HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO:	**2021-606**
ADDRESS:	130 E ROSEWOOD AVE
LEGAL DESCRIPTION:	NCB 6458 BLK 9 LOT 56 AND 57
ZONING:	R-5
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	James MacMillan
OWNER:	James MacMillan
TYPE OF WORK:	Fenestration modifications
APPLICATION RECEIVED:	November 16, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Katie Totman

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify one (1) window opening to install steel casement windows on the west elevation of the main house.

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.

FINDINGS:

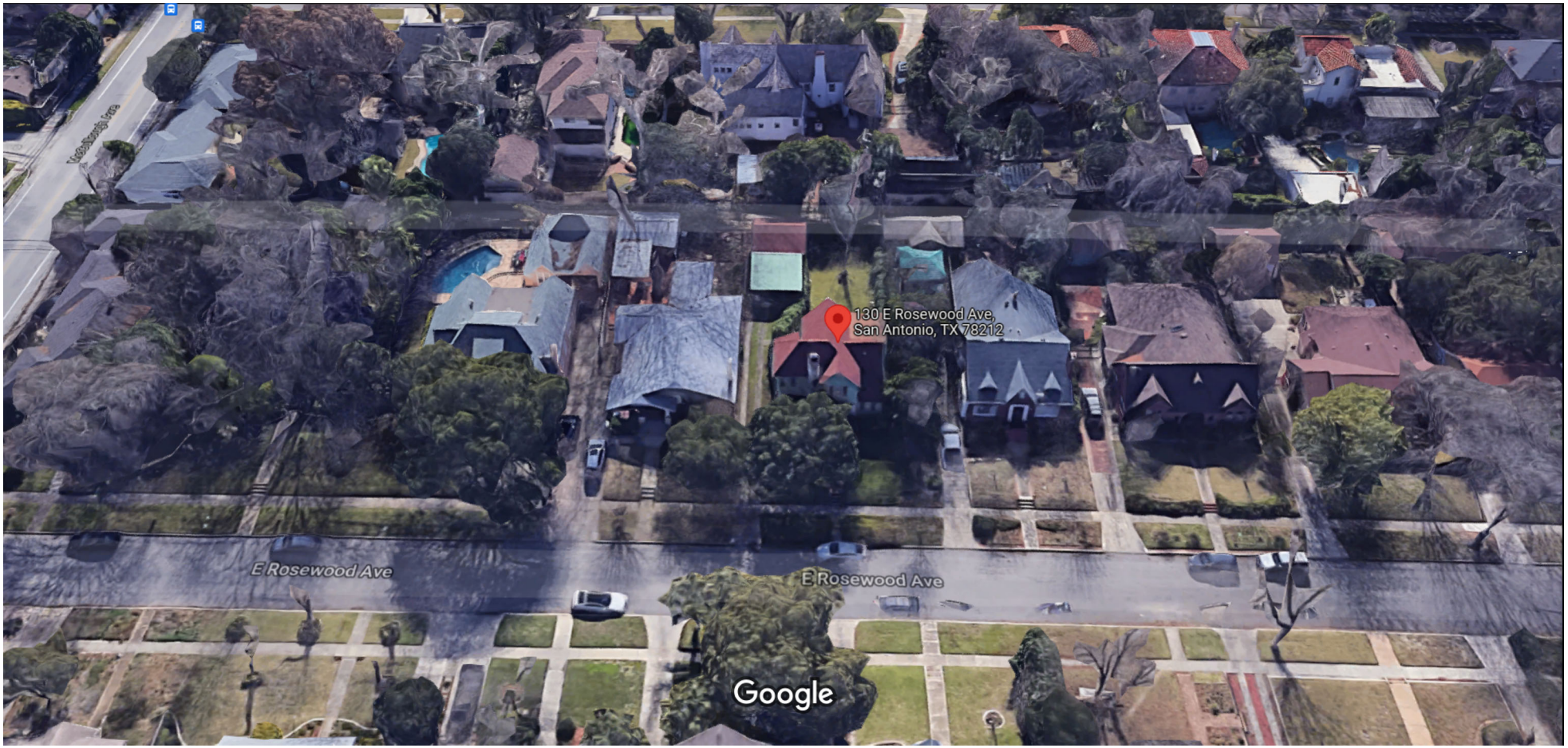
a. The primary structure located at 130 E Rosewood is a 2-story residential building. It features wood siding, wood windows, a front masonry chimney, and a cross gable roof.

b. WINDOW REPLACEMENT (FIRST FLOOR) – The applicant is proposing to replace one (1) existing wood one over one window located on the west elevation of the house with a salvaged steel casement window. The existing wood window has a smaller proportion relative to the majority of the historic window openings on the primary facade of the home and is located on what staff finds to be a later rear addition based on Sanborn map evidence. The modification will not be easily visible from the public right-of-way. According to the Historic Design Guidelines, new elements should not significantly alter or destroy historic building character. Opening modifications should be compatible and should be appropriate for the building style. The proposed casement window system echoes the rhythm and proportions on the existing structure and will utilize a portion of the existing window frame opening. Staff finds the request acceptable with the stipulations listed in the recommendation.

RECOMMENDATION:

Staff recommends approval based on finding b. Staff recommends that the wood window that is removed be salvaged or stored on site for future use and that trim and sill detail match the existing.

Google Maps 130 E Rosewood Ave



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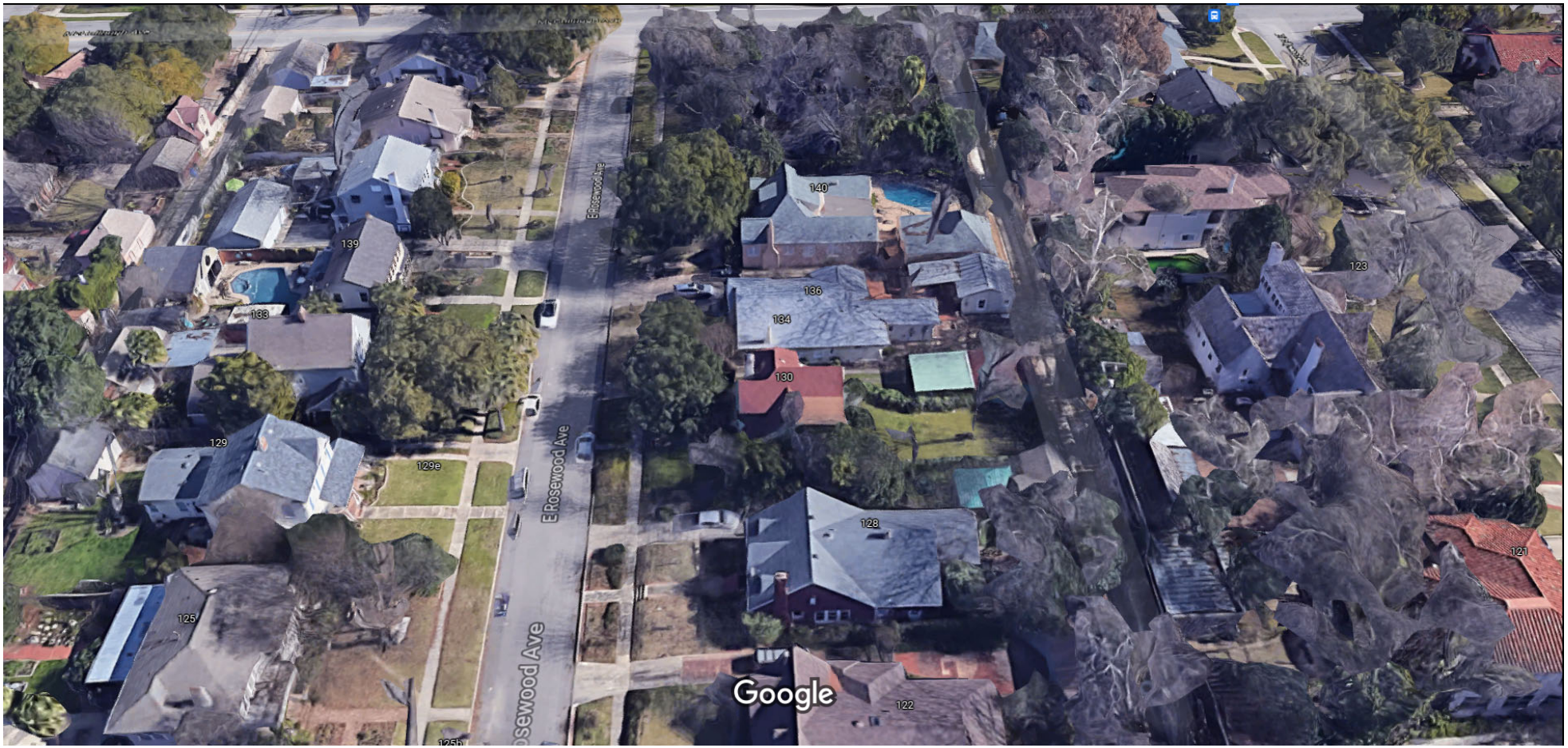

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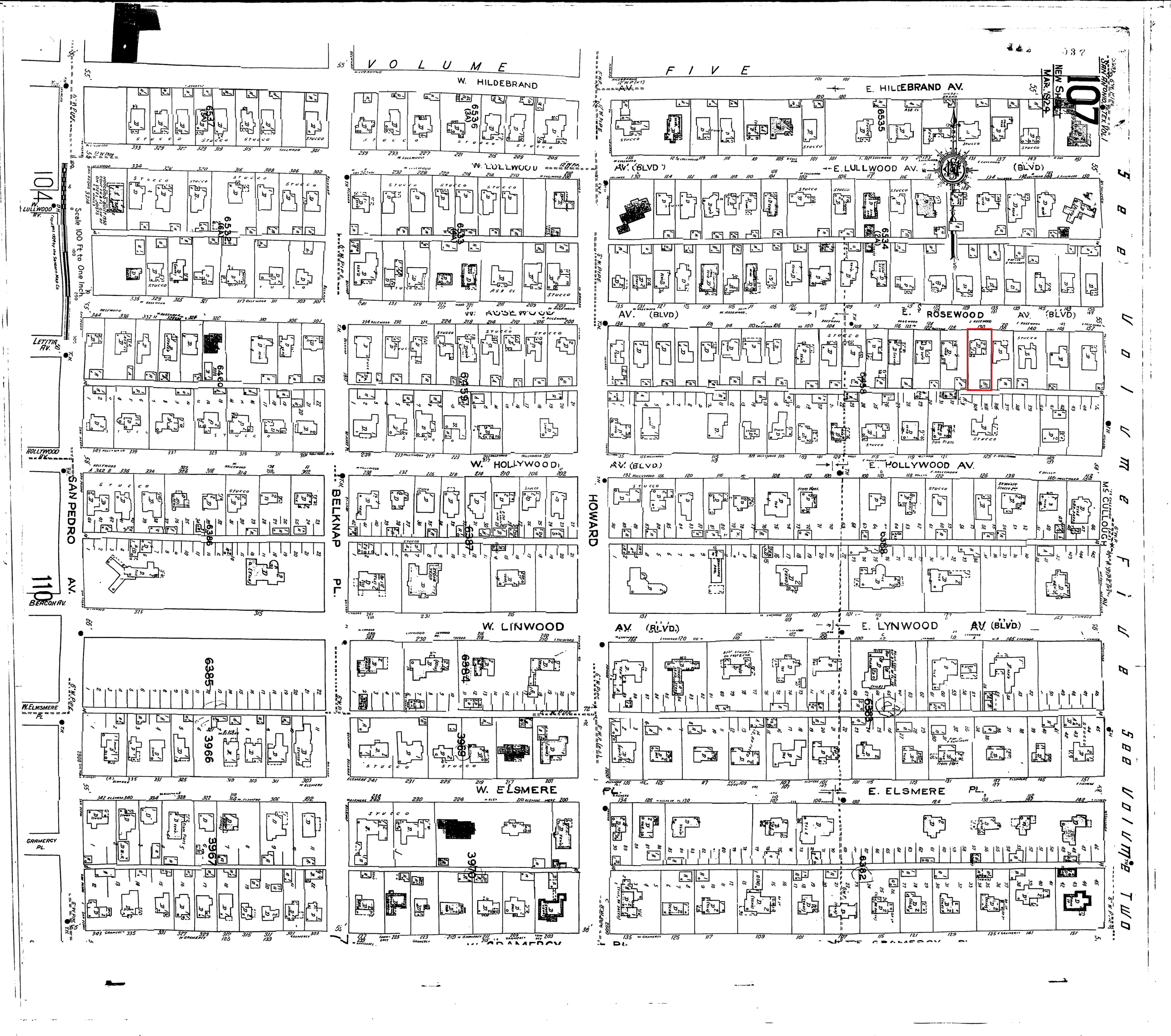

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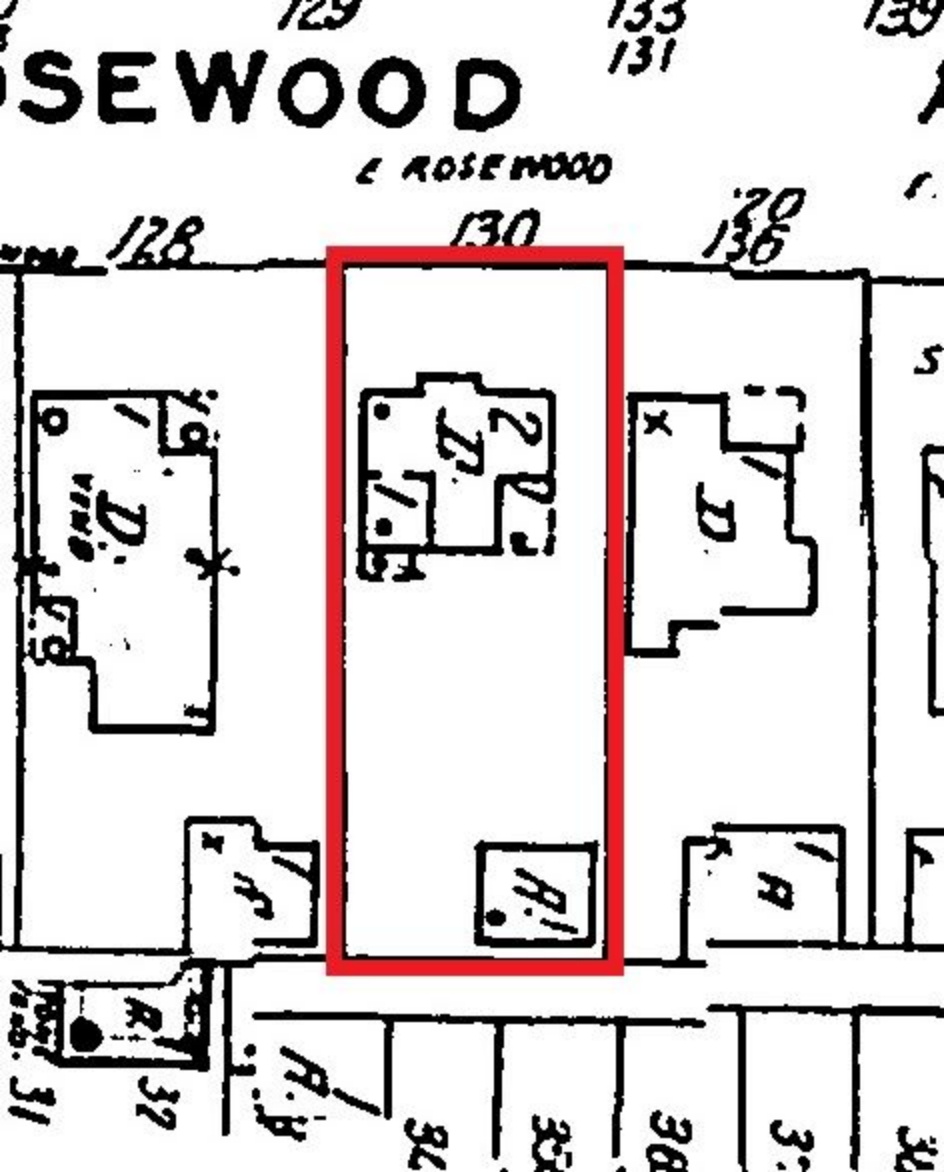
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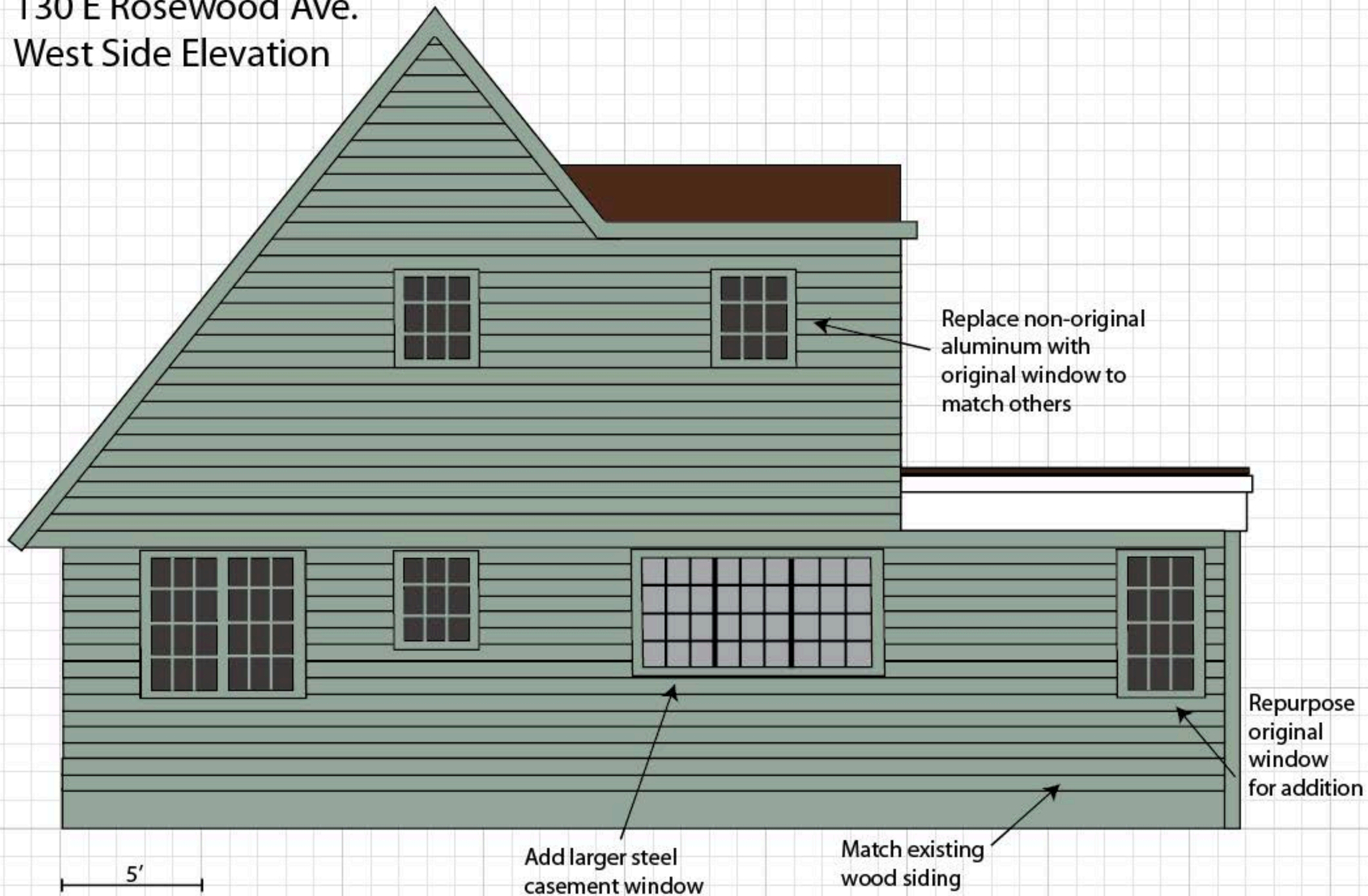
130 E Rosewood Ave.
West Side Elevation