

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 10

HDRC CASE NO: 2016-209
ADDRESS: 2046 W MISTLETOE
LEGAL DESCRIPTION: NCB 1963 BLK 1 LOT 23 & E 15 FT OF 22
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Fidel Leal
OWNER: Fidel Leal
TYPE OF WORK: Window replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace existing single one over one aluminum window with a double one over one aluminum window.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alteration

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.

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.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

FINDINGS:

- a. The home at 2046 W Mistletoe Avenue is in the Monticello Park Historic District, and was designated May 6, 2010. The home is a minimal traditional home with wood siding, stone accents, a standing seam metal roof and a cross gable roof with two front gables. There is a double one over one aluminum window under the left gable and a single one over one aluminum window under the right gable. Staff finds the façade on the right to be an addition.
- b. The applicant is proposing to remove the single window under the right gable and install a double one over one aluminum window centered under the right gable ridge. According to the Guidelines for Exterior Maintenance and Alterations 6.b.vii., replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds the existing non-centered window incompatible, and finds the proposed double window is compatible with the style of the home. This is consistent with the Guidelines.
- c. Staff made a site visit on July 13, 2016.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the stipulation that the window be inset two inches and feature clear class.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

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2046 W. MISTLETOE

NEW WINDOWS 36x60
PROPOSAL

CENTERED TO MATCH
LEFT SIDE OF HOUSE



