

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO: 2017-129
ADDRESS: 302 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3967 BLK 2 LOT 11 & E 25 FT OF 10
ZONING: R-5
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Paul Hernandez
OWNER: A.M Ross
TYPE OF WORK: Wood window replacement, siding replacement, porch repairs
REQUEST:

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

- 1) Remove an existing 6 over 1 wood window on the porch that fronts Belknap and install a 2' x 2' aluminum 1 over 1 window in its place.
- 2) Repair and replace wood lap siding with new wood lap that matches size and dimension of existing in areas where original is deteriorated beyond repair.
- 3) Repair front wood railing with in-kind materials.
- 4) Repair front columns with in-kind materials.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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-
- 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)

- 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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

FINDINGS:

- a. The structure at 302 W Elsmere Place was constructed in 1929 and features Craftsman style elements. The structure is a contributing property in the Monte Vista Historic District and is situated on a corner lot at the intersection of W Elsmere and Belknap.
- b. WINDOW REPLACEMENT – The applicant has requested approval to replace an original 1 over 1 rectangular window with an aluminum 1 over 1 square window that measures 2' x 2'. The window is located on the façade that fronts Belknap. According to the guidelines, original windows should be preserved, or when deteriorated beyond repair, should be replaced with windows that match the size, configuration, style, and material of the original. The window also features a divided 6-panel wood screen on the upper sash that echoes the decorative detailing of the porch columns. Staff finds the proposal to remove the existing window and screen for replacement with a smaller window inconsistent with the guidelines.
- c. SIDING REPAIR – The applicant has requested approval to repair existing wood lap siding and replace in-kind in areas that are deteriorated beyond repair. Staff finds this proposal consistent with the guidelines.
- d. RAILING REPAIR – The applicant has requested approval to repair damaged portions of the exterior porch railing and balusters. The guidelines stipulate that when repair is needed for these elements, in-kind materials or materials that match the original in terms of spacing, profile, dimension, finish, and height should be used. Staff finds the proposal acceptable.
- e. COLUMN REPAIR – The applicant has requested approval to repair damaged portions of the wood porch columns. The guidelines stipulate that when repair is needed for columns, in-kind materials or materials that match the original in color, texture, dimensions, and finish should be used. Staff finds the proposal acceptable.

RECOMMENDATION:

1. Staff does not recommend approval of the window replacement based on finding b.
2. Staff recommends approval of siding repair and replacement based on finding c.
3. Staff recommends approval of railing repair based on finding d with the stipulation that replacement materials match the spacing, profile, dimension, finish, and height of the existing.
4. Staff recommends approval of column repair with the stipulation that in-kind materials are used and all original profiles are retained.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- The applicant began work on the window replacement and subsequent related siding replacement prior to obtaining a Certificate of Appropriateness. The post-work application fee has been paid.



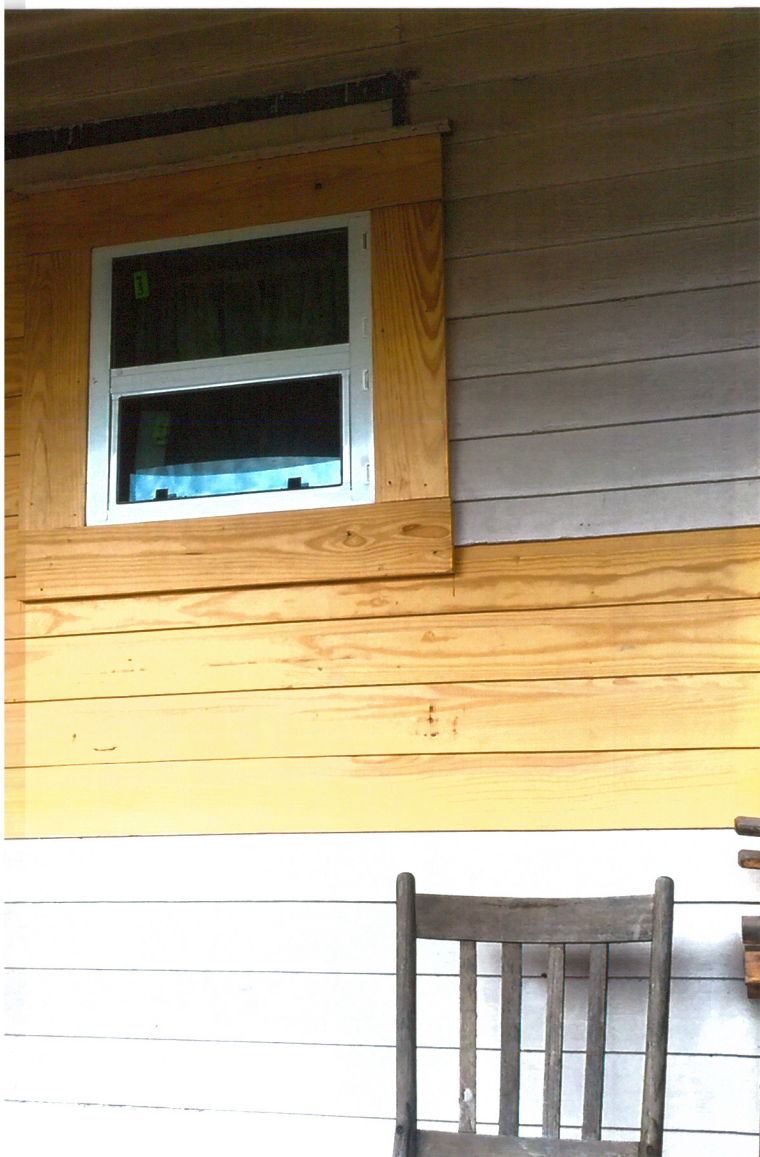
























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