

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-433
ADDRESS: 233 GREENLAWN
LEGAL DESCRIPTION: NCB 8417 BLK 2 LOT 46
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Greenlawn Estates
APPLICANT: ARMENDARIZ RUBEN P &
OWNER: ARMENDARIZ RUBEN P &
TYPE OF WORK: Window replacement
APPLICATION RECEIVED: July 10, 2019
60-DAY REVIEW: September 8, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace six (6) wood windows (Window #13, 14, 15, 16, 17, and 18, per the submitted window schedule) with aluminum-clad windows on 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)

- 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.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.

iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

OHP Window Policy Document

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 233 Greenlawn is a 1-story, vernacular single-family residence constructed in the early twentieth-century. The home features an asymmetrical front façade composition, wood one-over-one windows, two front-facing gables. The home is contributing to the Greenlawn Estates Historic District.
- b. **WINDOW REPLACEMENTS** – The applicant has proposed to replace six (6) windows six (6) wood windows (Window #13, 14, 15, 16, 17, and 18, per the submitted window schedule) with aluminum-clad windows on the primary structure. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, historic windows should be preserved. Based on the submitted documents, staff finds the six windows are in repairable condition and should be retained and restored.

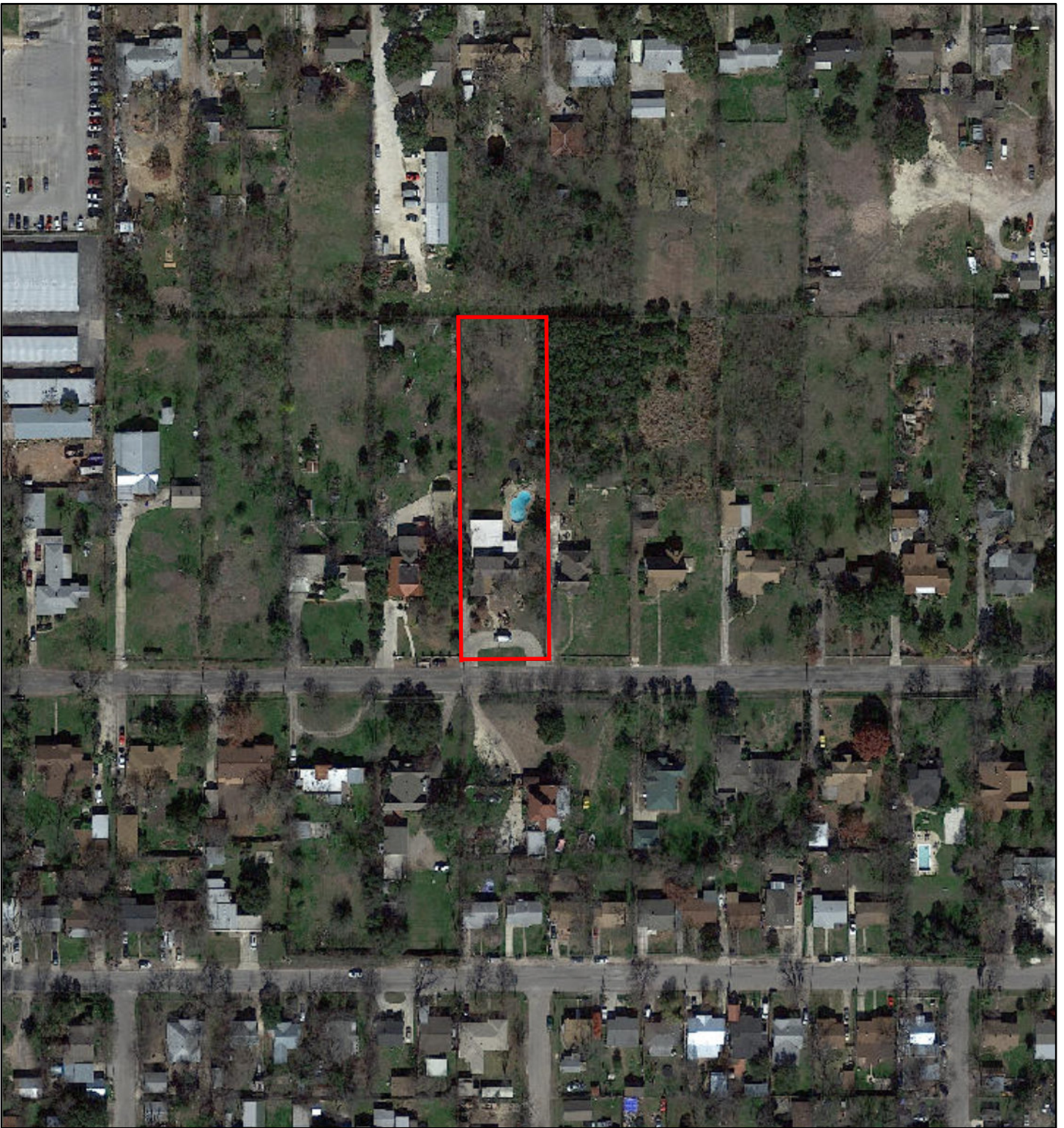
RECOMMENDATION:

Staff does not recommend approval of the window replacements based on findings a and b.

CASE COMMENT:

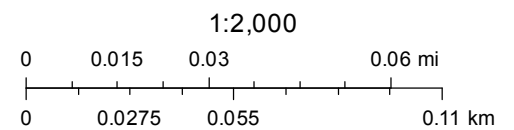
The applicant has proposed to replace six (6) wood windows (Window #13, 14, 15, 16, 17, and 18, per the submitted window schedule) with aluminum-clad windows on the primary structure. Six wood windows (Windows #7, 8, 9, 10, 11 and 12, per the submitted window schedule) have already been replaced with aluminum-clad windows without a Certificate of Appropriateness.

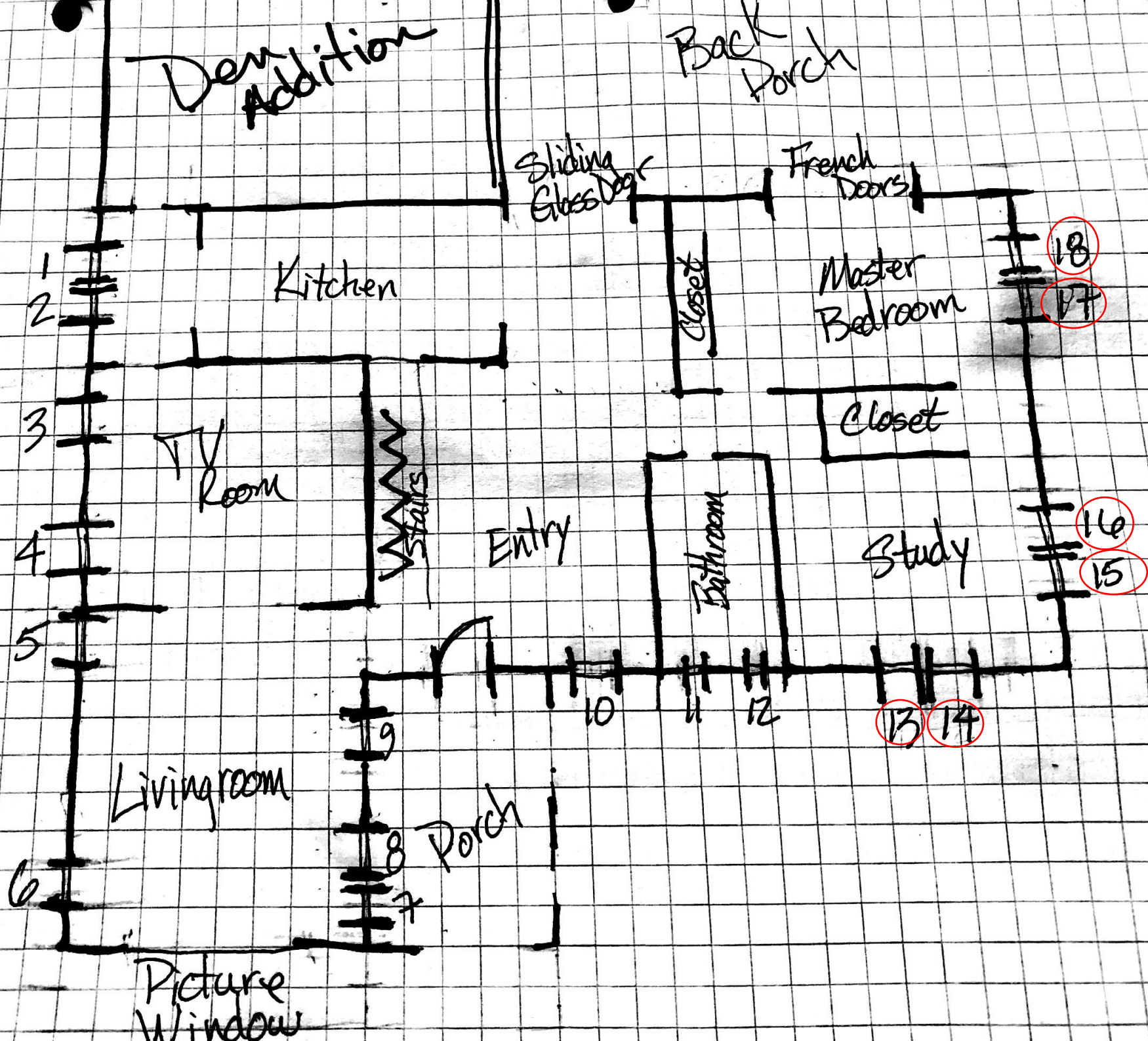
233 Greenlawn



August 14, 2019

— User drawn lines





Windows 13 & 14



Window 15



Windows 15 and 16

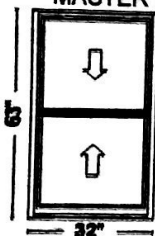


Windows 17 and 18



Line #	Location:	Attributes
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10 MASTER BEDROOM



PK #
2037

Viewed From Exterior

Architect Reserve, Double Hung, 32 X 63, French Roast

Item Price	Qty	Ext'd Price
\$1,732.71	6	\$10,396.26

1: 3263 Double Hung, Equal

Frame Size: 32 X 63

General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, French Roast

Interior Color / Finish: Espresso Stain Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, Brown, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, Standard EnduraClad, French Roast, Premium, InView™

Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-232-00301-00001, Performance Class CW, PG 50, Calculated Positive D Rating 50, Calculated Negative DP Rating 50, TDI WIN-1090, Year Rated 08/11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 190".

Rough Opening: 32 - 3/4" X 63 - 3/4"

Customer Notes: POCKET FIT WINDOWS

*MATERIALS001 - Installation Materials - Windows

Qty 1

WDP-W-P-INSTALL - Wood Window Pocket Install (No interior trim)

Qty 1