

# Historical Architectural Review Board COA Preliminary Review Sheet

---

**HDC-2024-00096**

**Address: 523.5 N 6<sup>th</sup> Street**

**District: Old Fairgrounds Historic District**

**Owner: Alex Pujols**

**Applicant: Owner**

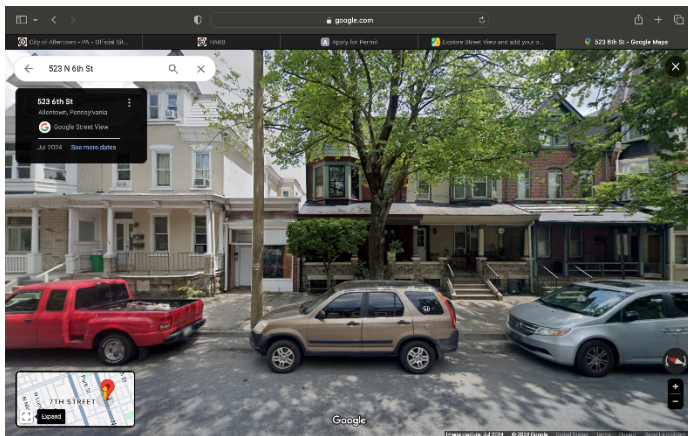
**Proposal: Front façade alterations**

---

**Building Description:** The building is a one-story brick storefront building with wood storefront cornice, glass storefront with divided upper register, and a recessed entry. The wood building cornice has dentilated wood detailing.

**Project Description:**

The proposed work is to remove the existing wood and glass storefront with recessed entry and construct a new brick wall with door and window.

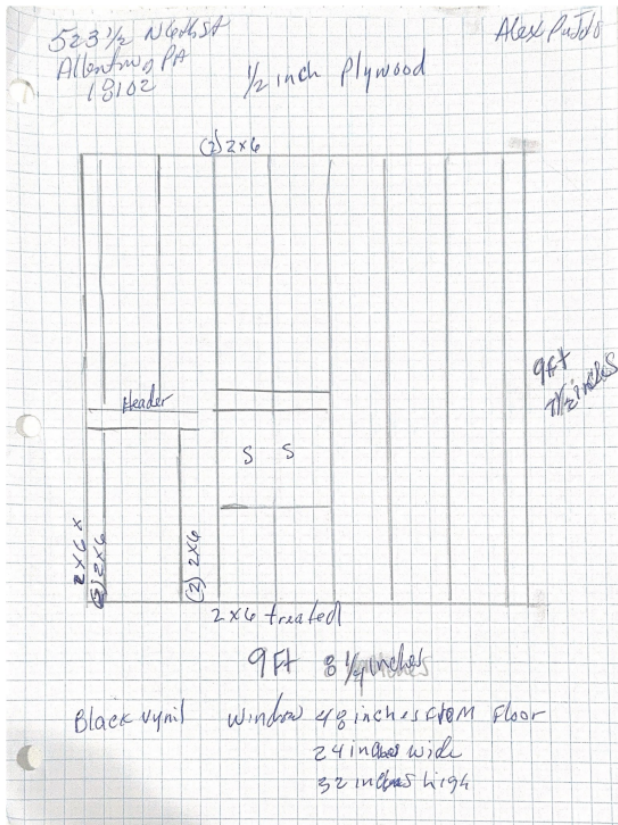


**Front Elevation (Applicant)**

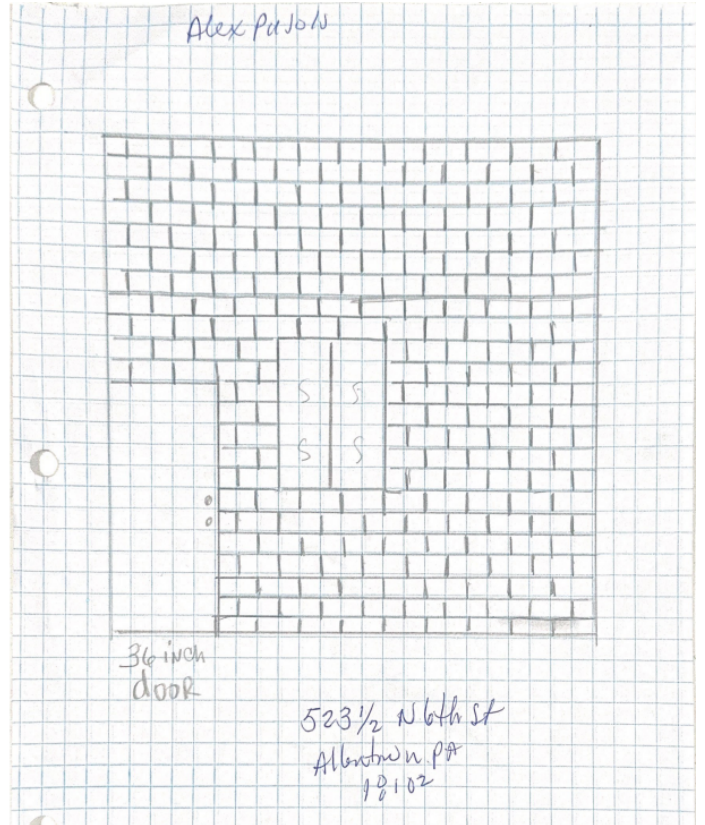


**Front Elevation (Google Imagery, 2023)**

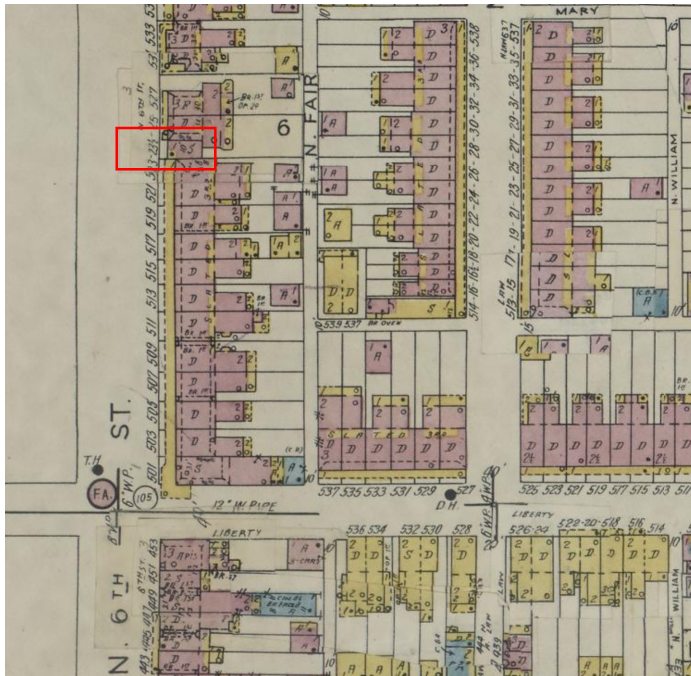
**Historical Architectural Review Board  
COA Preliminary Review Sheet**



**Proposed Construction (Applicant)**



**Proposed Façade (Applicant)**



**1950 Sanborn Map**



**1950 Sanborn Map, Enlargement**

# Historical Architectural Review Board

## COA Preliminary Review Sheet

---

### Applicable Guidelines:

#### **Section 3.5 – Windows**

- 3.5.1** Retain and preserve historic windows and all associated components whenever possible, including window sash, frame, hardware, lintel, sill, trim, hood, shutters, and glazing (glass). Retain original windows in type, shape, size, operation, and material. Preserve existing glazing including stained glass as a distinctive feature of the window.
- 3.5.2** Keep historic wood windows in good condition by maintaining sound layers of paint at exterior and interior surfaces. Where wood has been exposed by paint failure, clean with the gentle methods possible and using lead-safe practices prior to repainting. Scrape peeling or flaking paint using hand tools down to the next sound layer of paint and ensure that the surface is clear of dirt and debris before priming and repainting.
- 3.5.3** Maintain operable windows, which have inherent energy-efficient advantages for air circulation. Remove paint that has sealed a window closed from the exterior and/or interior.
- 3.5.4** Inspect and test hardware. Ensure sash locks bring sashes together tightly to keep windows watertight.
- 3.5.5** Consider weatherization improvements that have minimal impact to historic fabric including sealing or recaulking around exterior and interior trim, installing weatherstripping, and installing storm windows (either exterior or interior) to improve energy efficiency.
- 3.5.6** Install storm windows customized to fit each window frame properly. Wood and aluminum materials are appropriate. The horizontal rails should align with window sashes. Window finishes should match the window trim or blend with the color scheme of the building. Interior storm windows may be recommended for windows with distinctive lites, artistic glazing, or irregular shapes to preserve the exterior appearance.
- 3.5.7** Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.
- 3.5.8** Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement windows should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of muntins, or unique decorative lites. Match sash and frame thickness and window depths. For existing nonoriginal windows, it is preferred to replace with wood windows rather than new alternate materials.
- 3.5.9** Replace windows with alternate materials if in-kind replacement is not feasible. Replacement windows must match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum-clad wood windows are an appropriate alternate because they can replicate the original appearance and material. Composite wood or fiberglass windows with paintable exterior surfaces can be appropriate alternates if they match the original appearance, but are not recommended from a sustainability perspective. Vinyl windows are not appropriate due to short lifespan, poor performance, and inability to match historic profiles.
- 3.5.10** Preserve the ratio of window openings to solid wall surfaces. Increasing or reducing openings can impact the proportions of a facade and can look out of place within the larger streetscape. Changing the size of openings will also require a Building Permit because it changes the amount of enclosed space on a facade.
- 3.5.11** Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a facade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a facade and can be a character-defining feature of an architectural style or a type of building use. If creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.

## **Historical Architectural Review Board COA Preliminary Review Sheet**

---

**3.5.12** If replacing a single window on a facade, replicate the existing windows of that facade.

**3.5.13** Replace single-pane glazing in-kind whenever possible. Install double-glazed windows with simulated divided lights only upon consultation with Staff/HARB. Replicate the dimensions, details, and appearance of the original window. Simulated divided light muntins should be attached to the window exterior, not sandwiched between the panes of glass.

**3.5.14** Avoid reflective glazing in restored or new windows. Reflective glazing makes a window's lites and muntins difficult to see and alters the visual impact from the street. This change makes alterations in the historic district more conspicuous. Clear (non-tinted) and non-reflective glazing and low-e coatings are appropriate.

**3.5.15** Replace deteriorated window trim or decorative elements only as necessary to match the size, profile, and material of the original elements. For window lintels or hoods that project from the facade plane and are vulnerable to water collection, consider installing of metal drip edges to shed water away from windows. Copper is recommended and should be left to weather naturally; aluminum is acceptable and should be painted to match surrounding materials. Avoid encasing wood sills with metal or vinyl, as this will trap moisture and may cause more damage.

### **Section 3.6 – Doors**

**3.6.5** Repair and restore historic doors whenever possible rather than replace them. Historic doors include front doors, rear doors, and grocer's alley doors. Original materials should not be discarded. If repair and reuse is not possible, salvage may be an option and the existing feature used as a template for replication.

**3.6.6** Repair, restore, and reuse existing door frames, jambs, threshold, fixed transoms, and similar components. Existing components are usually historic wood. Replace in-kind if existing materials are severely deteriorated. Replicate the profile and width of door frames, jambs, and transoms in order to preserve the solid-to-void ratio of the entrance.

**3.6.7** Repair, restore, and reuse hardware whenever possible. Replace hardware in-kind if necessary. New hardware should match the original hardware as closely as possible if the original hardware remains. If not, hardware that is compatible with the era of construction and style of the building is recommended. Avoid replacing historic hardware with digital locks, combination locks, keypads, or similar technology.

**3.6.8** Replace doors in-kind if repair is not feasible. Replacement doors should duplicate the original in material, design, size, profile, and operation. Original doors may be used as a template for replication. Wood is the most appropriate material for residential doors. Paneled wood doors should have the same number, size, and profile of panels as the historic door. If the original design is unknown, the building's style and date of construction should inform the appropriate replacement.

**3.6.9** Replace with durable alternate materials if in-kind replacement is not feasible. Composite wood doors and fiberglass doors are acceptable replacements if new doors match the original in size, style, configuration, detail, and appearance. However, these products are not recommended from a sustainability perspective. They have shorter lifespan and deteriorate when exposed to moisture, weathering, and temperature variation. For replacement doors, avoid metal doors (including metal doors that imitate paneled wood), as they do not have the same appearance and texture of historic wood. Avoid pre-hung doors (doors that are purchased already installed in a frame) when replacing a door, because these require the removal of historic fabric and can change the size of the opening.

**3.6.10** Preserve the size of the existing door opening. New doors should be custom sized if necessary. Avoid enlarging or filling in original door openings to fit new stock sizes. This alteration will impact the historic character of the building. This action will also require a Building Permit because it changes the amount of enclosed space on a façade.

**3.6.11** Consider replacement of a previously altered door with a historically appropriate wood door.

**3.6.12** Avoid replacing of a historic door solely for the purpose of improving thermal performance. This intervention is not appropriate for historic material. Install weatherproofing or a storm door prior to replacement.

## **Historical Architectural Review Board COA Preliminary Review Sheet**

---

**3.6.13** Avoid creating new door openings on the primary façade. New side or rear doors should be minimally visible from the street. The size and location of new openings should be compatible with the rest of the façade. This type of work will also require a Building Permit.

### **Section 3.13 – Commercial Storefronts**

**3.13.1** Preserve existing features of historic ground floor storefronts and primary facades. Avoid removing, destroying, or obscuring the typical storefront features that are character-defining features. The retention and appearance of these features, as well as the dominant scale and massing of buildings, should guide alterations.

**3.13.2** Preserve the historic pattern of the storefront and façade, such as the location of the entrance, the size and number of display windows, configuration of display windows and transoms, and recessed entrances.

**3.13.3** Repair and restore historic storefront materials and features whenever possible.

**3.13.4** Replace in-kind any materials, features, or components of storefronts that are irreparably damaged or missing. In-kind replacements should match the original in material, size, profile, and appearance.

**3.13.5** Consider removing non-historic alterations that are not consistent with the original design of the storefront and overall architectural style. Consult available information such as historic photographs to inform the restoration of a façade.

**3.13.6** Retain elements of the historic storefront that may be uncovered during the course of a project. Parts of a historic storefront may remain intact underneath current materials (such as metal transom panels or wall veneers), and should be retained, restored, and incorporated into the new storefront design whenever possible. Hidden façade elements can be identified by looking closely at deteriorated areas, by temporarily removing small areas of exterior material, or be exposed during construction. Contact Staff if new conditions are discovered and document new information in photographs.

**3.13.7** Retain, repair, and restore storefront transom windows. Transom windows—the upper portion of traditional storefronts—are important character-defining features and are often modified. They contribute to visual unity across a block face and allow more daylight to the interior. Transom windows should not be removed, covered, or enclosed. Retain historic glass or pattern of lites within the transom.

**3.13.8** Consider restoring transom windows if the original windows are no longer extant. Reference historic photographs or other available resources, if possible, when designing or replacing transom windows. Where possible, retain the dimensions of the historic transoms.

**3.13.9** Where a historic storefront no longer exists, greater flexibility in design and materials is possible. An alternative design that is a contemporary interpretation of the historic storefront may be considered. A new storefront should be compatible with the historic building and the streetscape. Simple designs that respond to the rhythm and proportion of the building façade and/or interpret visible patterns on the block are usually the most appropriate. Consider referencing the surrounding context and related architectural style of the building with regards to proportion, placement, and scale.

**3.13.10** If historic materials no longer exist but the appearance of the historic storefront is documented in photographs or drawings, consider reconstruction or honoring its proportions and configuration in the new design. It is not required to recreate the storefront exactly. Reconstruction is an option, if there is enough evidence, or the historic appearance can inspire the new design.

### **Observations & Comments:**

523 ½ North 6<sup>th</sup> Street is an extant example of commercial architecture in a residential neighborhood, with much of its historic integrity and character defining features intact. The façade elements include a recessed entry, large panes of storefront glass with an upper register of small square panes, which are painted over. The original wood storefront cornice exists above the storefront itself, and decorative building cornice aligns with the porch cornice at 525 N. 6<sup>th</sup> Street, matching in detailing and scale.

## Historical Architectural Review Board COA Preliminary Review Sheet

---

The proposed work calls for the removal of this original storefront and storefront cornice, and for the construction of a solid brick wall with a 36” wide door and a single 24”W x 32”H black vinyl window with a 48” sill height. Further detail that would help in evaluating the proposed work includes: the configuration and material of the proposed door, the configuration and function of the window, the type, size, and color of the proposed brick.

Guidelines Section 3.13-Commercial Storefronts calls for the preservation of existing features of historic ground floor storefronts and primary facades. Although the historic districts are primarily residential, scattered commercial storefronts were historically incorporated in the ground floor of buildings, and add a dynamic element to the streetscape. Additional information, such as evidence for the need to remove the storefront, was not provided.

The proposed façade alterations remove the character defining features of this primary façade, which is not appropriate per the Guidelines. Additionally, the proposed window is not appropriate in materiality, dimension, and location, and the overall design of the proposed alterations do not draw from the form, massing, and proportion of the existing configuration.

**Staff Recommendation:** Staff recommended to deny the application.

**Presenters:**

- Ms. Baade presented the application.
- No representative was present for the application.

**Discussion:** This application was tabled at the November 4, 2024, HARB meeting due to lack of representation. Given

Mr. Jordan if the City had further communication with the applicant, and there is not. Mr. Huber stated that the application cannot be approved with the submitted materials as presented, without a representative present to discuss. Mr. Hart and Mr. Franzone agreed with Mr. Huber’s statement. Mr. Jordan asked if there was a change of use as part of the application, and Mr. Jones said there wasn’t.

**Actions:** Mr. Jordan moved to deny the application presented on November 4, 2024, for front façade alteration at 523 ½ North 6<sup>th</sup> Street as submitted, finding noncompliance with Guidelines for Historic Districts: Chapter 3, Section 3.5 – Windows, Section 3.6 Doors, and Section 3.13 Commercial Storefronts, and found no circumstances unique to the property.

Mr. Huber seconded the motion, which was passed unanimously.