

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-079
ADDRESS: 1946 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 1934 BLK 32 LOT 16
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Hannah Kerr
OWNER: Hannah Kerr
TYPE OF WORK: Window shutter installation
APPLICATION RECEIVED: February 20, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install non-operational 14Wx62H inches wood shutters on either side of the two window areas on the primary façade.

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.

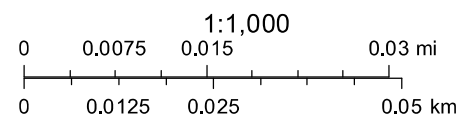
FINDINGS:

- a. The primary structure located at 1946 W Gramercy is a 1-story, single-family home constructed c 1940. The structure features a cross gable composition shingle roof, a deep-set asymmetrical front porch, wood siding and one-over-one wood windows. The property is contributing to the Monticello Park Historic District.
- b. WINDOW SHUTTERS – The applicant requests approval to install a total of four non-operational 62Hx14W inches wood shutters to be placed on either side of the two window areas on the front façade. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.x. stipulates that the installation of window shutters should only occur where they existed historically, where appropriate to the architectural style of the house, should match the height and width of the opening and be mounted to be operational or appear to be operational, and to not mount shutters directly onto any historic wall material. The installation of shutters conveys a false sense of historicity when considering the architectural style of the house. Staff finds the installation of window shutters are not consistent with the Guidelines.

RECOMMENDATION:

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

— User drawn lines





1946









62inches by 14inches wide

These are made from cedar (wood rated specifically for projects like these) and coated in outdoor use polyurethane to stay sturdy and strong/not rot on the exterior of the house. exterior durable decking screws for adhering them. **THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**

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