

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
NOVEMBER 18, 2019
C14H-2007-0040
PARRISH-FLEMING HOUSE
1410 NORTHWOOD ROAD

PROPOSAL

Replace windows.

PROJECT SPECIFICATIONS

The applicant has already replaced the windows in the house. The house had 1:1 windows with 6:6 wooden screens over them; the replacement windows are 6:6 with no screens.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: The original windows on the house were replaced with windows that do not match the original configuration.

- 2) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Evaluation: The original windows were 1:1 with 6:6 wooden screens; the applicant replaced the windows with 6:6 windows and no screens.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Evaluation: The replacement windows do not match the original windows in terms of configuration.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Evaluation: The applicant states that the existing windows were deteriorated beyond repair, but should have conducted a window-by-window survey to determine which, if any, of the windows could have been repaired rather than replaced. In any replacement, the replacement material should match the historic material. In this case, it did not.

- 9) *New additions and adjacent or related construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Evaluation: The replacement windows may be replaced at a future time with windows and screens that reproduce the original conditions.

The project does not the applicable standards.

COMMITTEE RECOMMENDATIONS

The Committee chastised the applicant about the window replacements but did not recommend a solution to the problem.

STAFF RECOMMENDATION

No recommendation. This is a case for the Commission to decide the appropriate remedy, which may include accepting the current condition, additional reprimands, requiring the applicant to take out the current windows and replace them with 1:1 windows with 6:6 screens as originally on the house, referring the case to the appropriate department for prosecution, or recommending against the applicant's application for a tax exemption for the historic landmark. Staff believes this was an honest mistake by the applicant, but is still very disturbed by the change in the appearance of this historic landmark and recommends some sort of action at the Commission's discretion.



Google streetview photo - 2014



Mr. Sadowsky,

Good afternoon. I am contacting you in regards to the remodel project of 1410 Northwood Road. As you are aware, there are concerns regarding the replacement of the windows on the property. The ultimate goal of replacing the windows with new custom wood windows with divided lights was to improve the home and ultimately preserve the historic status. The existing windows were in extreme disrepair and ultimately needed to be replaced. The goal of replacing the windows in the home with the exact same size wood windows was to ensure the house was maintained and livable for years to come. The cost of replacing the windows was considerably more than anticipated. The wood windows were custom built for the home and the replacement cost of the windows, stucco work, and interior trim work is approaching \$60,000. This was an expense we did not plan on with the intent of an interior remodel of the home and financially we are not able to replace with another set of windows. The windows will be repainted in a shade of green that is almost exact to what they were with shutters on each side as the home had when purchased. 1410 Northwood is a property which I have admired for years, when the property was listed for sale I knew it was meant for us to purchase and ensure it was maintained, preserved, and improved for generations to come. I take great pride in owning a City of Austin Landmark property and have no desire to take away the status. I would like to complete the interior remodel of the home in the next few weeks as planned.

I request a postponement of consideration on the window project until the October 28th meeting as I am currently unable to attend the September 23rd meeting in person. Please let me know if there is anything I can be of assistance with as the process moves forward.

John Robert Ball