



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Special Review

AGENDA ITEM: AR-2

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: January 29, 2014

SUBJECT: Special Review of Façade Change to Historic Downtown Building
525 South Myrtle Avenue

APPLICANT: Ralph Tufenkian

REQUEST: Review of proposed installation of two windows in a previous window
opening

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: As specified in the Historic Preservation Ordinance, any exterior alteration to a building in the City's Historic Downtown area must be reviewed by the Historic Preservation Commission to assist the property owner in maintaining the historic character of the site.

DISCUSSION: The property at 525 South Myrtle Avenue is proposing a change to the south elevation (Colorado Boulevard side). Changes include reopening a window that was sealed up several years ago. The new window and frame will match the other existing windows in regards to color of the metal trim and the glazing of the windows.



The City's Historic Commercial Downtown Ordinance allows the Commission to review all work involving exterior alteration to structures within the HCD Zone. The Commission shall approve, conditionally approve or deny this application. The Commission shall be guided by the following general standards:

- The distinguishing original character of a building shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided and preserved whenever possible.
- Deteriorated architectural features shall be repaired rather than replaced whenever reasonably possible. If not, the new material shall match the material being replaced in composition, design, color, texture and other visual quality whenever reasonably possible.

The proposed windows will match and be consistent with the other windows on that elevation. Based on the existing situation and design of the building, Staff recommends approval of the proposed modification. If the Historic Preservation Commission concurs, then the following motion is appropriate:

Approve the installation of a new window on the south elevation of 525 South Myrtle Avenue