

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SEPTEMBER 28, 2020
C14H-1982-0004
MILLER-SEARIGHT HOUSE
5400 FREIDRICH LANE

PROPOSAL

Replace all windows in the house.

PROJECT SPECIFICATIONS

The applicant proposes to replace all the windows in the historic house with a solid vinyl window as shown in the accompanying literature. The applicant has conducted a survey of the condition of all the windows in the house and has chosen to replace them all at the same time to maintain uniformity of appearance. Some of the windows are beyond repair.

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: Replacing all of the windows in the house will affect the historic character of the property. The original wood windows are a big part of the historic appearance and character of the house.

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

Evaluation: The existing wood windows are a distinctive material on this property. The proposed solid vinyl windows will not present the same appearance.

- 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 has conducted a window survey to determine the condition of each window on the house and its prospect for repair or rehabilitation. Any windows that are beyond repair due to their deterioration should be replaced in kind, or another wood window that maintains the profile and configuration of the existing historic windows. Design standards in place for local historic districts in Austin prohibit the use of vinyl windows on any street-facing elevation.

- 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: If the Commission approves the proposed windows, they could be replaced at a later time with no adverse effect on the historic structure.

The project does not meet the applicable standards.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Deny the application insofar as the proposal calls for the replacement of all wood windows with vinyl windows. Staff recommends following the window survey and repair those windows that can be reasonably repaired and replace only those windows that are beyond repair, and replace in kind in terms of materials and configuration.