

HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

HDRC CASE NO: 2018-392
ADDRESS: 2242 W MISTLETOE
LEGAL DESCRIPTION: NCB 6830 BLK 0 LOT E 30 FT OF 24 W 30 FT OF 25
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Daniel Garcia
OWNER: Ramona Cardenas
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: July 27, 2018
60-DAY REVIEW: September 21, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace six (6) existing aluminum windows with new vinyl windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

FINDINGS:

- a. The primary structure located at 2242 E Mistletoe is a 1-story single family home constructed in approximately 1940 in the Minimal Traditional style. The home features a side gable configuration with an asymmetrical front porch, square porch columns, and aluminum windows. The structure is contributing to the Monticello Park Historic District.
- b. **ALUMINUM WINDOW REPLACEMENT** – The applicant is requesting approval to replace non-original aluminum windows with one over one vinyl windows with faux divided lites on the top sash. The existing aluminum windows are not appropriate for the style of the home in terms of profile, inset, and dimensions. According to the Historic Design Guidelines, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that vinyl windows may be appropriate for replacing incompatible aluminum windows if the windows meet all the required specifications listed in the recommendation. At this time, the windows submitted for approval in the HDRC application are not appropriate.

RECOMMENDATION:

Staff recommends approval of the replacement of the aluminum windows based on findings a and b with the following stipulations:

- i. That the windows be a one over one configuration and do not feature faux divided lites.
- ii. That a final window manufacturer specification be submitted to staff for review and approval and meet the following stipulations: that meeting rails be no taller than 1.25” and stiles no wider than 2.25”. White is not allowed, and color selection should 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. Window trim must feature traditional dimensions and 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.

CASE MANAGER:

Stephanie Phillips

DRIVE
WAY

30 X 39 1/2
WINDOW

LIVING
ROOM

FIRE
PLACE

DEN

KITCHEN

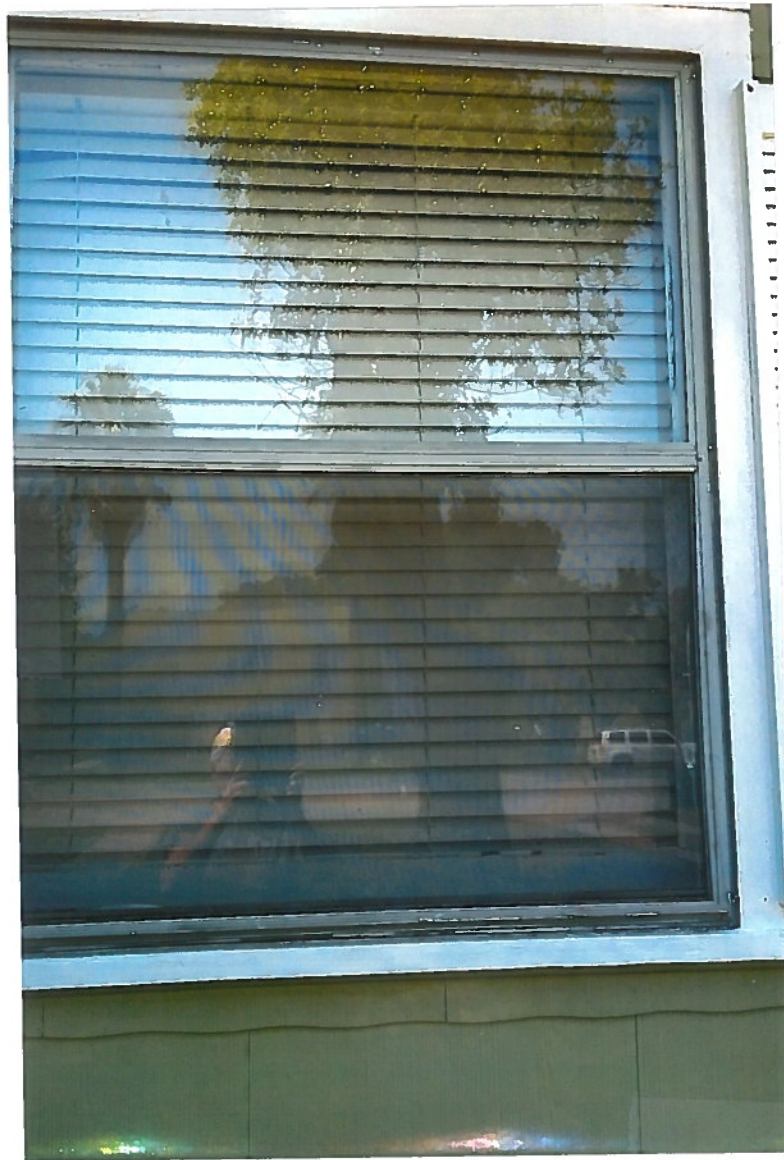
PORCH



X 36

23 Jul 18

23 Jul 18



↑
Kitchen
area

Two Large front picture windows
48 X 58 1/2



↑
Living
Room / Den
area

23 Jul 18



Small Kitchen Window
To be replaced 35x36



Exterior Side
Type of



Interior Side

New Window(s) to be installed

23 June 18