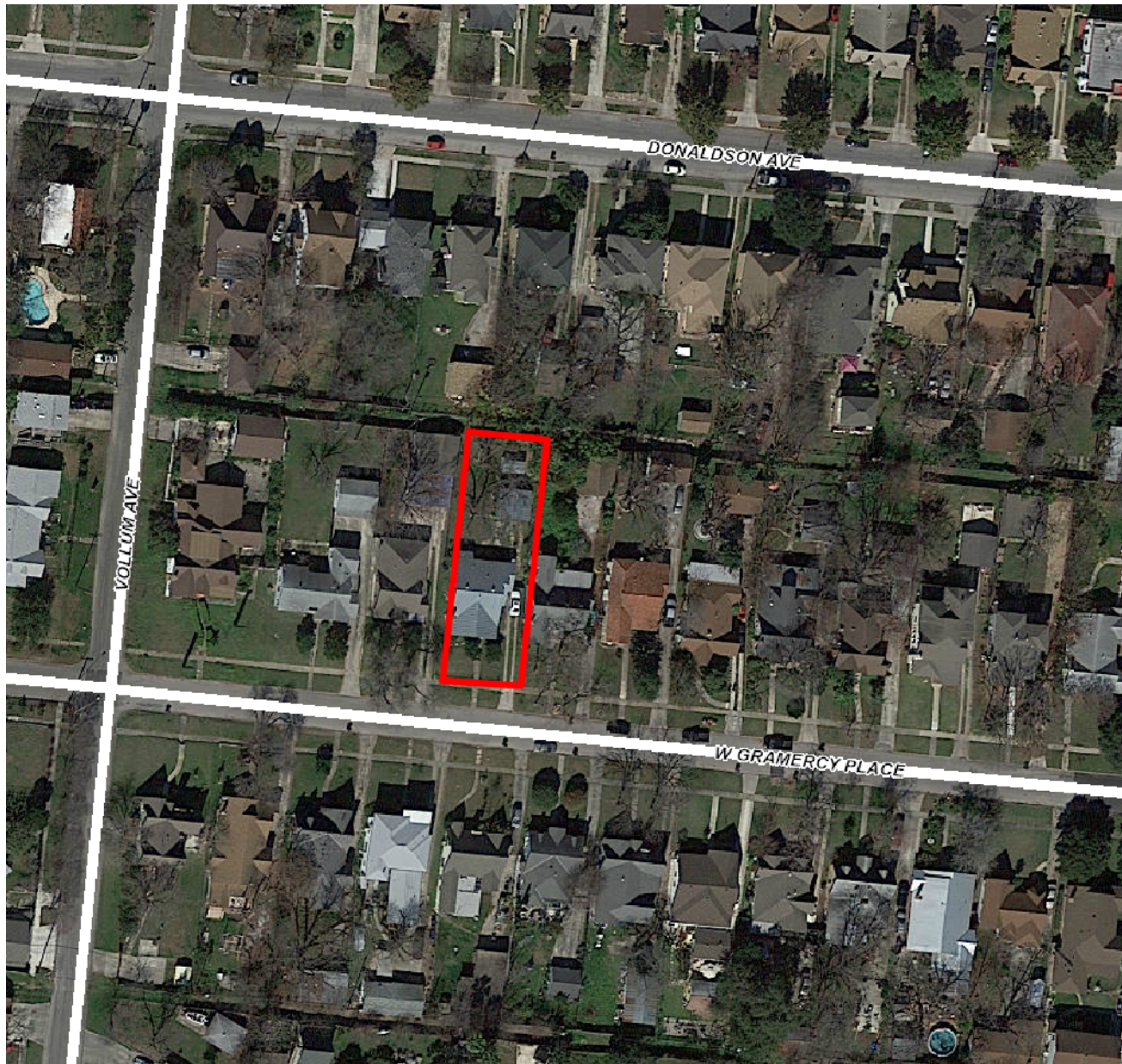
- i. Staff recommends approval of item 1 (three repaired and two reconstructed wood windows on the front facade) with the stipulation that specifications for an appropriate reconstruction and installation are submitted to staff prior to the issuance of a Certificate of Appropriateness.
- ii. Staff does not recommend approval of item 2 (ten wood windows replaced with vinyl on the side and rear facades). If the remaining windows have been permanently discarded or are deteriorated beyond repair, replacement windows should match the original wood windows in size, type, configuration, material, form, appearance, and should meet the following specifications: *Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.*

If the commission is compelled to approve item 2, the installation of vinyl windows as currently installed, staff stipulates that specifications for an appropriate configuration and installation of the windows screens are submitted to staff prior to the issuance of a Certificate of Appropriateness. As installed, no inset exists to properly hang wood window screens.

CASE COMMENT:

COMPLIANCE - On a site visit conducted on August 22, 2018, staff found that a number of wood windows had been replaced with vinyl. Staff identified at least two wholly intact wood windows were still on site and advised the applicant to store them until the conclusion of the HDRC hearing. The applicant submitted an application to staff on August 29, 2018.

UPDATED REQUEST – The applicant has proposed two options in seeking compliance: Option A includes four (4) wood windows on the front façade and Option B includes four (4) wood windows on the front façade and one (1) on the front-most side elevation. The applicant has also requested to install wood screens over all wood and vinyl windows in an effort to screen non-conforming elements. Staff finds that all windows should be returned to their original, one-over-one wood window matching in profile, depth, size, location, and trim.

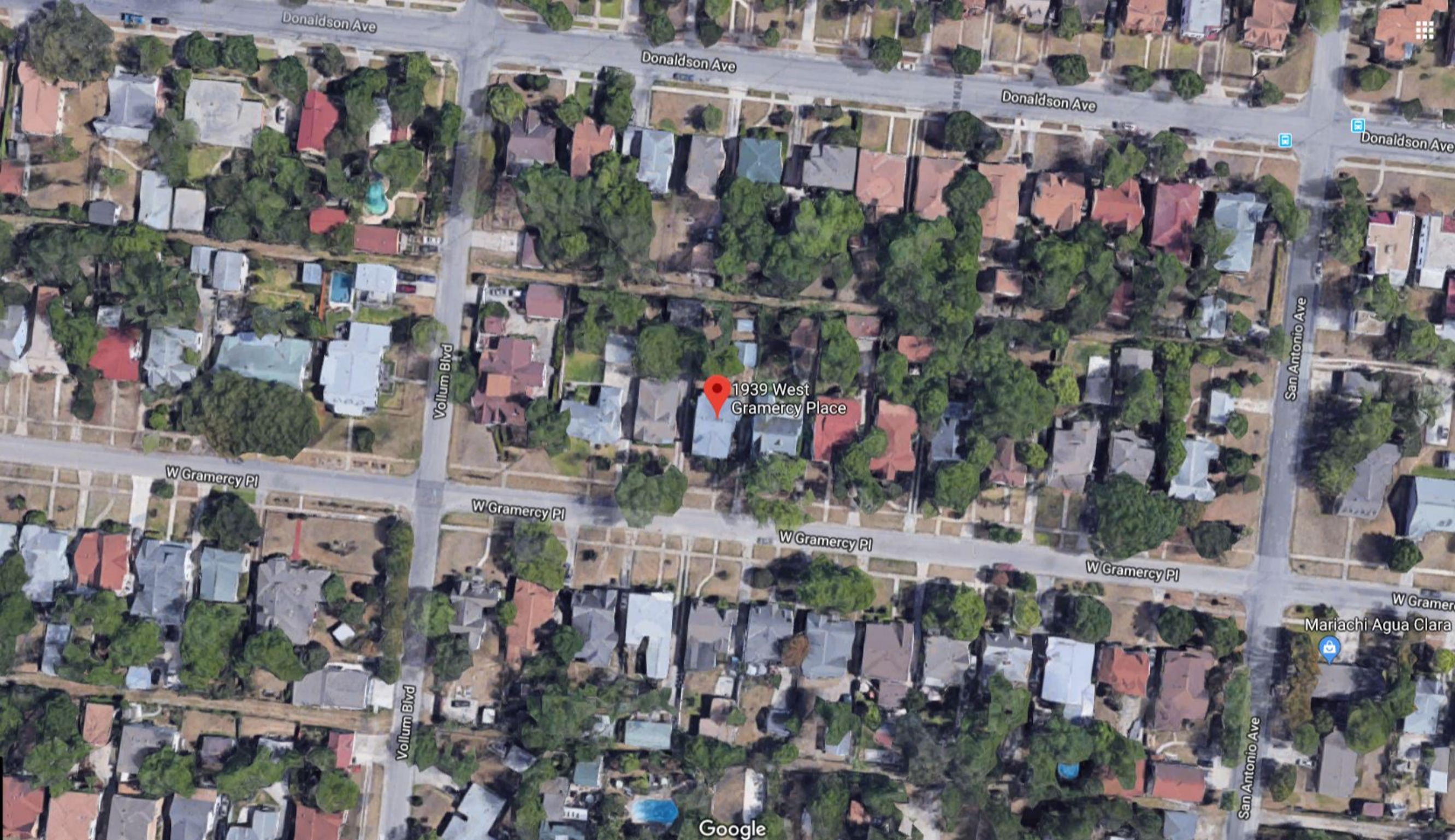


1939 W Gramercy

Powered by ArcGIS Server

Printed: Sep 12, 2018

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Donaldson Ave

Donaldson Ave

Donaldson Ave

Donaldson Ave

Vollum Blvd

San Antonio Ave

1939 West Gramercy Place

W Gramercy Pl

W Gramercy Pl

W Gramercy Pl

W Gramercy Pl

W Gramercy Pl

Mariachi Agua Clara

Vollum Blvd

San Antonio Ave

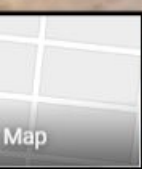
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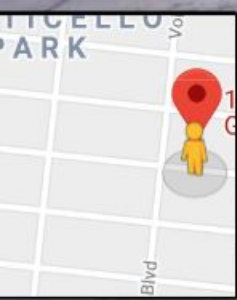


1939 West
Gramercy Place

W Gramercy Pl

Google











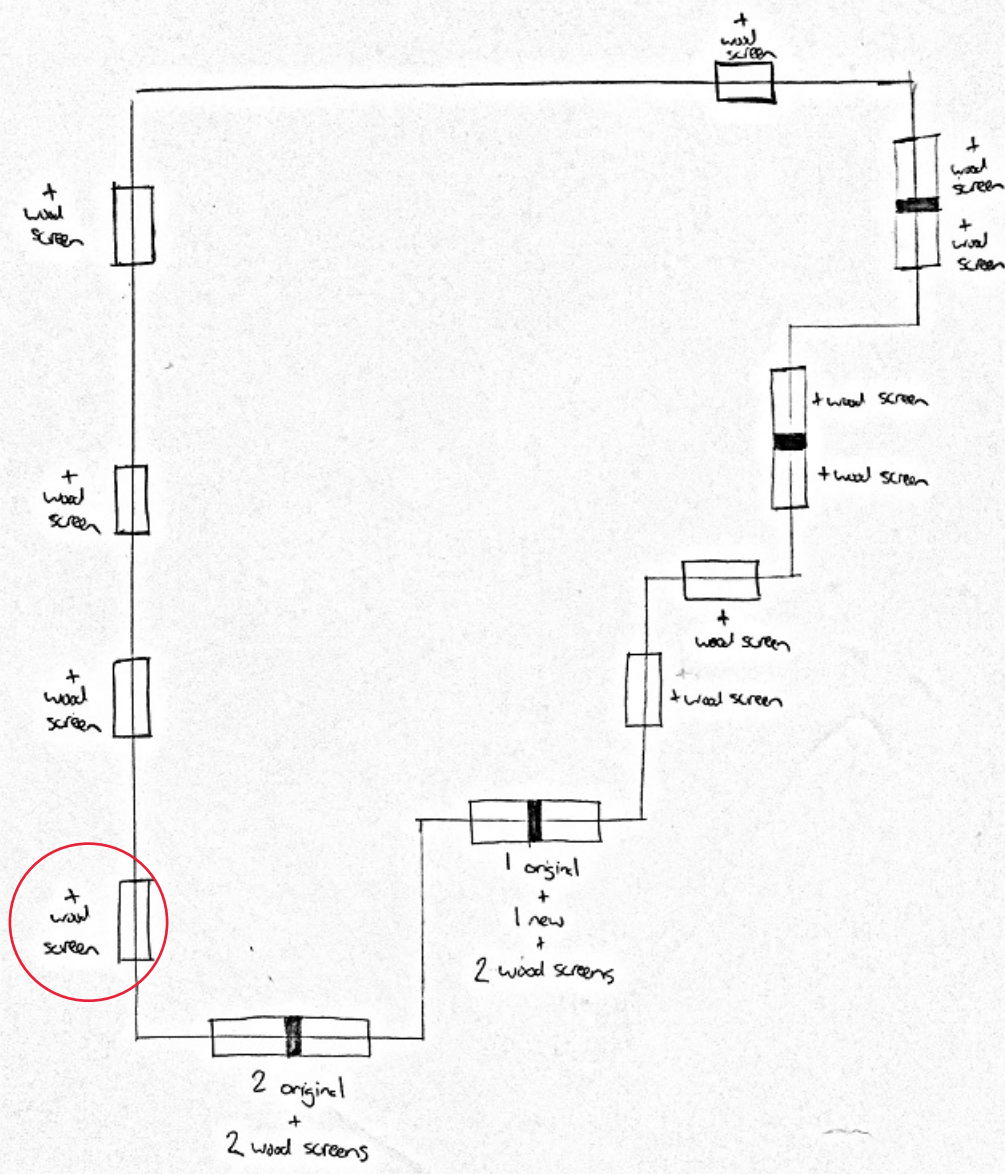


Below are two proposals for 1939 W Gramercy Pl.

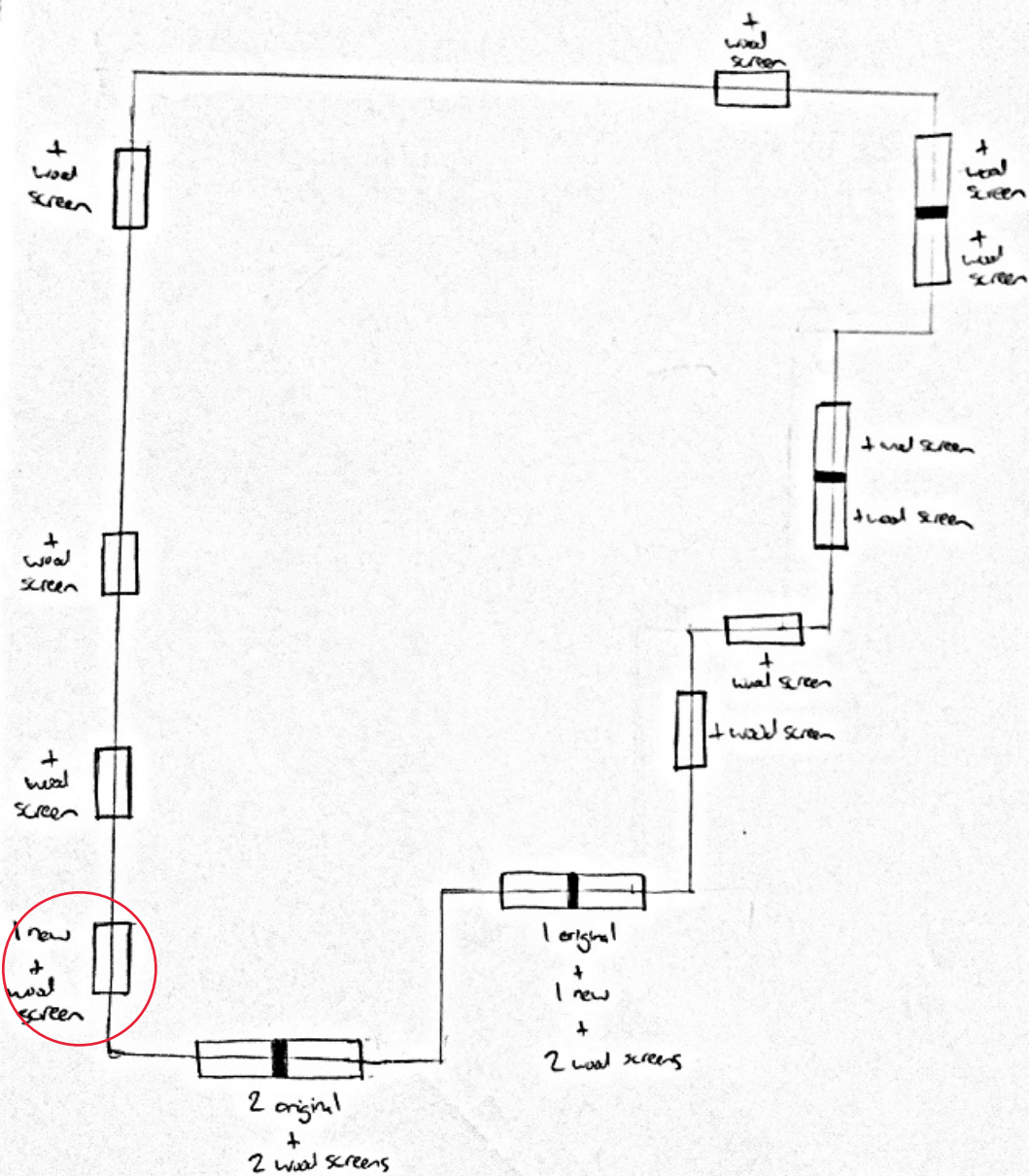
Proposal #1 is to replace the 4 front windows of the property with the 3 original windows currently on the property and a new window of equal dimension and material (*see image Proposal 1*). This ensures that the most prominent windows on the house are original windows and a replacement wood window. In addition to the replacement of these windows, wood screens will be installed in front of these windows and all other windows on the house with a similar appearance to the wood screens on the immediate block (*see image Window Example 1, Window Example 2*). This further restores the aesthetic and integrity of the house exterior (*see image Previous Window Aesthetic*), provides a cohesive exterior façade, and voluntarily replaces an item (metal screens) that was out of compliance with an approved material.

Proposal #2 is to replace the 4 front windows of the property and the window located on the southwest corner of the property with 3 original windows currently on the property and 2 new windows of equal dimension and material (*see image Proposal 2*). Original windows will be prioritized on the front of the house. In addition to the replacement of these windows, wood screens will be installed in front of these windows and all other windows on the house with a similar appearance to the wood screens on the immediate block (*see image, Window Example 1, Window Example 2*). This further restores the aesthetic and integrity of the house exterior (*see image Previous Window Aesthetic*), provides a cohesive exterior façade, and voluntarily replaces an item (metal screens) that was out of compliance with an approved material.

Proposal #1



Proposal #2





PrimeLinux >

1 in. x 6 in. x 8 ft. Radiata Pine Finger Joint Primed Board

★★★★★ (12) [Write a Review](#) [Questions & Answers \(1\)](#)

- Real wood
- Ideal for a craftsman style trim
- Suitable for most interior and exterior applications

\$12⁸² /each





















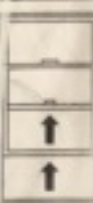




510

Single Hung Vinyl Window with Nail Fin

Ventana de vinilo de guillotina sencilla, con aleta clavada



Bottom sash
tilts for easy
cleaning

El bastidor inferior
se inclina hacia
adentro y puede
quitarse para fácil
limpieza



To learn more about this product
scan with your smartphone app.

NEW CONSTRUCTION

La construcción nueva

MODEL
Modelo

32 x 60

UNIT DIMENSIONS (WIDTH x HEIGHT) Dimensiones de la unidad (Ancho x Alto)	31 1/2" x 59 1/2"
ROUGH OPENING Abertura sin acabado	32" x 60"
FINAME TYPE/DEPTH Acabador de tipo/profundidad	NAIL FIN 2 3/4" PESTAÑA DE CLAVAR 2 3/4"
GRILLES Rejillas	NO NO
COLOR Color	WHITE BLANCO
HARDWARE Hardware	INCLUDED INCLUIDO
INSECT SCREEN Mosquitera	HALF INCLUDED MOSQUITERA MEDIA
GLASS TYPE Vidrio tipo de	HP SC HP SC
WARRANTY Garantía	20 YEAR GLASS 20 AÑOS EN VIDRIO

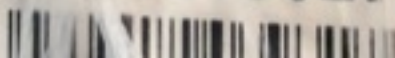
ENERGY STAR® Qualified in Highlighted Regions



Qualified

SKU#:


1000013527





Investigation Report

Property

Address	1939 W Gramercy
District/Overlay	Monte Vista
Owner Information	BRUCE GRAHAM
Location Map	
	Lat: 29.4618902350289 Long: -98.5290654884979

Site Visit

Date	08/22/2018
Time	04:03 PM (-5 GMT)
Context	drive-by
Present Staff	Huy Pham
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Removal of wood windows and installation of vinyl windows and dark mesh window screens. Some wood windows are still on site as of 4pm August 22, 2018.

Action Taken







Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	posted "Notice of Investigation"



Investigation Report

Deadline to contact office	08/22/2018
Will post-work application fee apply?	Yes

Documentation

Photographs	 
	 
	 
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