

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
APRIL 27, 2020
C14H-2007-0040
PARRISH-FLEMING HOUSE
1410 NORTHWOOD ROAD

PROPOSAL

Consideration of remediation proposal.

PROJECT SPECIFICATIONS

The applicant replaced the windows in the house without a Certificate of Appropriateness. The house historically had 1:1 windows with decorative wooden screens simulating a 6:6 pane configuration. The applicant replaced the deteriorating windows on the house with 6:6 windows with no screens. The Commission directed the applicant to prepare a plan for remediating the conditions for consideration by the Commission. The applicant has the original screens, which he is having re-finished and painted green (as original) for re-installation on the house at the suggestion of a commissioner for a possible resolution of this situation.

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) *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, leading to his decision to replace them. The applicant's proposal is to re-install the existing screens on the house to re-create the historic look of the house. Behind the screens, the new 6:6 windows will remain.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

Not reviewed since the last Commission meeting. In a previous meeting, the Committee did not recommend a solution to the problem; at the Commission meeting, the proposal to re-install the existing or replica screens was offered to the applicant but without a motion to direct this course. The applicant still had the screens and is proposing to refinish and re-install them.

STAFF RECOMMENDATION

Staff recommends approval of the proposal. This is certainly not an ideal situation, but the fact that the applicant retained the screens and will re-install them over the new windows seems to be an appropriate measure to resolve the situation.



Google streetview photo - 2014

E-mail from the applicant, April 9, 2020:

Steve,

The original screens are off to get repaired and fitted properly. Using all the original wood etc...except for a few pieces that were rotted through.





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