

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-168
ADDRESS: 431 QUEENS CRESCENT
LEGAL DESCRIPTION: NCB 3089 BLK 5 LOT E IRR 120 FT OF 9 & E TRI 1 FT OF S 70 FT OF 10
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Tyler Sibley/Pursuant Ventures Development
OWNER: Pursuant Ventures Development
TYPE OF WORK: Fenestration modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove an existing front door and install two wood windows in its place.

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.
- 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.

FINDINGS:

- a. The property located at 431 Queens Crescent is a former duplex that previously included the address 433 Queens Crescent. The structure was constructed in the Craftsman style and features matching brow arch porch entries supported by round columns and spanned by a wood trellis. It is a contributing property in the Monte Vista Historic District.
- b. FENESTRATION - The applicant has proposed to remove the non-original front door belonging to the former duplex and install two salvaged windows from the rear of the structure in its place. The applicant previously proposed removing the front door and was heard by the HDRC on July 6, 2016. The HDRC Certificate of Appropriateness stipulated that the front door opening must be retained. The fenestration change is incongruent with guideline 6.A.i, which states that historic window and door openings should be preserved and that infill should be avoided. Staff finds the proposal inconsistent with the guidelines and in discord with previously-issued approvals.
- c. HISTORIC TAX CREDIT VERIFICATION – The applicant was approved for Historic Tax Certification by the HDRC on December 7, 2016. The property is currently in violation of the requirements for Historic Tax Credit Verification.

RECOMMENDATION:

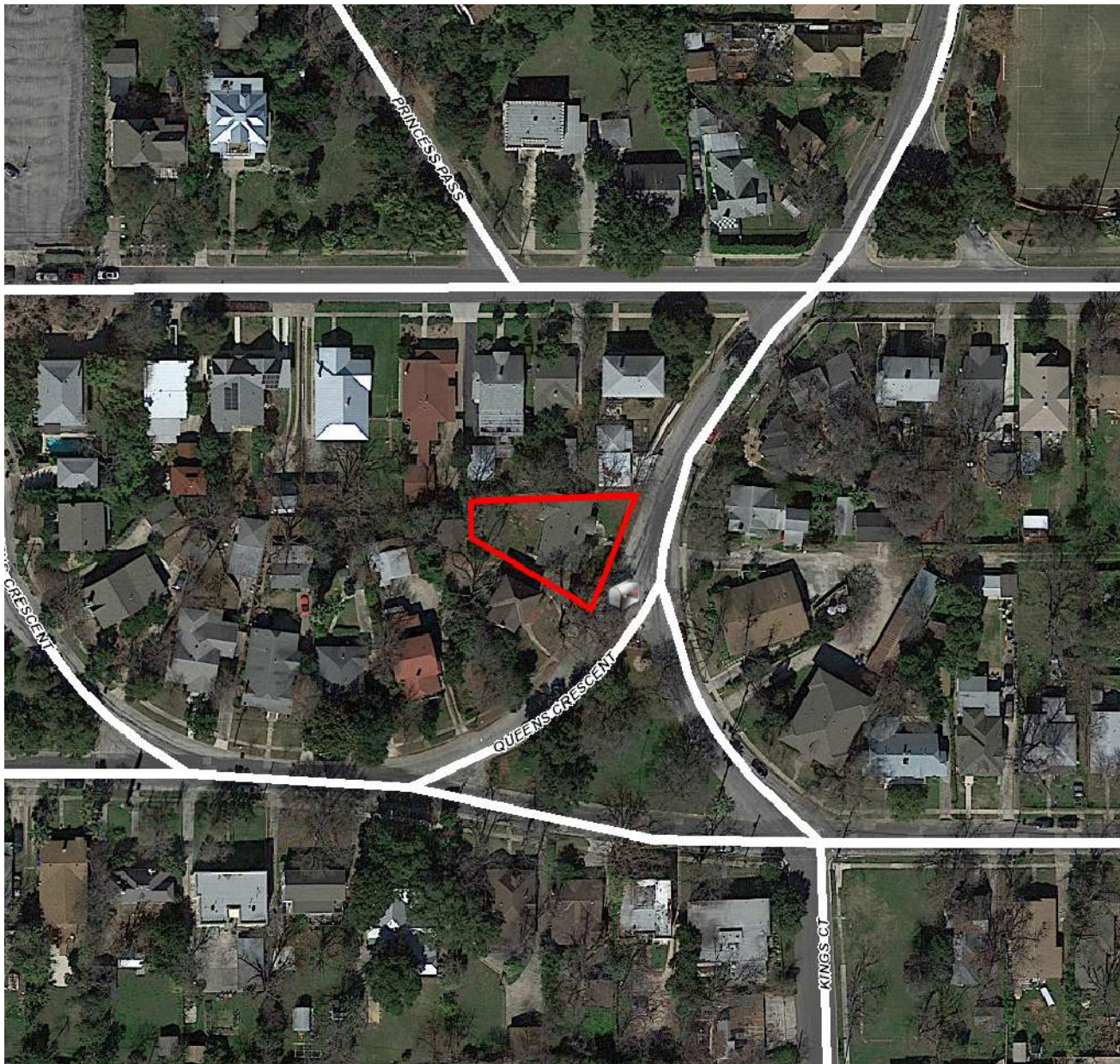
Staff does not recommend approval based on findings a through c.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- The request has already been completed without an approved Certificate of Appropriateness. The post-work application fee has been paid.
- The applicant was approved for Historic Tax Certification by the HDRC on December 7, 2016. The property is currently in violation of the requirements for Historic Tax Credit Verification.
- The applicant previously proposed removing the front door and was heard by the HDRC on July 6, 2016. The HDRC Certificate of Appropriateness stipulated that the front door opening must be retained. Other requests approved at the July 6 hearing include: construction of a rear addition, construction of a wood deck, construction of a carport, replacement of driveway, porch modifications, rear and side window modifications, and front door replacement with a new front door.
- The July 2016 request was heard by the Design Review Committee on June 22, 2016. The commissioners present expressed comments and concerns regarding the retention of the historical configuration of the front façade.

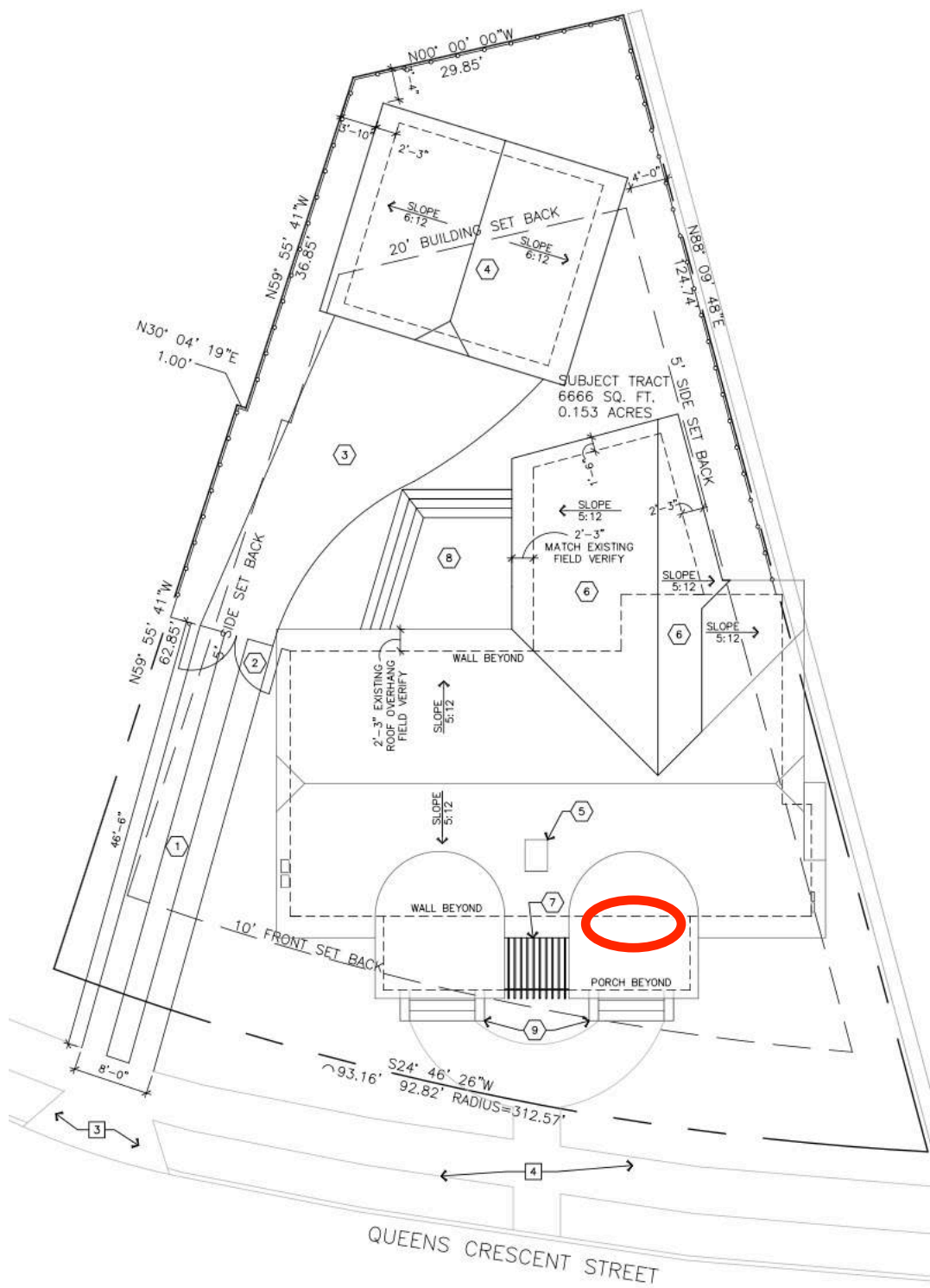


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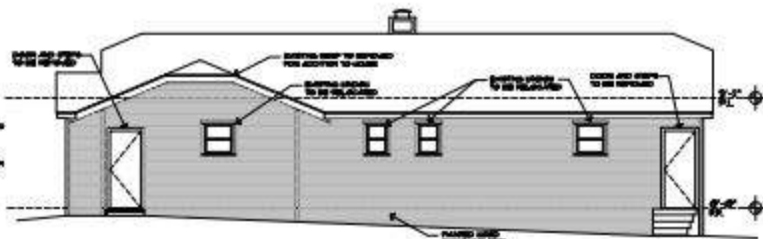








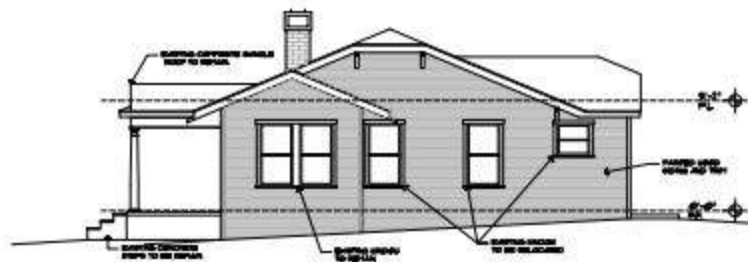
① EXISTING FRONT ELEVATION (EAST)
SCALE 1/4" = 1'-0"



② EXISTING BACK ELEVATION (WEST)
SCALE 1/4" = 1'-0"



③ EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"



④ EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"