

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 22

HDRC CASE NO: 2015-247
ADDRESS: 431 FURR DR
LEGAL DESCRIPTION: NCB 6697 BLK 6 LOT 8
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Eric Puente
OWNER: Eric Puente
REQUEST:

The applicant is requesting approval to remove existing aluminum single-pane windows and replace them with double hung vinyl windows.

APPLICABLE CITATIONS:

Historic Design Guidelines

Chapter 2 Guidelines for 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. Staff performed a site visit on June 8, 2015, to verify the material and condition of the existing windows. The original windows were replaced with aluminum, double-hung, divided lite windows prior to the current owner and applicant purchasing the house.
- b. The applicant has proposed to remove the existing aluminum single-pane windows with double hung vinyl windows. This is not consistent with the guidelines for Exterior Maintenance and Alterations 2.B. iv, which states that new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail. The proposed windows do not match the existing windows in profile or color.

RECOMMENDATION:

Staff does not recommend approval based on findings a and b.

CASE MANAGER:

Alyson Smith





431 Furr

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- **Slider Styles available — see page 11**
- Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- Easy sash movement with a constant force coil balance system
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FEATURES:

- Reinforced multi-cavity construction offers additional thermal protection and structural integrity
- Enhanced thermal efficiency with fusion-welded frame and sash corners
- Sashes open and close conveniently with integrated lift rails on both sashes
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- Protection against weather infiltration by interlocking sash design
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- Ventilates nicely through installed half screen*
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White

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Options

- Low-E Glass
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- Obscure and double-strength glass
- 5/8-in or 1-in Contoured, 5/8-in or 3/4-in Flat or Diamond Grid, 5/8-in Contoured Valance available
- Custom sizes cut on 1/8-in width and height
- Factory mulling of twins and triples
- Aluminum charcoal mesh screen
- Lifetime glass breakage warranty



Size restrictions:

Minimum width: 14-1/2-in
Maximum width: 54-in
Minimum height: 23-1/8-in
Maximum height: 91-in

Sizes are exact; maximum united inches - 126-in



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* Screens are not meant to restrain a child from falling through an open window.

















