

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-453
ADDRESS: 226 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3086 BLK 2 LOT 7
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Eliyel Aviel
OWNER: Nadav Givoni/GR - 226 Huisache, LLC
TYPE OF WORK: Fenestration modifications
APPLICATION RECEIVED: August 31, 2018
60-DAY REVIEW: October 30, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the dimensions of two existing second-story window openings from 60 inches tall to 40 inches tall on the east façade of the primary structure.

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)

- 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.

FINDINGS:

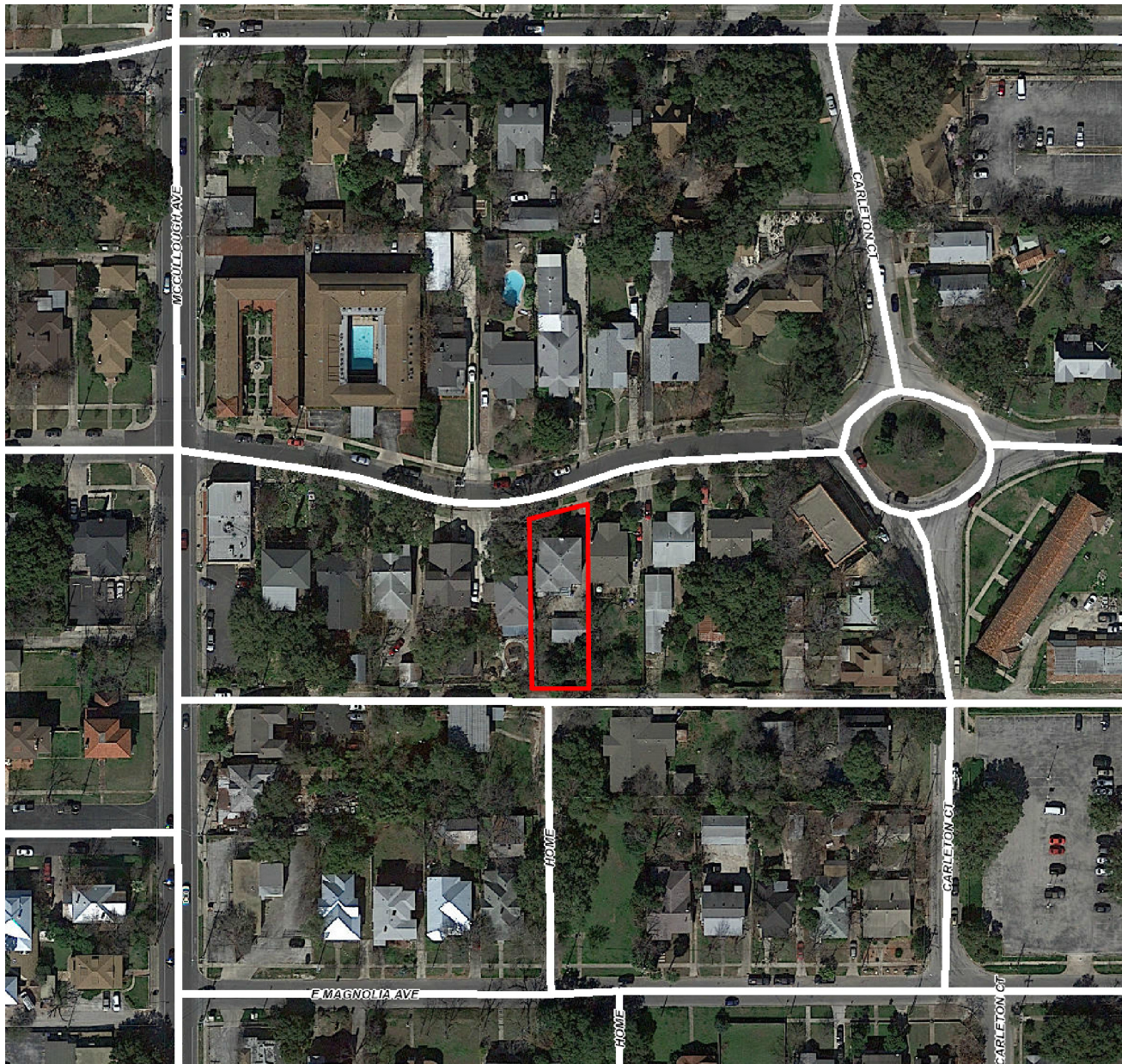
- a. The primary structure located at 226 E Huisache is a 2-story single family home constructed in approximately 1925 in the Colonial Revival style. The home features a stucco façade, arched entryway detailing with decorative bracketing, six over six wood window screens, and a prominent front chimney. The home is contributing to the Monte Vista Historic District.
- b. **WINDOW MODIFICATIONS** – The applicant has proposed to modify the overall height of two existing one over one wood windows located on the second floor of the east façade. The width of the windows will remain the same. The existing height is 60 inches and the proposed height is 40 inches to account for interior modifications. The head height will remain the same and the sill height will be reduced. The applicant has stated their intent to modify the existing wood window sashes to accommodate this height difference. According to the Historic Design Guidelines, existing historic openings should be preserved. Enlarging or diminishing openings to fit alternative sizes should be avoided. Staff does not find the proposed window size reduction consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on finding b. Staff recommends that the existing window opening size and sashes be repaired and retained.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 24, 2018

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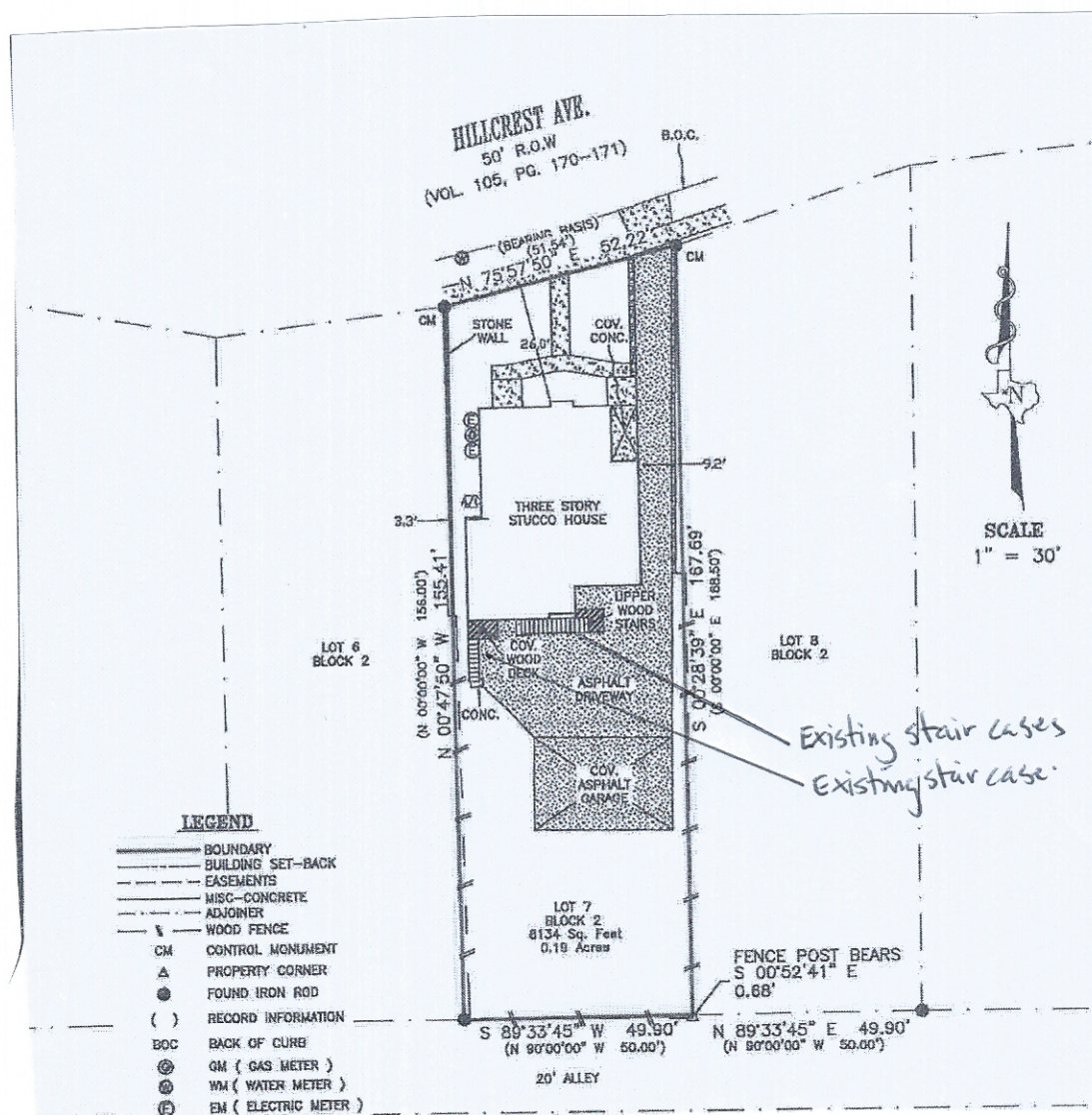
226

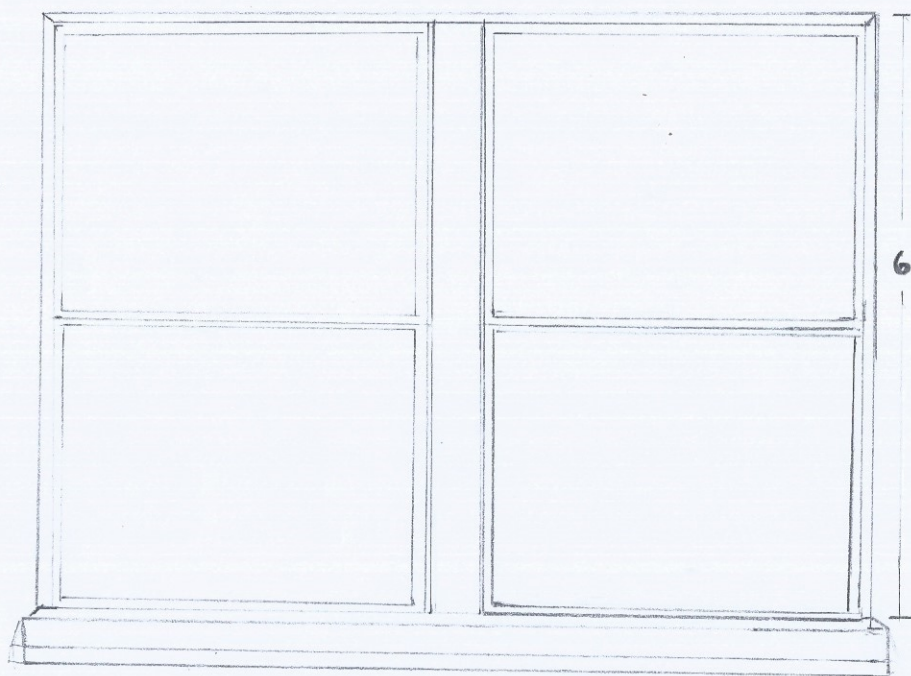
228











60"

40"

