

# HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

**HDRC CASE NO:** 2018-419  
**ADDRESS:** 233 W HOLLYWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6459 BLK 10 LOT 5, 6 & E 12.5 FT OF 4  
**ZONING:** R-5 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Leon General Construction  
**OWNER:** Pamela Brown  
**TYPE OF WORK:** Window replacement  
**APPLICATION RECEIVED:** September 10, 2018  
**60-DAY REVIEW:** October 30, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace existing wood fixed and casement windows with new custom Jeld Wen wood casement windows on both the primary and accessory structure. The three windows on the front façade are original to the structure and the remainder are non-original wood windows.

## APPLICABLE CITATIONS:

### 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 historic structure located at 223 W Hollywood is a 1-story single family home constructed in 1926 in the Spanish Eclectic style. The home was designed by local architects Carvel & Frost. The home features a white stucco façade, a barrel tile roof, an arched doorway, and distinctive wood casement windows with divided lites. The home is a contributing structure to the Monte Vista Historic District. The property also features a rear accessory structure constructed in 1926, which is contributing to the district. The applicant is requesting approval to replace all existing wood windows on the primary and accessory structure with new wood windows to match as closely as possible in terms of size, profile, and configuration.
- b. EXISTING WINDOWS: CONDITION – Staff made a site visit with the applicant and homeowner on September 13, 2018. Staff observed that the only remaining original wood windows were located on the front west façade, which include two casement windows and one large fixed window with true divided lites. Each of these windows featured considerable rotting at the lower joints as well as significant bowing that would necessitate partial or full reconstruction. The remainder of the windows are non-original wood windows with faux divided lites. On these windows, staff observed significant rot and loss of wood, as well as improper weatherization and repair remediation efforts, including metal inserts, installing plaster and paint over deteriorated wood trim, and significant overpainting of deteriorated wood. The applicant noted that the deterioration of these windows, particularly at the sill, routinely results in significant water infiltration during periods of rain that is contributing to the deterioration of interior sills and both interior and exterior plaster. Additionally, staff observed that several of the installation methods of the non-original wood windows were contributing to the rapid deterioration due to lack of top sills, improper insets, and the original of the construction of the home, which features a very minimal roof overhang. Based on what was observed during the site visit, staff believes that both the original and non-original windows are eligible for repair.
- c. WINDOW REPLACEMENT – According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in kind replacement of windows is only appropriate when the original windows are beyond repair. As noted in finding b, staff finds the windows to be eligible for replacement.

## **RECOMMENDATION:**

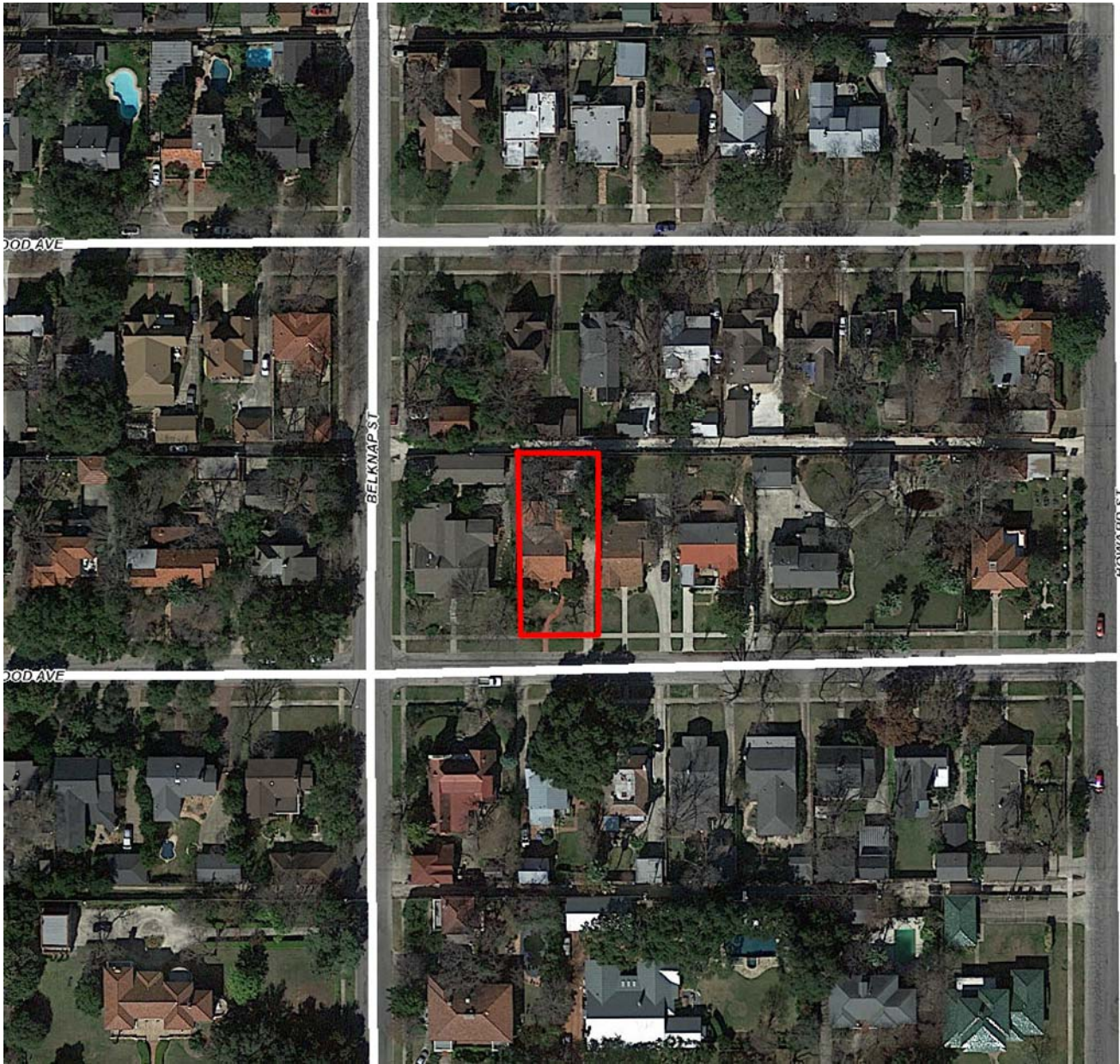
Staff recommends approval of the window replacement based on findings a through c with the following stipulations:

- i. That the applicant provides detailed specification information to staff for review and approval, including a mock-up or drawing of the proposed new window to replace the large fixed window on the front façade. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

## **CASE MANAGER:**

Stephanie Phillips





## Flex Viewer

Powered by ArcGIS Server

Printed: Aug 29, 2018

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**STAFF PHOTOS - SEPTEMBER 13, 2018**









1-800-369-0996  
secured by ADT

































Little's Green  
restored by  
LGT





















































































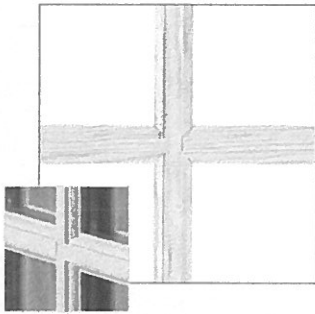




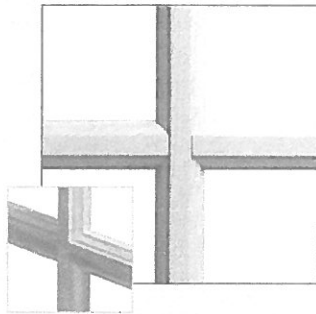


## DIVIDED LITES

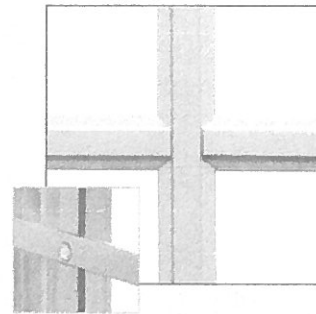
Add architectural interest to your JELD-WEN® Sitrine® wood and clad-wood windows with one of our decorative grille options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



SIMULATED DIVIDED LITES (SDL)



FULL-SURROUND (FS) WOOD GRILLES



GRILLES BETWEEN THE GLASS (GBG)

### SIMULATED DIVIDED LITES (SDL)

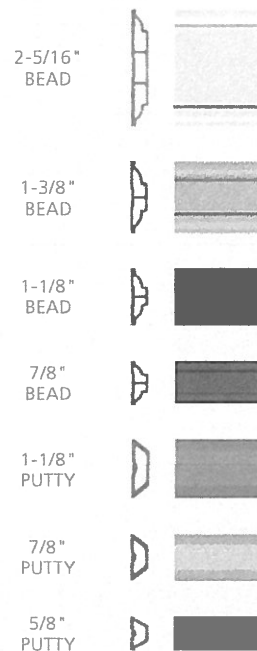
Our permanently attached wood grilles create a truly authentic look. Grilles are adhered to the interior glass while exterior grille options include aluminum for clad wood or wood for primed wood. The optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect. Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right).

### FULL-SURROUND (FS) WOOD GRILLES

Enjoy low-maintenance beauty with our full-surround wood grilles that can be removed for easy cleaning. Choose from 7/8", 1-1/8" or 1-3/8" grilles that are positioned on the interior glass surface.

### GRILLES BETWEEN THE GLASS (GBG)

This option provides style without the upkeep. Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors.



Decorative grilles are also available in woodgrain finishes.



# Unrivalled protection for life.

LIMITED  
**LIFETIME**  
WARRANTY

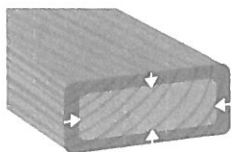
\*Pine wood windows, patio doors, door frames and components made with AuraLast® wood are backed with a lifetime limited warranty.



All wood windows are the same, right? While they may appear the same on the outside, JELD-WEN® windows and doors constructed with AuraLast® pine go beyond the surface, providing unrivalled beauty and protection. Here's how...

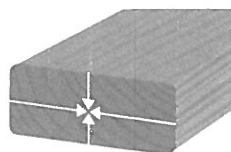
## AURALAST® - PROTECTION TO THE CORE™

TRADITIONAL TREATMENT



SURFACE ONLY

AuraLast®



SURFACE TO CORE™

JELD-WEN products made with AuraLast wood allow you to get the warmth and characteristics of wood that you desire, while eliminating the worry of rot and decay. Why settle for anything less!



Only JELD-WEN makes window and door products with solid pine AuraLast® solid pine wood

AuraLast™

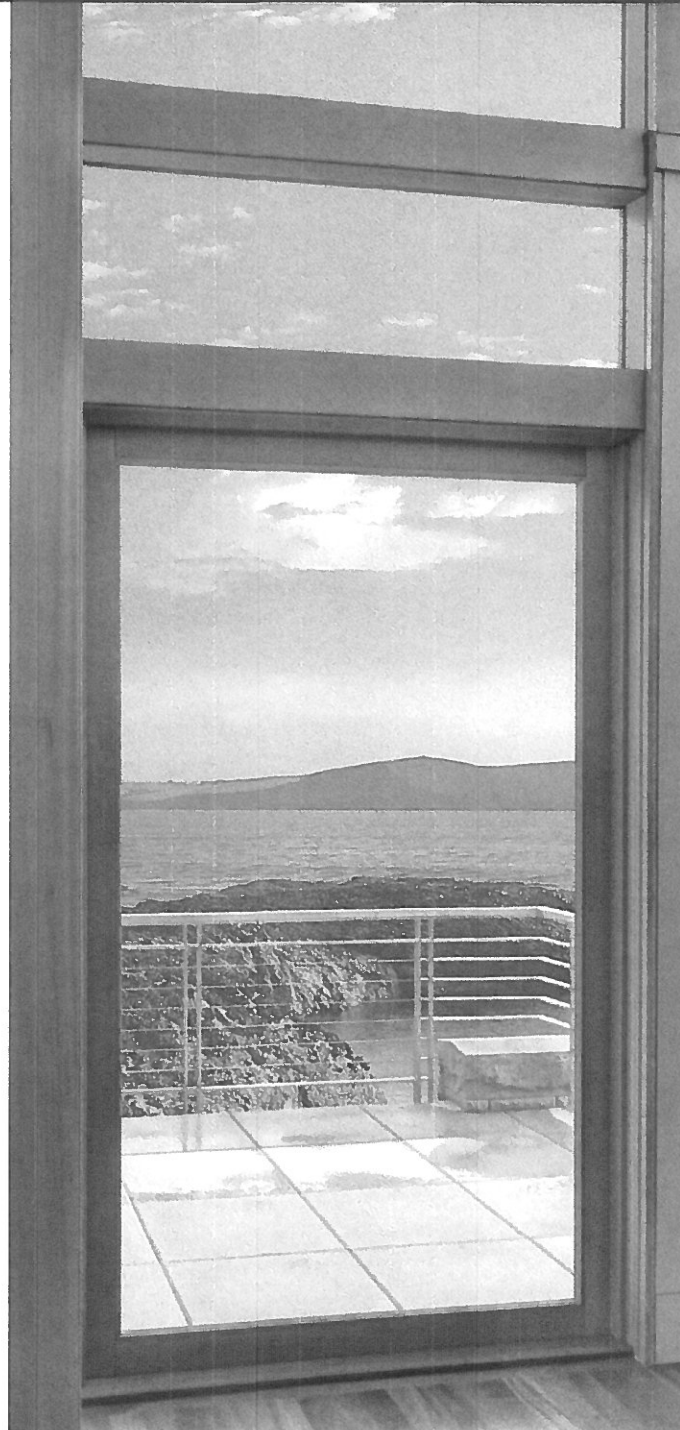
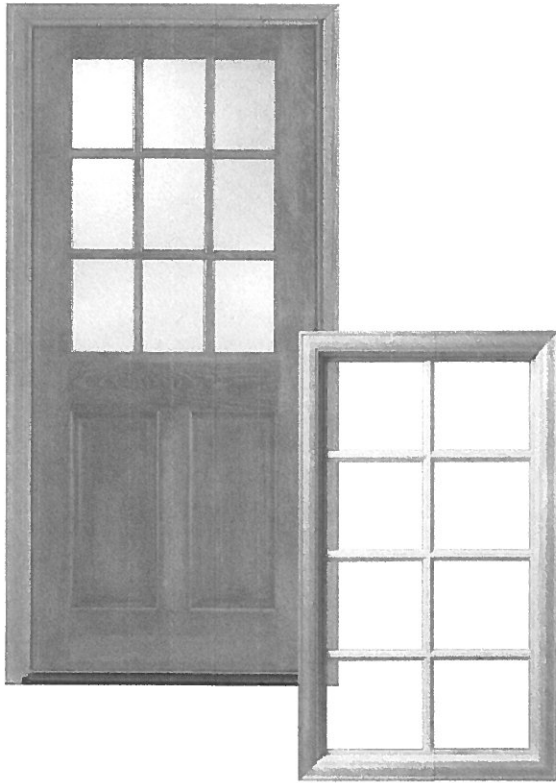
See our warranty information  
at [jeld-wen.com](http://jeld-wen.com) or call 1-800-535-3936

AuraLast™

PROTECTION TO THE CORE™



AuraLast® pine is a patented wood product that helps provide protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.



#### EASY ON THE ENVIRONMENT

Water-based treatment releases up to 96% fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.



#### WET WEATHER PROTECTION

Whatever the climate, AuraLast protects against water damage and rot like no other. Whether it's humidity, storms or dampness, AuraLast® pine stands up to the rigors of wet weather.



#### TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.



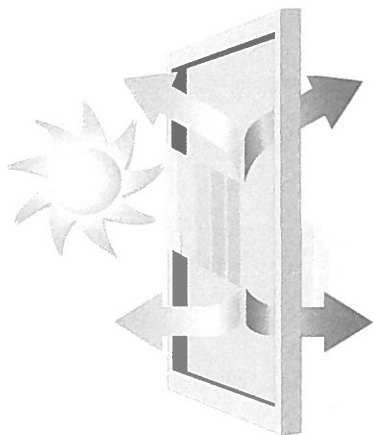
## Engineered for High Performance

A commitment to excellence and innovation inspired our new Sitaline® wood windows and patio doors. Each door and window is designed for ease of operation, low maintenance and beauty that stands the test of time.

## Energy Efficiency Designed to Last

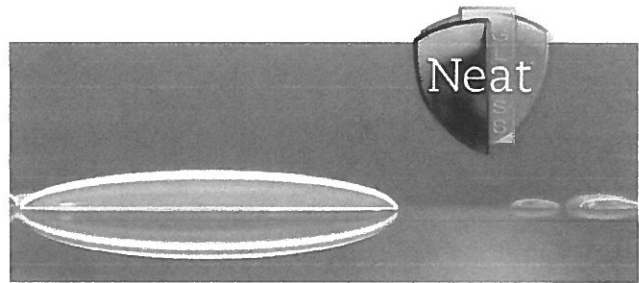
Can a door or window be called high-performance?

Definitely. Sitaline wood windows and patio doors meet or exceed 2016 ENERGY STAR® 6 requirements and offer increased thermal performance and weather resistance with outstanding energy advantages. Our thermally improved engineered sill and frame designs feature innovative advancements for added energy efficiency and durability.



In warm weather, LoE³-366 glass reflects the sun's energy and prevents it from entering the home.

In cold weather, LoE³-366 glass reduces the amount of heat lost by reflecting it back inside.



With Neat® glass, you gain natural cleaning convenience. Neat glass harnesses the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass so rainwater can easily rinse away the grime. No manual activation is required.

## Architectural Enrichment

Whether it's new construction, renovation, traditional or modern, JELD-WEN offers a style that fits your needs. We make it easy to enhance a home with depth and definition that complements your project. Detail updates such as the recessed sash on the casement and our double-hung concealed jamb liner add architectural flair and aesthetic appeal with clean, smooth, contemporary lines. Regardless of the climate where you live, we offer the products you need, with larger unit sizes and expanded design options.

## Clearly Better

All Sitaline wood windows and patio doors come with LoE³-366® glass, which blocks infrared rays, so you'll stay cooler in the summer and warmer in the winter. Only JELD-WEN Sitaline wood products come standard with LoE³-366 and Neat® glass. ENERGY STAR® certified versions of Sitaline wood products are available with energy efficient options, including argon-filled or high-altitude glass.

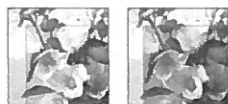


## GLASS OPTIONS

Here you can choose from a variety of styles to make glass much more than just transparent.

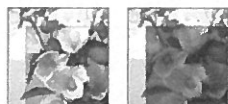
### TINTED GLASS

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. We offer green, grey, bronze, reflective grey and reflective bronze tinted glass.



GREEN

GREY



BRONZE

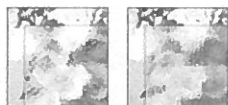
REFLECTIVE  
GREY



REFLECTIVE  
BRONZE

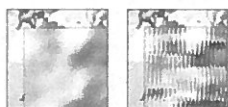
### TEXTURED GLASS

Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Five of our most popular choices are shown here.



GLUE CHIP

RAIN



OBSCURE

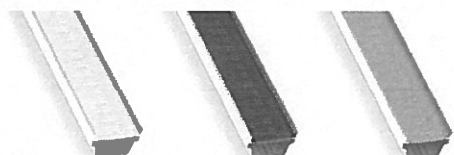
NARROW  
REED



SEEDY REAMY

### SPACER BAR

For even more versatility spacer bar color options enhance the appearance of your windows.



STAINLESS  
STEEL

BLACK

GRAY

### ENERGY SAVING GLASS OPTIONS

#### LoE<sup>3</sup>-366® AND LoE EC INSULATING GLASS

Our standard high-performance LoE<sup>3</sup>-366 insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. LoE<sup>3</sup>-366 provides more protection against solar heat gain, reduces condensation and helps limit fading of interior furnishings. For even more protection choose LoE EC. It improves thermal performance and is the optimal solution for ENERGY STAR® in certain regions of the country.

#### NEAT® GLASS

This is a natural cleaning convenience that comes standard for all Sitaline wood and clad-wood windows and patio doors. By harnessing the sun's UV rays to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.



#### ENERGY STAR®

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner for over a decade.

#### PRESERVE® PROTECTIVE FILM

Standard for all Sitaline® wood and clad-wood windows and patio doors, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. It's easy to remove and saves cleanup time after installation.

#### TEMPERED GLASS

This type of glass is treated with heat, so it can withstand greater force or pressure on its surface, and it will not break into sharp pieces. This is mostly used on patio doors or windows that are installed near floor level.