

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 30

HDRC CASE NO: 2014-255
ADDRESS: 524 LEIGH ST
LEGAL DESCRIPTION: NCB 2739 BLK LOT 3A & E 19 FT OF 5F
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Adrian Gracia
OWNER: SJP Investments, LLC
TYPE OF WORK: Window replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

Retain the current nine over nine vinyl windows installed at 524 Leigh. The applicant received an HDRC COA on August 6, 2014, for construction of a new house featuring six over six wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Mass and Form

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

FINDINGS:

- a. The applicant received an HDRC Certificate of Appropriateness on August 6, 2014, for the construction of a two story, single family residence at 524 Leigh. Materials that were noted in the request and approved on that date were Hardi Board siding, wood windows and a standing seam metal roof.
- b. A stop work order was issued on Monday, June 8, 2015, for work being performed outside of the scope of what was approved by the HDRC. This work includes the installation of nine over nine vinyl windows. The applicant received approval for the installation of six over six wood windows.
- c. According to the Guidelines for New Construction 2.C.i., windows and door openings should contain similar proportions to those found throughout the district, and windows and doors should be composed of materials that complement the type, color and texture of those found traditionally in the district according to the Guidelines for New Construction 3.A.i. The vinyl windows that are currently installed are not consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of the nine over nine vinyl windows. Staff recommends that the applicant adhere to the HDRC COA that was issued and install six over six wood windows.

CASE MANAGER:

Edward Hall