

HISTORIC AND DESIGN REVIEW COMMISSION

September 05, 2018

HDRC CASE NO: 2018-419
ADDRESS: 233 W HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6459 BLK 10 LOT 5, 6 & E 12.5 FT OF 4
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Leon General Construction
OWNER: Pamela Brown
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: August 10, 2018
60-DAY REVIEW: October 9, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace existing wood casement windows with new Jeld Wen wood casement windows.

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.

FINDINGS:

- a. The historic structure located at 223 W Hollywood is a 1-story single family home constructed in 1930 in the Spanish Eclectic style with Mission influences. The home features a white stucco façade, a barrel tile roof, an arched doorway, and distinctive wood casement windows with divided lites. The home is a contributing structure to the Monte Vista Historic District. The applicant is requesting approval to replace existing wood windows with new wood windows to match as closely as possible.
- b. **EXISTING WINDOWS: CONDITION** – The applicant provided several photographs of the existing windows taken from both inside and outside the home. The applicant has noted that some of the windows are not operable or difficult to operate, have deteriorating wood elements, and are drafty. Based on the photographic evidence provided, staff finds that the windows are in good condition and are fully repairable.
- c. **EXISTING WINDOWS: ENERGY EFFICIENCY** – The applicant has expressed concern to staff regarding the need to improve the energy efficiency of the house. However, in most cases, windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. In most cases, windows may also be retrofitted with new glass. In general, staff encourages the repair of historic wood windows. A wood window that is maintained over time can last for decades. Replacement window products have a much shorter lifespan and cannot be repaired once they fail.
- d. **WINDOW REPLACEMENT** – According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. As noted in finding b, staff does not find the original windows to be beyond repair. Replacement of any kind is not consistent with the Guidelines.

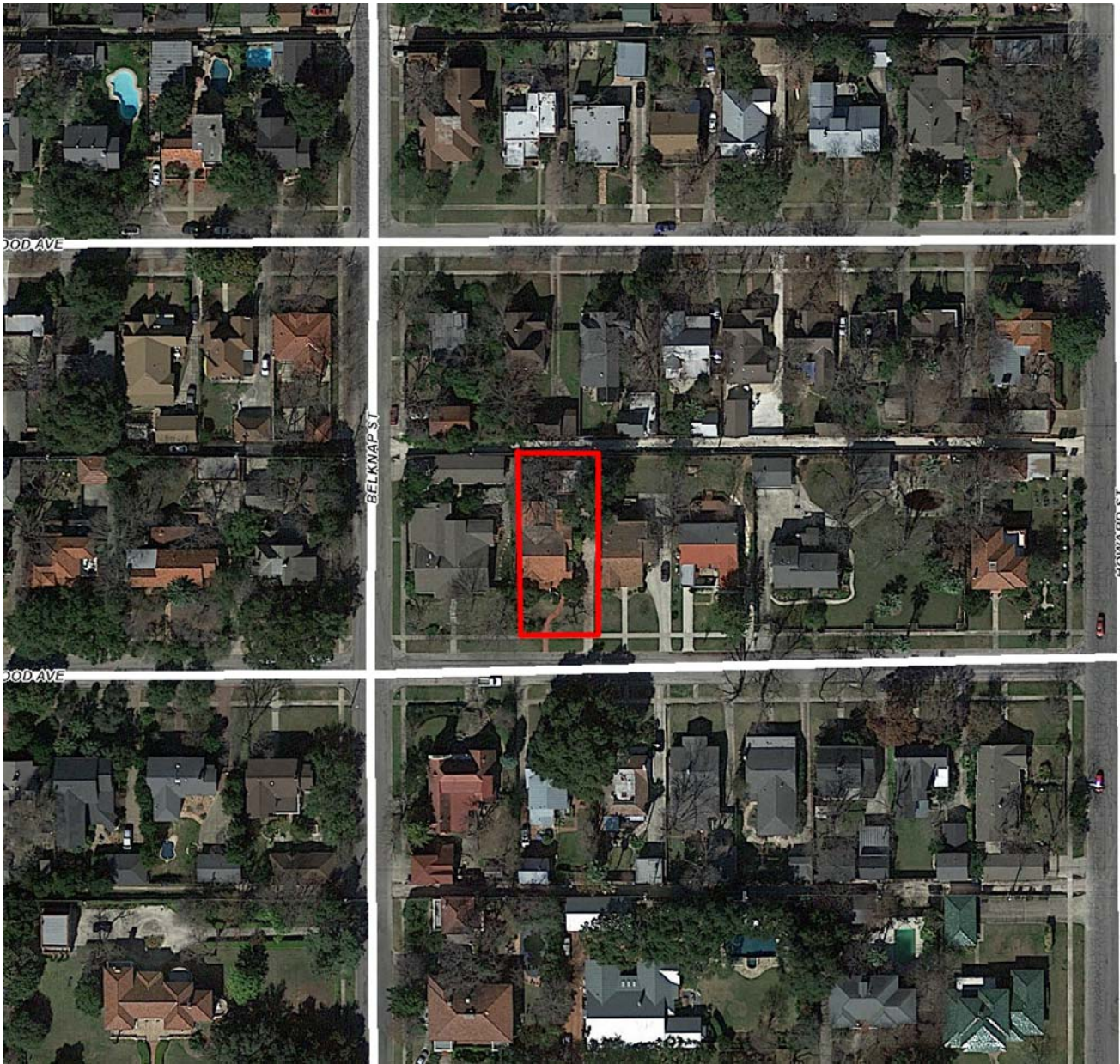
RECOMMENDATION:

Staff does not recommend approval of the window replacement based on findings a through c. Staff recommends that the applicant repair the existing wood windows in place. If there are assemblies that are deteriorated beyond repair, the applicant must submit evidence to that effect to staff in the form of a window schedule and photographs. If an assembly is deemed deteriorated beyond repair by staff, staff recommends that new windows meet the following stipulation:

- i. That the applicant installs double-hung, one-over-one wood windows to match the existing configuration as closely as possible. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. 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. The final specification should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

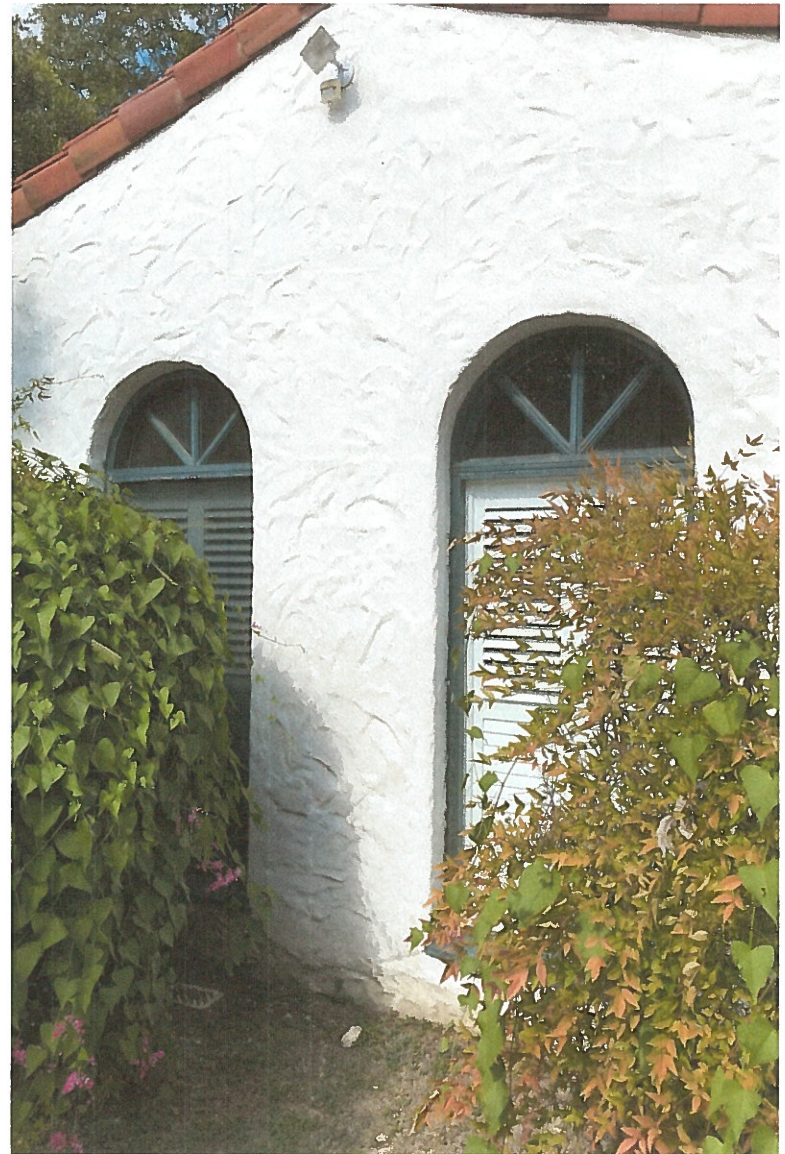
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Printed: Aug 29, 2018

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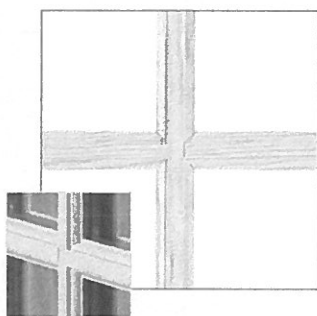




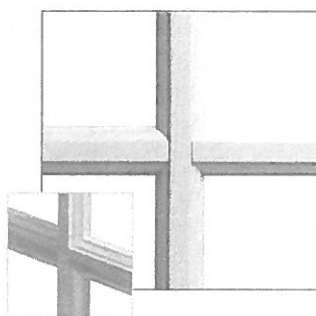


DIVIDED LITES

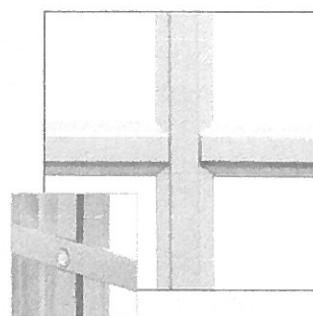
Add architectural interest to your JELD-WEN® Sitrine® wood and clad-wood windows with one of our decorative grille options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



SIMULATED DIVIDED LITES (SDL)



FULL-SURROUND (FS) WOOD GRILLES



GRILLES BETWEEN THE GLASS (GBG)

SIMULATED DIVIDED LITES (SDL)

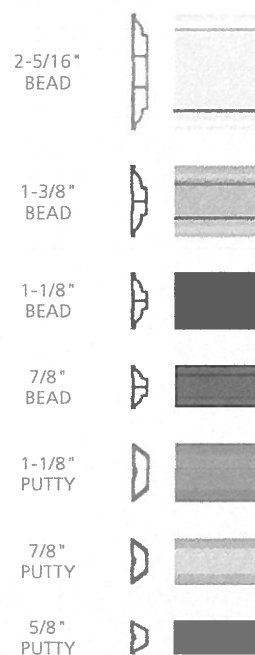
Our permanently attached wood grilles create a truly authentic look. Grilles are adhered to the interior glass while exterior grille options include aluminum for clad wood or wood for primed wood. The optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect. Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right).

FULL-SURROUND (FS) WOOD GRILLES

Enjoy low-maintenance beauty with our full-surround wood grilles that can be removed for easy cleaning. Choose from 7/8", 1-1/8" or 1-3/8" grilles that are positioned on the interior glass surface.

GRILLES BETWEEN THE GLASS (GBG)

This option provides style without the upkeep. Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors.

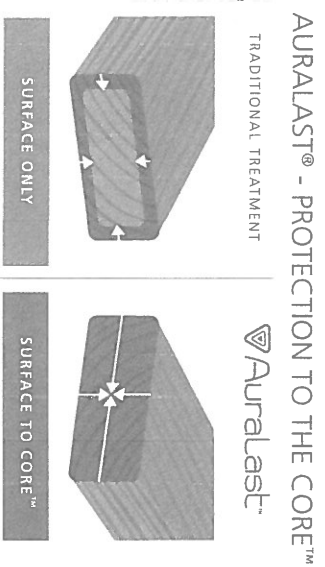


Decorative grilles are also available in woodgrain finishes.

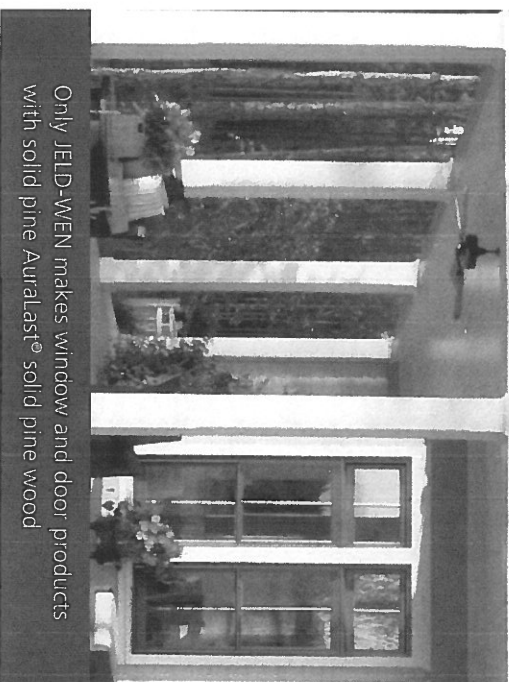
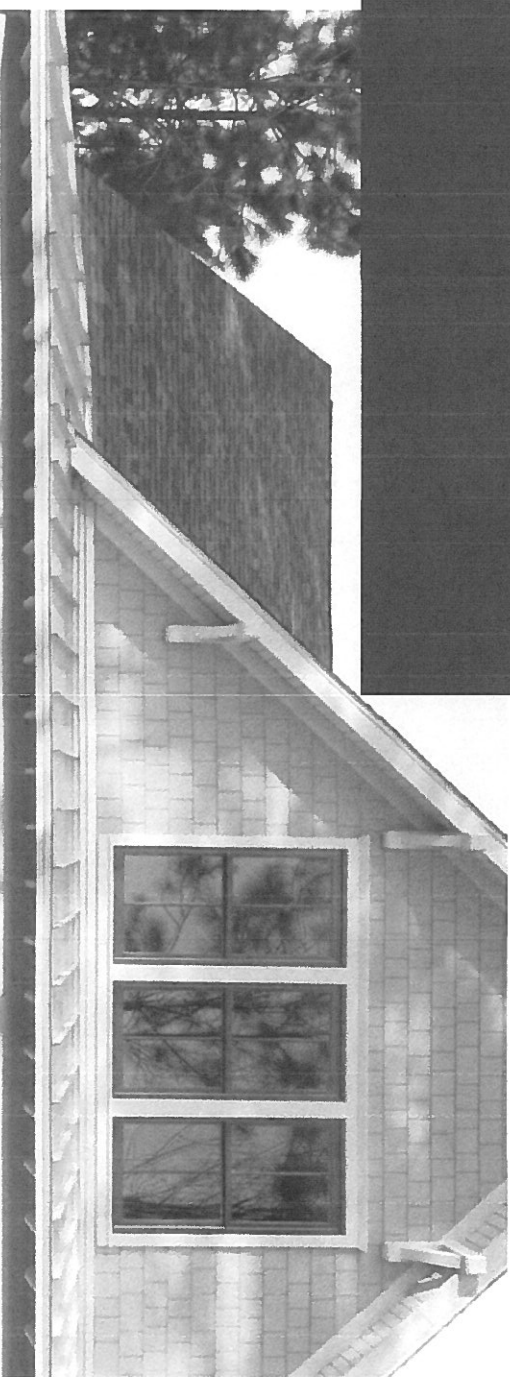
Unrivaled protection for life.

LIFETIME WARRANTY
*Pine wood windows, patio doors, door frames and components made with Auralast® wood are backed with a lifetime limited warranty.

All wood windows are the same, right? While they may appear the same on the outside, JELD-WEN® windows and doors constructed with Auralast® pine go beyond the surface, providing unrivaled beauty and protection. Here's how...



JELD-WEN products made with Auralast wood allow you to get the warmth and characteristics of wood that you desire, while eliminating the worry of rot and decay. Why settle for anything less!



Only JELD-WEN makes window and door products with solid pine Auralast® solid pine wood



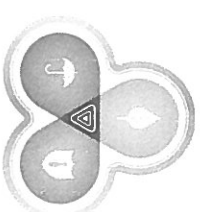
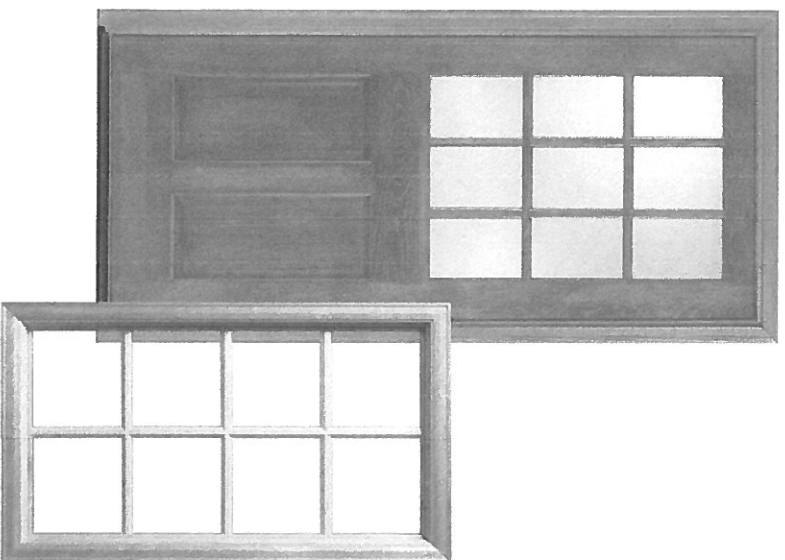
See our warranty information

at jeld-wen.com or call 1-800-535-3936



PROTECTION TO THE CORE™

Auralast® pine is a patented wood product that helps provide protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.



 Auralast®



EASY ON THE ENVIRONMENT

Water-based treatment releases up to 96% fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.



WET WEATHER PROTECTION

Whatever the climate, Auralast protects against water damage and rot like no other. Whether it's humidity, storms or dampness, Auralast® pine stands up to the rigors of wet weather.



TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with Auralast® pine. It safely and effectively repels termites, preserving the beauty of your investment.

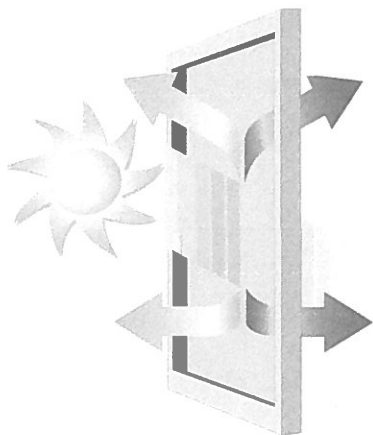
Engineered for High Performance

A commitment to excellence and innovation inspired our new Sitaline® wood windows and patio doors. Each door and window is designed for ease of operation, low maintenance and beauty that stands the test of time.

Energy Efficiency Designed to Last

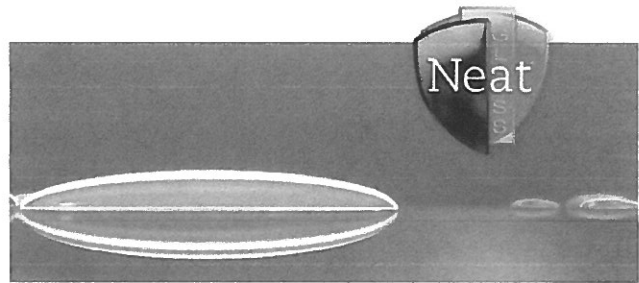
Can a door or window be called high-performance?

Definitely. Sitaline wood windows and patio doors meet or exceed 2016 ENERGY STAR® 6 requirements and offer increased thermal performance and weather resistance with outstanding energy advantages. Our thermally improved engineered sill and frame designs feature innovative advancements for added energy efficiency and durability.



In warm weather, LoE³-366 glass reflects the sun's energy and prevents it from entering the home.

In cold weather, LoE³-366 glass reduces the amount of heat lost by reflecting it back inside.



With Neat® glass, you gain natural cleaning convenience. Neat glass harnesses the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass so rainwater can easily rinse away the grime. No manual activation is required.

Architectural Enrichment

Whether it's new construction, renovation, traditional or modern, JELD-WEN offers a style that fits your needs. We make it easy to enhance a home with depth and definition that complements your project. Detail updates such as the recessed sash on the casement and our double-hung concealed jamb liner add architectural flair and aesthetic appeal with clean, smooth, contemporary lines. Regardless of the climate where you live, we offer the products you need, with larger unit sizes and expanded design options.

Clearly Better

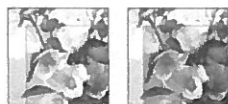
All Sitaline wood windows and patio doors come with LoE³-366® glass, which blocks infrared rays, so you'll stay cooler in the summer and warmer in the winter. Only JELD-WEN Sitaline wood products come standard with LoE³-366 and Neat® glass. ENERGY STAR® certified versions of Sitaline wood products are available with energy efficient options, including argon-filled or high-altitude glass.

GLASS OPTIONS

Here you can choose from a variety of styles to make glass much more than just transparent.

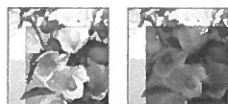
TINTED GLASS

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. We offer green, grey, bronze, reflective grey and reflective bronze tinted glass.



GREEN

GREY



BRONZE

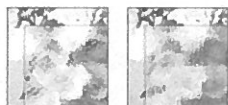
REFLECTIVE
GREY



REFLECTIVE
BRONZE

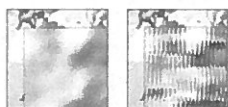
TEXTURED GLASS

Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Five of our most popular choices are shown here.



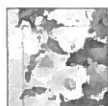
GLUE CHIP

RAIN



OBSCURE

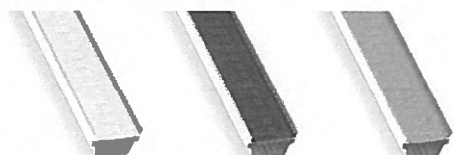
NARROW
REED



SEEDY REAMY

SPACER BAR

For even more versatility spacer bar color options enhance the appearance of your windows.



STAINLESS
STEEL

BLACK

GRAY

ENERGY SAVING GLASS OPTIONS

LoE³-366® AND LoE EC INSULATING GLASS

Our standard high-performance LoE³-366 insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. LoE³-366 provides more protection against solar heat gain, reduces condensation and helps limit fading of interior furnishings. For even more protection choose LoE EC. It improves thermal performance and is the optimal solution for ENERGY STAR® in certain regions of the country.

NEAT® GLASS

This is a natural cleaning convenience that comes standard for all Sitaline wood and clad-wood windows and patio doors. By harnessing the sun's UV rays to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.



ENERGY STAR®

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner for over a decade.

PRESERVE® PROTECTIVE FILM

Standard for all Sitaline® wood and clad-wood windows and patio doors, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. It's easy to remove and saves cleanup time after installation.

TEMPERED GLASS

This type of glass is treated with heat, so it can withstand greater force or pressure on its surface, and it will not break into sharp pieces. This is mostly used on patio doors or windows that are installed near floor level.