HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO:	**2017-268**
ADDRESS:	1934 W SUMMIT
LEGAL DESCRIPTION:	NCB 1944 BLK 22 LOT 18
ZONING:	R-6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Varco Builders of Texas
OWNER:	Caleb Scott
TYPE OF WORK:	Window relocation, window replacement, exterior modifications

REQUEST:

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

1. Relocate a total of five wood windows from the rear façade of the property. The windows will replace five on the east façade that are in poor condition.
2. Install a total of five new one over one wood composite windows. The windows will be located on the rear façade of the structure.
3. Replace two non-original one over one aluminum windows on the east façade.
4. Install interior drywall behind two original one over one wood windows on the east façade. The window openings and their sashes will be rehabilitated and remain in place.
5. Remove two wood one over one windows and install a single pane of glass in the remaining opening. The existing exterior and interior trim will remain.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations
1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
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-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.

OHP Window Policy Document
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 primary structure located at 1934 W Summit Ave is a single family home constructed in 1935 in the Tutor style. The home is a contributing structure in the Monticello Park Historic District, designated in March 1995. The applicant is proposing to relocate original wood one over one windows from the rear façade to the east (side) façade, replace the rear window openings with new one over one windows, replace two non-original aluminum

one over one windows with new one over one windows, install drywall behind two original one over one wood windows but retain the assemblies in place, and replace two original one over one windows on the east façade with a single pane of glass.

b. The applicant met with the Design Review Committee (DRC) on April 26, 2017. In terms of the proposed window replacement, the DRC commented that retention of wood windows, where feasible, is a stipulation in the Historic Design Guidelines. Aolar screens are not appropriate. The applicant inquired about replacing the rear five wood windows only. The DRC suggested that if the rear wood windows were in good condition, the applicant may consider moving the rear windows to a location visible from the public right-of-way if any were deteriorated beyond repair. At the time of the meeting, only photos were presented to the DRC. The Committee expressed the need for photographs tied to specific windows proposed for removal. Additionally, the committee recommended developing a window schedule or plan to designate exactly which windows were being considered for replacement. The applicant submitted this document with their HDRC application.
c. WINDOW RELOCATION – Staff conducted a site visits on April 17, 2017, and again on June 8, 2017, to assess the condition of the windows and the property as a whole. Staff found that the five windows located on the rear façade of the structure are in excellent condition given their age (windows #14 through #18 on the submitted plans). Five out of six windows on east façade, closest to the public right-of-way, are the same size and configuration, but are in a state of disrepair due to direct sun exposure and faulty repair techniques over the years (windows #3 and #5 through #8 on the submitted plans; window #4 is in repairable condition). The applicant has proposed to relocate the five rear windows to the east side of the structure. Staff finds the proposal acceptable given the condition and the visibility from the public right-of-way of the windows on the east façade.
d. WINDOW REPLACEMENT: REAR FAÇADE – The applicant has proposed to replace the relocated rear windows with new windows to match the existing in size, configuration, and profile. According to the Guidelines for Exterior Maintenance and Alterations, windows should be replaced with ones that match existing in terms of size type, configuration, material, form, appearance, and detail. Staff finds the proposal generally consistent with the guidelines, but has yet to receive final window specifications that indicate all of these details.
e. ALUMINUM WINDOW REPLACEMENT – Two windows on the west façade were previously replaced with aluminum one over one windows (#22 and #23 on the submitted plans). The applicant has proposed to replace these windows with new windows to match the existing original windows on the structure in size, configuration, and profile. According to the Guidelines for Exterior Maintenance and Alterations, non-original windows should be replaced with ones that match those that would have been historically found on the structure in terms of size type, configuration, material, form, appearance, and detail. Staff finds the proposal generally consistent with the guidelines, but has yet to receive a final window specification.
f. DRYWALL INSTALLATION: EAST FAÇADE – The applicant has proposed to install interior drywall behind two one over one windows on the east façade of the structure. The windows themselves will be rehabilitated and retained on the exterior. Staff finds the proposal acceptable.
g. WINDOW REPLACEMENT: WEST FAÇADE – The applicant as proposed to replace two one over one wood windows and their central wood trim piece with a new solid pane fixed window. The surrounding original wood trim will remain on the interior and exterior, and the window pane will be custom fit to the opening. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv., windows should only be replaced if approximately 50% or more of the assembly is deteriorated beyond repair. If beyond repair, windows should be replaced with ones that match existing in terms of size type, configuration, material, form, appearance, and detail. Staff's site visit revealed that the windows are in good condition and can be repaired. Staff finds the proposal to replace existing wood windows inconsistent with the guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the relocation of five windows from the rear façade to five openings of the same size on the east façade based on finding c.

Item 2, Staff recommends approval of the replacement of the rear windows based on finding d with the stipulation that the applicant submits final window specifications to staff for approval. Staff finds wood windows to be appropriate.

Item 3, Staff recommends approval of the aluminum window replacement based on finding e with the stipulation that the

applicant submits final window specifications to staff for approval. Staff finds wood windows to be appropriate.

Item 4, Staff recommends approval of the drywall installation based on finding f.

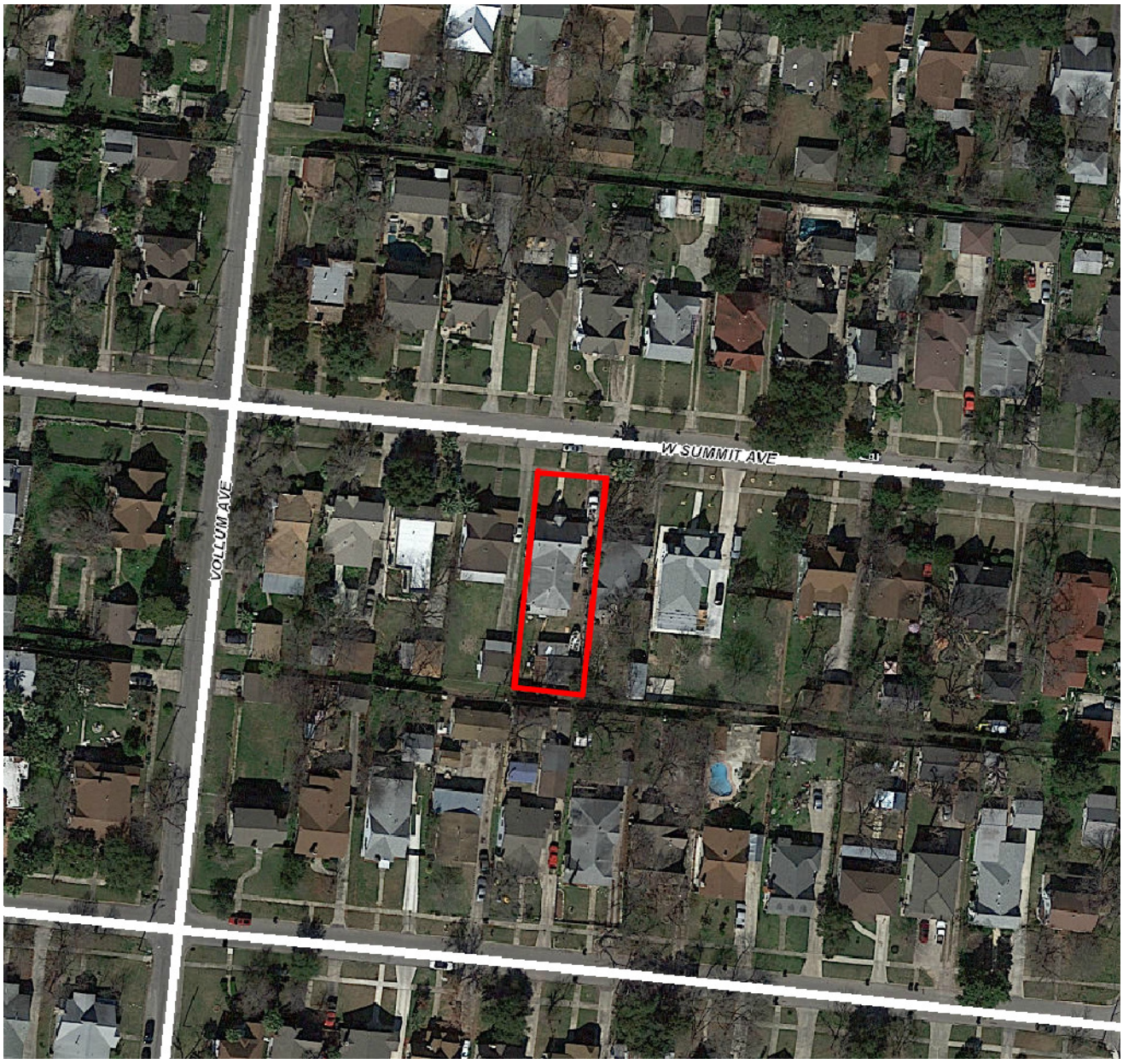
Item 5, Staff does not recommend approval of the replacement of two wood windows with a single glass pane based on finding e.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on April 26, 2017. The discussion is outlined in finding b.



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Flex Viewer

Powered by ArcGIS Server

Printed:May 31, 2017


1934

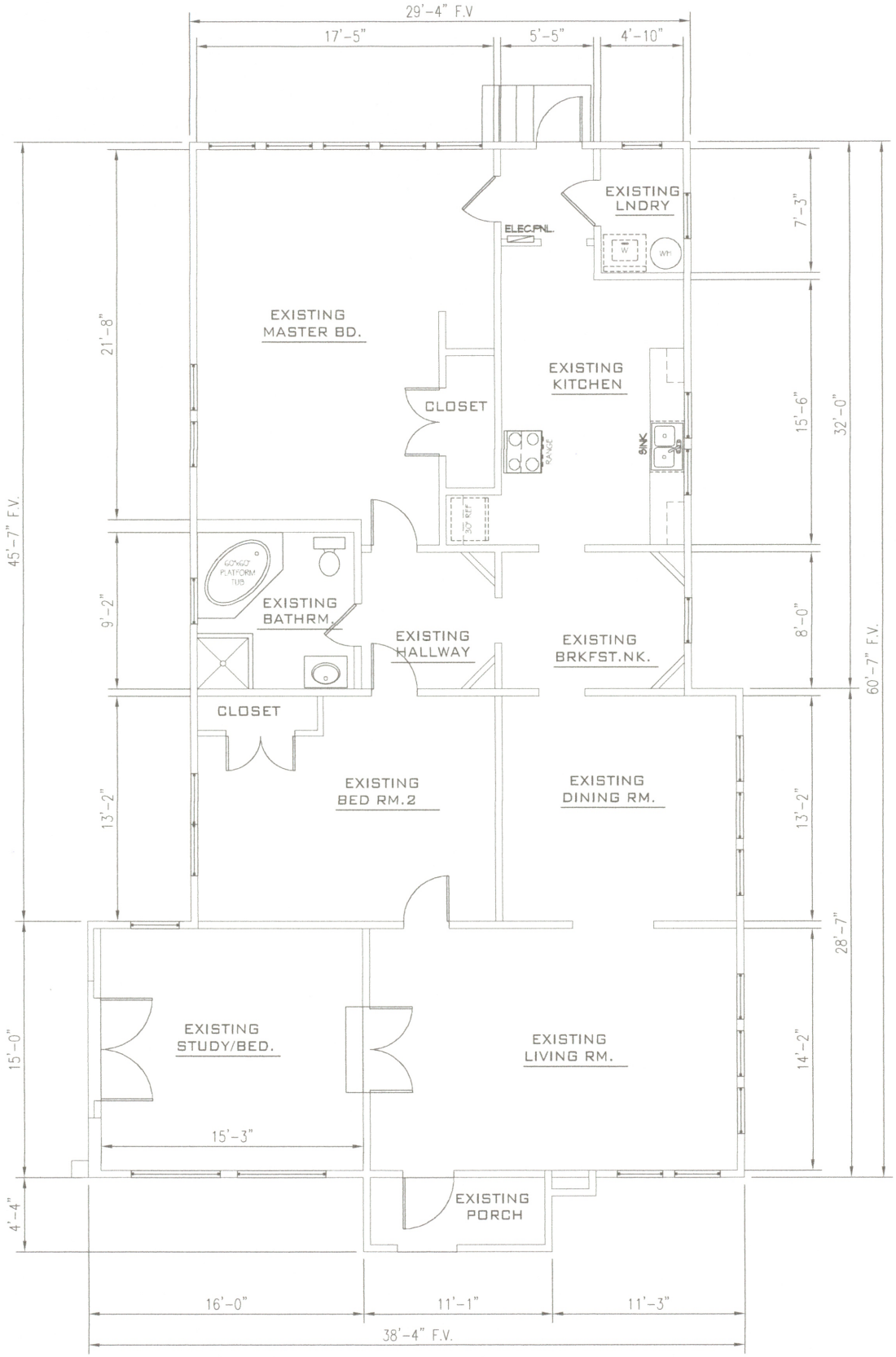
1934 W. Summit Ave (Monticiello Park) Window Renovation Legend
General Contractor – Varco Builders of Texas
Owner – Caleb Creany

Window/Action

1 – Restore in place
2 – Restore in place
3 – replace with 19
4- replace with 20
5 – replace with 14
6 – replace with 15
7- replace with 16
8- replace with 17
9- restore in place
10- replace with new like size per home depot specs
11-replace with new like size per home depot specs
12- restore in place
13 – restore in place
14 – replace with wood composite like kind per home depot specs
15- replace with wood composite like kind per home depot specs
16 – replace with wood composite like kind per home depot specs
17 – replace with wood composite like kind per home depot specs
18 – replace with wood composite like kind per home depot specs
19 – replace with 4
20- replace with 18
21- restore in place
22- replace with wood composite matching like kind per home depot (aluminum current)
23- replace with wood composite matching like kind per home depot (aluminum current)

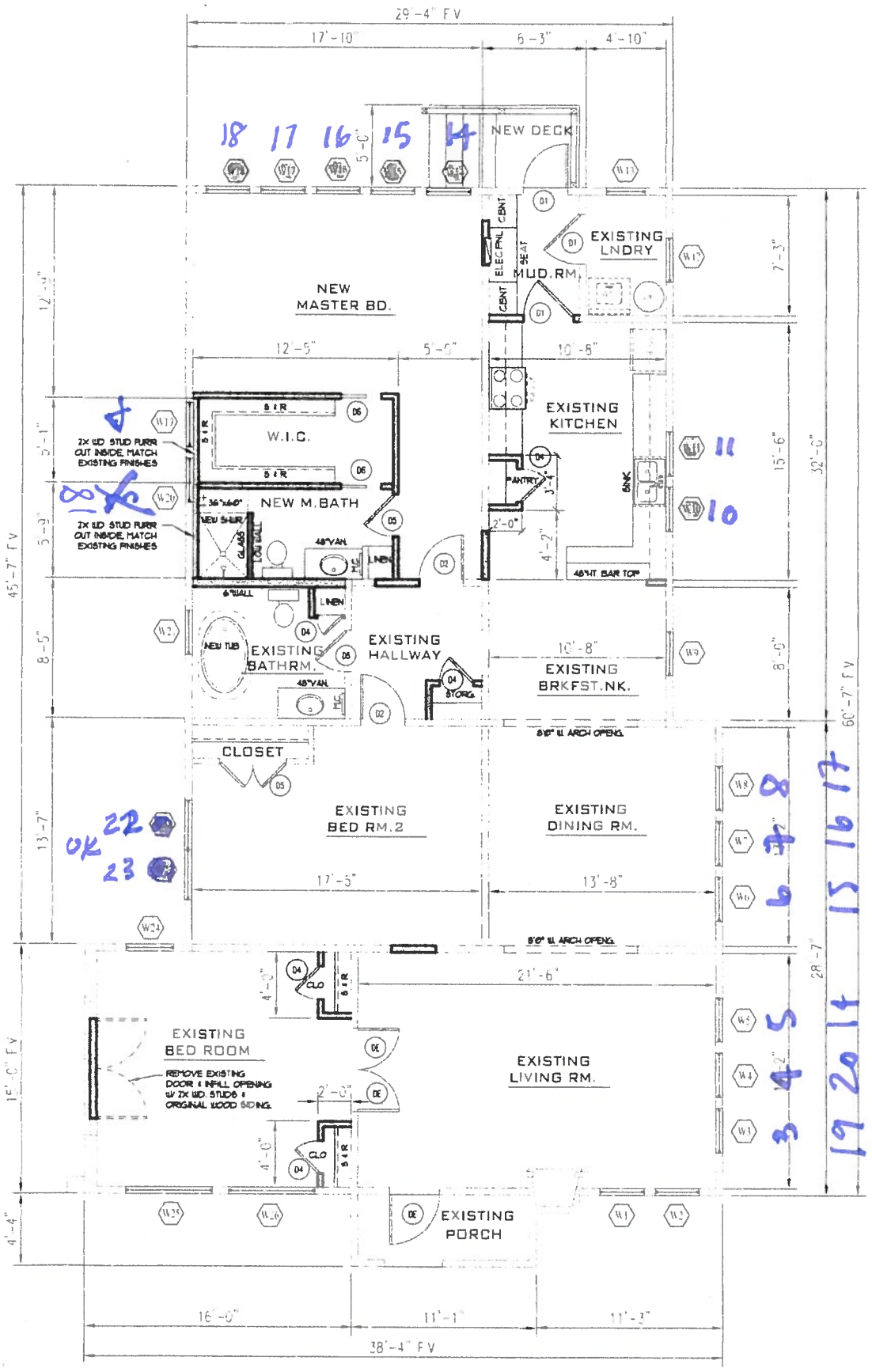
1934 W SUMMIT

REAR AND WEST ELEVATION



EXISTING FLOOR PLAN
1934 W.SUMMIT RESIDENCE

Mi CAZA DESIGN ARCHITECTURE



LEGEND SYMBOL / ABBREV.

	EXISTING WALL TO REMAIN
	NEW 2X4 STUD WALLS @16"O.C.
(W)	WINDOW ID. / TYPE
(D)	DOOR ID. / TYPE
	FLOOR/CEILING CHANGE
CLG.	CEILING TYPE
CONC.	CONCRETE
EXTG.	EXISTING
E.D.	EXISTING DOOR
F.V.	FIELD VERIFY
FIX	FIXED WINDOW
FRST.	FROSTED GLASS
HDR.	OPENING HEADER HEIGHT
H.B.	HOSE BIB
S.H.	SINGLE HUNG WINDOW
SLD.	SLIDE WINDOW
S & R	SHELF & ROD
TEMP.	TEMPERED GLASS
WD.	WOOD
VAN.	VANITY

WINDOW SCHEDULE

REFER TO EXHIBIT 'A'

DOOR SCHEDULE

(DE)	EXISTING DOOR TO REMAIN
(D1)	DOOR 3'0"x6'8"
(D2)	DOOR 2'8"x6'8"
(D3)	DOOR 2'6"x6'8" BI-PASS
(D4)	DOOR 2'0"x6'8"
(D5)	DOOR 2'6"x6'8"
(D6)	POCKET DOOR 2'6"x6'8"

REMODEL FLOOR PLAN
1934 W.SUMMIT RESIDENCE

SCALE: NOT TO SCALE

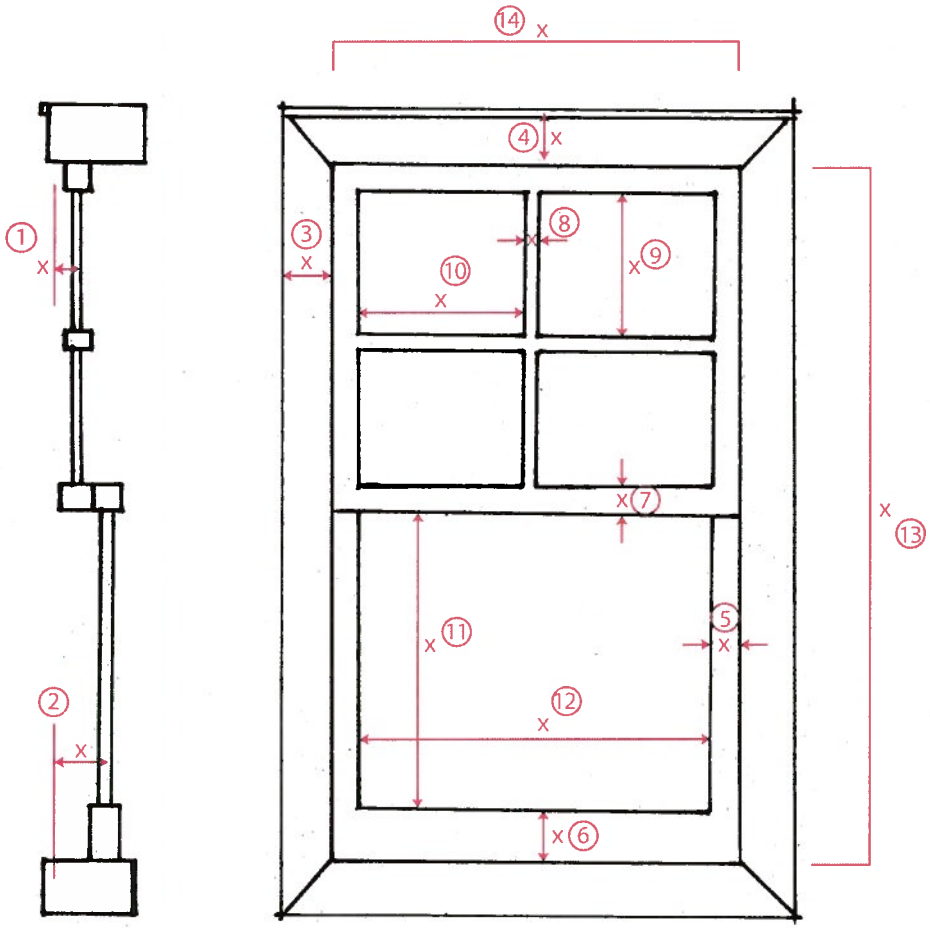
Mi CAZA DESIGN ARCHITECTURE

10+11

Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement.

Please fill in each value, in inches. Feel free to notate any other measurements that you feel is important to the replacement discussion.



Existing Frame and Sash Exterior Material _____

Proposed Frame and Sash Exterior Material _____

	Existing	Proposed
1. Upper Sash Measurement from exterior façade to glass **(Shadow Profile)**		
2. Lower Sash Measurement from exterior façade to glass **(Shadow Profile)**		
3. Side trim Measurement		
4. Top/bottom Measurement		
5. Stile Measurement	2"	
6. Rail Measurement	INT: 2 3/4" EXT: 3"	
7. Meeting Rail Measurement	1"	
8. Muntin Measurement		
9. Glass Height upper		
10. Glass Width lower		
11. Glass Height lower	13 1/2"	
12. Glass Width lower	25 1/2"	
13. Overall Sash height		
14. Overall Sash width		

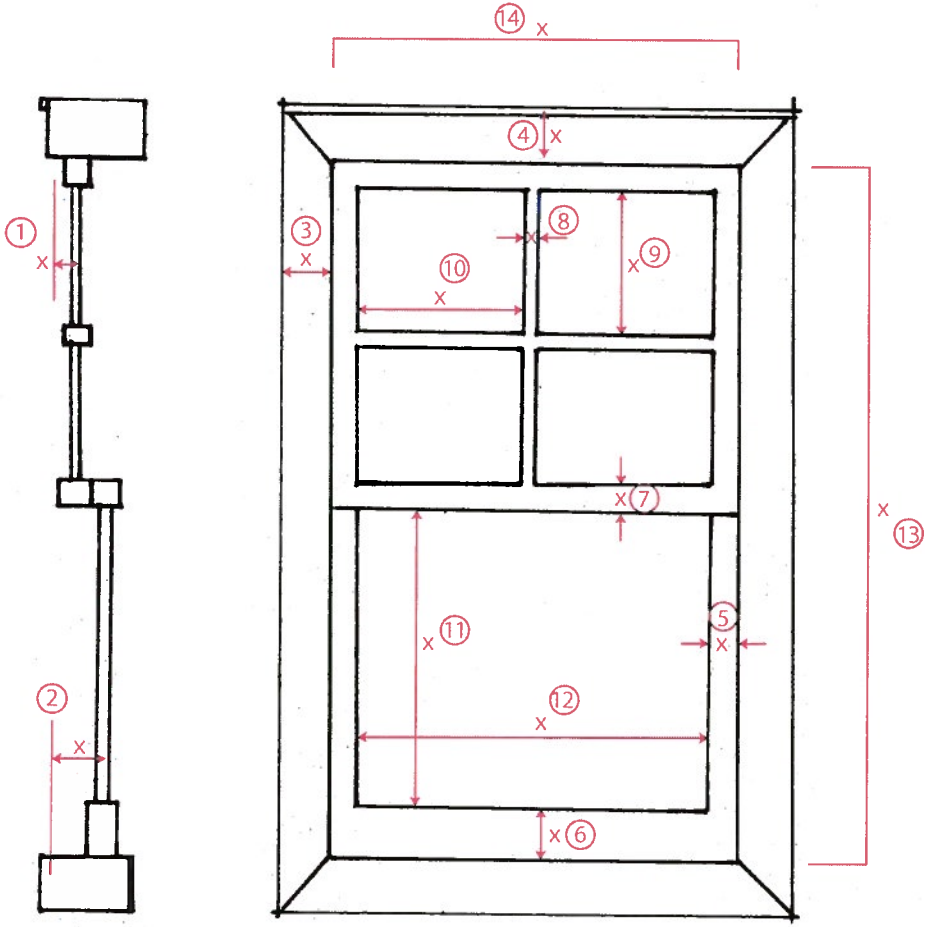
Document courtesy of Denver Community Planning & Development, Landmark Preservation

REAR WINDOWS

Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement.

Please fill in each value, in inches. Feel free to notate any other measurements that you feel is important to the replacement discussion.



Existing Frame and Sash Exterior Material _____

Proposed Frame and Sash Exterior Material _____

	Existing	Proposed
1. Upper Sash Measurement from exterior façade to glass **(Shadow Profile)**	2.5"	
2. Lower Sash Measurement from exterior façade to glass **(Shadow Profile)**	4"	
3. Side trim Measurement	4.5", 7.5"	
4. Top/bottom Measurement		
5. Stile Measurement	1.5"	
6. Rail Measurement	3"	
7. Meeting Rail Measurement	1.5"	
8. Muntin Measurement		
9. Glass Height upper		
10. Glass Width lower		
11. Glass Height lower	27.5"	
12. Glass Width lower	28"	
13. Overall Sash height		
14. Overall Sash width		

Document courtesy of Denver Community Planning & Development, Landmark Preservation