



- Fred Erz House
- 1920
- Mediterranean Revival



2017



2025

10/27/2025





10/27/2025





right St

10/27/2025

Appeal Criteria

The council may...reverse or modify the decision of the commission if, after balancing the interest of the public in preserving the subject property and the interest of the owner in using it for his or her own purposes, the council finds that, owing to special conditions concerning to the specific piece of property, failure to grant the certificate of appropriateness will preclude any and all reasonable use of the property or will cause unreasonable economic hardship for the owner, provided that any self-created hardship or failure to maintain the property in good repair shall not be a basis for reversal or modification of the commission's decision.

Appeal Criteria

If claiming that denial of the certificate or the conditional approval of the certificate causes unreasonable economic hardship for the owner, the applicant shall provide clear and convincing evidence that any hardship is not self-created or the result of failure to maintain the property in good repair

Staff Recommendation:

Uphold HPC decision

- Sherman Boulevard guidelines
- Six-over-one wood windows are defining characteristic of the property
- Historic homeowners tax credits available
- Vinyl windows are **not** approved substitute window in any historic district or on any historic property
- No proof “clear and convincing evidence” of hardship