

## HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

**HDRC CASE NO:** 2017-058  
**ADDRESS:** 223 W HOLLYWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6459 BLK 10 LOT 10, 11 & E 12.5 FT OF 9  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Bernice Beck  
**OWNER:** Bernice Beck  
**TYPE OF WORK:** Install door opening; window replacement  
**REQUEST:**

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

1. Replace all existing aluminum windows with new vinyl windows with false divided lights
2. Remove garage door and enclose opening
3. Install wood front pedestrian door in place of garage door

### 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.
- 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)

- 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.

#### *Guidelines for Windows*

- iv. 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.

Recommended stipulations for replacement:

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;

Maintain the original appearance of window trim or sill detail.

### FINDINGS:

- a. The house at 223 W Hollywood was built circa 1926 in the Spanish Eclectic Style. It has a stucco exterior and clay tile roof. It is a contributing structure in the Monte Vista Historic District, designated in 1975.
- b. The home currently has two over two, aluminum replacement windows. The proposed replacement windows are vinyl, with six over six false divided lights. According to the Guidelines for Exterior Maintenance and Alterations 6.B.vii. and the *Guidelines for Windows*, historic windows should be repaired or, if beyond 50% deteriorated, should be replaced with a window to match the original in terms of size, type, configuration, material and details, feature clear glass, and recessed within the window frame. Windows with a nailing strip are not recommended.

The corresponding pages from the adopted windows policy document have been added to the exhibits for this request. While staff finds replacement of non-original windows to be appropriate, the proposed vinyl windows are not consistent with the Guidelines in terms of material, installation, and type. Staff finds the configuration is consistent, as six-over-six windows are typically found on Spanish eclectic homes. A wood window, with six-over-six, true divided lights would be more consistent with the guidelines. The replacements should be inset at least two inches and feature clear glass.

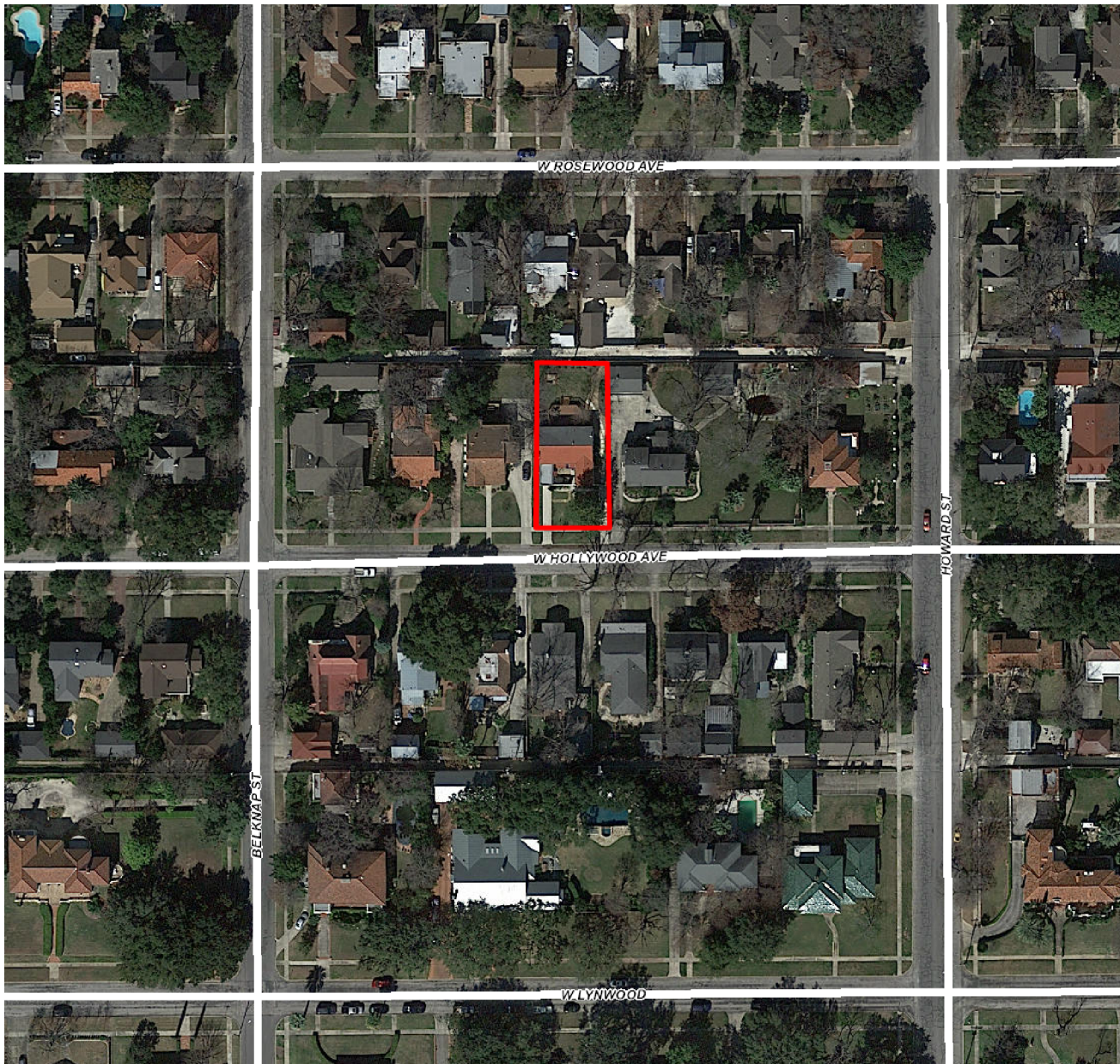
- c. According to a Sanborn map of the property, the single car garage facing the street appears to be original to the house. Based on photo documentation of the property, the garage door was removed and stucco siding installed without a Certificate of Appropriateness within the past couple of years. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., openings should be preserved, and should not be enlarged or diminished. Full enclosure of this opening is not appropriate.
- d. In place of a garage opening, the applicant is proposing a new, single-leaf wood door with a square window light, iron grate, and exposed metal bolts. In accordance with the guidelines, replacement doors should be characteristic of and compatible with the architecture style of the home. Staff finds the proposed door is compatible with the Spanish eclectic style. However, staff finds the proposal to replace a garage door with a single pedestrian door is not consistent with the Guidelines. A new fenestration pattern that maintains the original opening would be more consistent with the guidelines.

#### **RECOMMENDATION:**

1. Staff recommends approval of window replacement based on findings a through b with the following stipulations:
  1. That the windows be replaced with wood window, with six-over-six, true divided lights and inset at least two inches and feature clear glass. A detail of the approved window must be provided to staff prior to issuance of a Certificate of Appropriateness.
2. Staff does not recommend approval of the installation of a single door where the garage door was removed based on finding c. Staff recommends the applicant explore options for a pedestrian door that fits the original garage door opening.

#### **CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

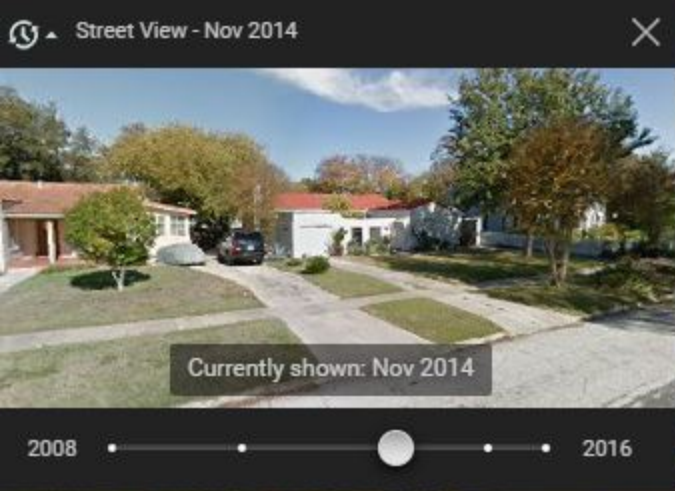
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T.H. BELKNAP 81

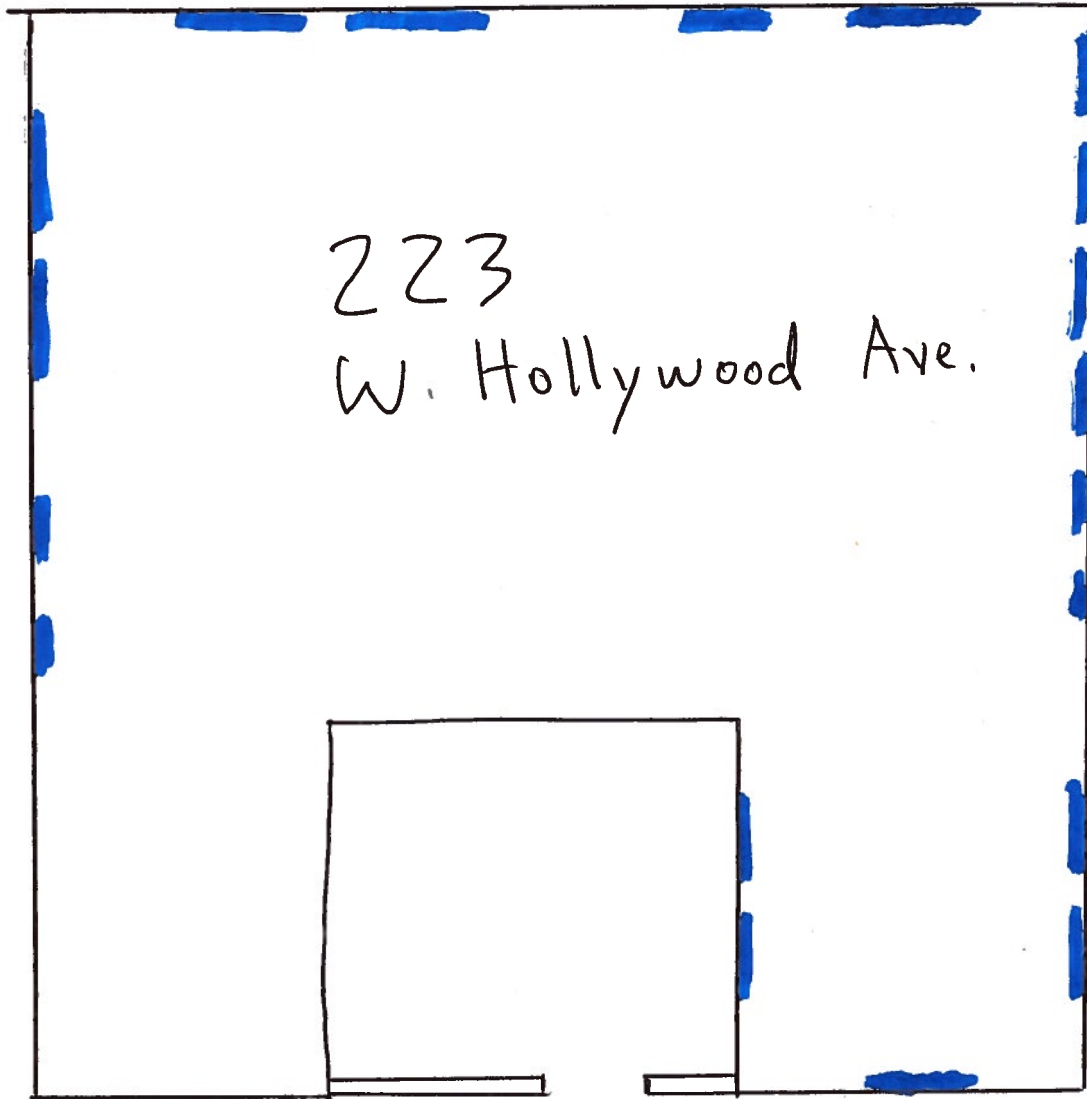


## Project No. 2, cont.

The wall is cracking in front. and will need support. We want to install a wooden entry door there to fix it. The door will look like other doors in neighborhood - Spanish style. My daughter will use that door when she moves in with me. The contractor said that we cannot put a window there because it would not provide enough support.

# "FLOOR PLAN"

Back



Front

 = Window


All windows replaced.





Proposed  
Door



A photograph of a house entrance. The house has white stucco walls. A dark, possibly wooden, door is the central focus. To the left of the door, there is a small, ornate plaque with the number '233' in a gold-colored frame. Above the door, there is a decorative wrought-iron light fixture. In the foreground, a black wrought-iron gate with intricate scrollwork is partially visible. To the right of the door, there is a large, dark, rounded planter with some foliage. The overall lighting is somewhat dim, suggesting an overcast day or shade.

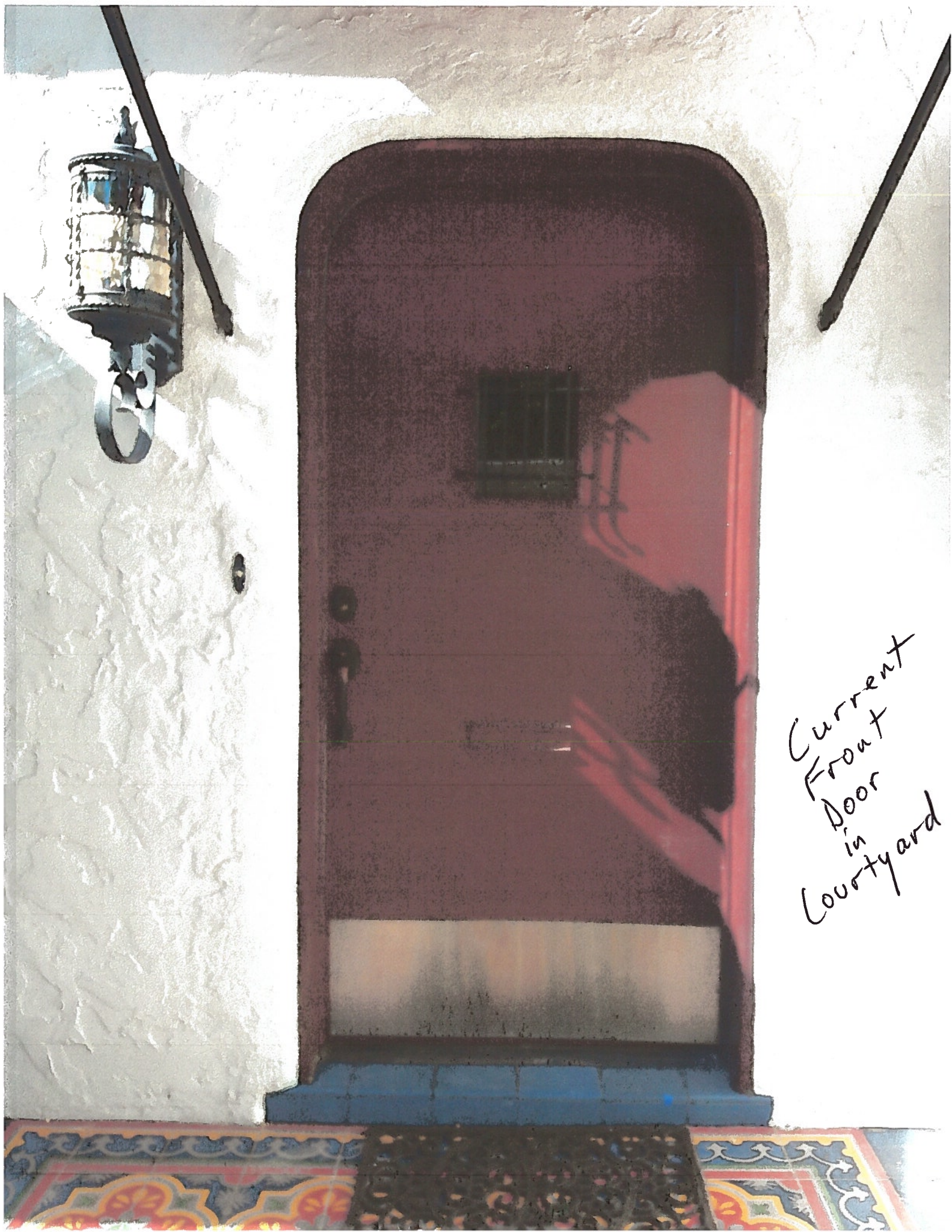
Similar Style  
Door in  
Neighborhood



Similar Style  
Door in  
Neighborhood

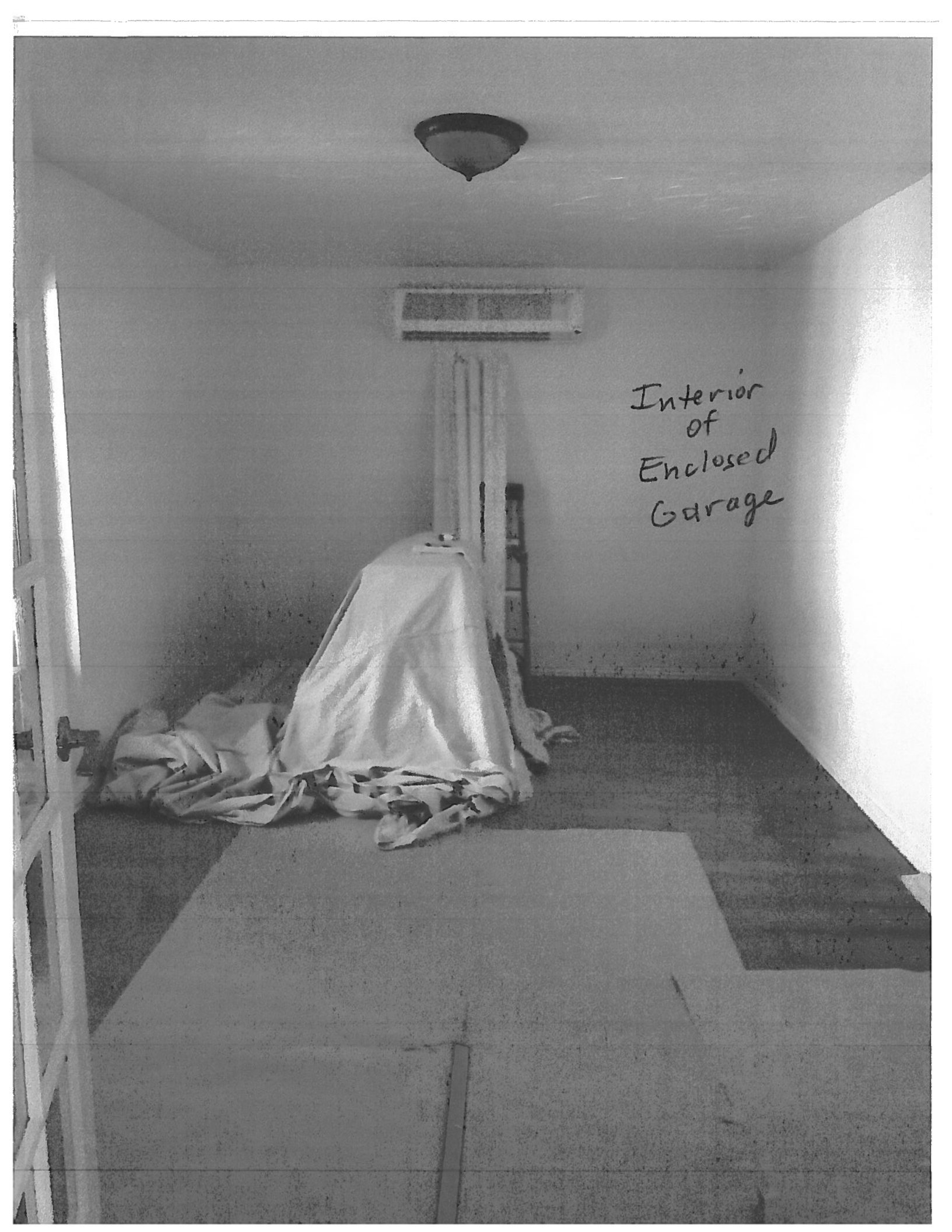






Current  
Front  
Door  
in  
Courtyard



A black and white photograph of a small, enclosed space, likely a garage. The floor is covered with a dark material, possibly a tarp or carpet. A large, light-colored object is completely covered by a white sheet or tarp, positioned in the center-left of the room. To the right of this covered object, a wooden ladder is leaning against the wall. The walls are light-colored and show some signs of wear or peeling paint near the base. A ceiling light fixture is visible at the top center. A white door frame is visible on the left side of the image. The text "Interior of Enclosed Garage" is handwritten in the upper right area of the photo.

Interior  
of  
Enclosed  
Garage



House directly across the  
street from our house  
with similar windows







DOUBLE/HUNG W/GRIDS



2 LITE/ROLLER W/GRIDS

Sample of Replacement Window  
↑



171 E Aarita.





SPANISH COLONIAL REVIVAL - From Internet





Curtain Windows in courtyard





Current Window in Front





Current Windows in home.  
Installed 1970's.



