

CERTIFICATE OF REMEDIATION

Application Date: February 16, 2017

Applicant: Mark John, owner

Property: 7706 Lakewind St, Lot 7, Block 62, Glenbrook Valley Sec 11 Subdivision. The property includes a historic 2,700 square foot, one-story single-family residence situated on a 13,516 square foot interior lot.

Significance: Contributing Traditional Ranch residence, constructed circa 1958, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Windows

In February 2015, the applicant removed all original windows, including diamond-paned and rectangular-paned leaded glass windows, from the front and side elevations without a COA or permit, and installed new divided-lite vinyl windows with interior grids. The applicant was subsequently Red Tagged three times by Public Works.

All original windows were destroyed during replacement and removed from site; therefore, staff was unable to assess their condition or confirm that they were damaged beyond repair.

The applicant seeks approval for:

- Removal of eight original windows – two sets of diamond-paned leaded glass casement windows and two sets of rectangular-paned leaded glass fixed windows on the front elevation; two windows on the east and two windows on the west side elevations (unable to verify style/material).
- Installation of divided-lite single-hung vinyl windows and one sliding window with interior grids to fit within the existing openings. Lite patterns include 6/6, 12/6, and 8/4.

See project details on p. 5-13 and application materials in Attachment A. See Attachment B for compliance documentation.

Public Comment: No public comment received.

Civic Association: The Glenbrook Valley Civic Club is not in support of the project. See Attachment C.

Recommendation: Denial - does not satisfy criteria 1, 3, 4, 5, 6, 9, or 10.

HAHC Action: Denied. Certificate of Remediation issued for the installation of new windows which have already been installed. The windows on the east and west elevations may remain; the applicant will work with staff to replace the front windows with windows compatible with original.

This Certificate of Remediation (COR) is an Enforcement Remedy that will allow the project to progress without the HAHC approving the unauthorized work or deeming the unauthorized work appropriate. The COR is only for the work specified by the HAHC and no other work is approved under this Certificate. Any additional work may require a revised COA. The issuance of a COR disqualifies the project from receiving City tax exemptions. All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. Further unauthorized work may trigger additional Enforcement Remedies.

CERTIFICATE OF REMEDIATION

Basis for Issuance: HAHC Issued Certificate of Remediation
Effective: March 23, 2017



PLANNING & DEVELOPMENT DEPARTMENT

COR valid for two years from effective date. COR is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COR compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|--|----------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>Replacing original leaded-glass windows with windows that feature an incompatible lite pattern and grids-between-glass does not retain or preserve the historical character of the property.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
<i>The proposed windows create a later appearance by introducing internal divides with a different grid configuration. The single-hung operating style is also creating a later appearance on the front elevation with the horizontally-oriented meeting rails.</i> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>Replacing original leaded-glass windows with windows that feature an incompatible lite pattern and grids-between-glass does not preserve the distinguishing qualities or character of the building.</i> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The existing windows do not maintain or replicate the historic lite patterns or leaded-glass aesthetic featured on Traditional Ranches, which is a distinctive stylistic feature.</i> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
<i>The square grids within the new windows are not compatible with the removed diamond-paned casement windows.</i> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>Removal of original windows destroys significant historical and architectural material. Because the applicant replaced with windows without a COA or permit, staff was unable to evaluate the condition of the windows prior to removal.</i> | |

- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
Replacing original leaded-glass windows with windows that feature grids-between-glass is not compatible with the character of the property.

- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

If the applicant installed diamond-paned casement windows with exterior grids and fixed (or visually compatible operating style) windows with exterior grids on the front elevation, and windows with exterior grids on the side elevations, staff believes the proposal would satisfy criteria 1, 3, 4, 5, 6, and 10. The proposal would not satisfy criterion 9, and staff would recommend a Certificate of Remediation.



PROPERTY LOCATION
GLENBROOK VALLEY HISTORIC DISTRICT



INVENTORY PHOTO



APPLICANT PHOTOS – EXISTING WINDOWS





PUBLIC WORKS PHOTOS – EXISTING WINDOWS







SAMPLE COMPARISON – HISTORIC WINDOWS / PROPOSED WINDOWS

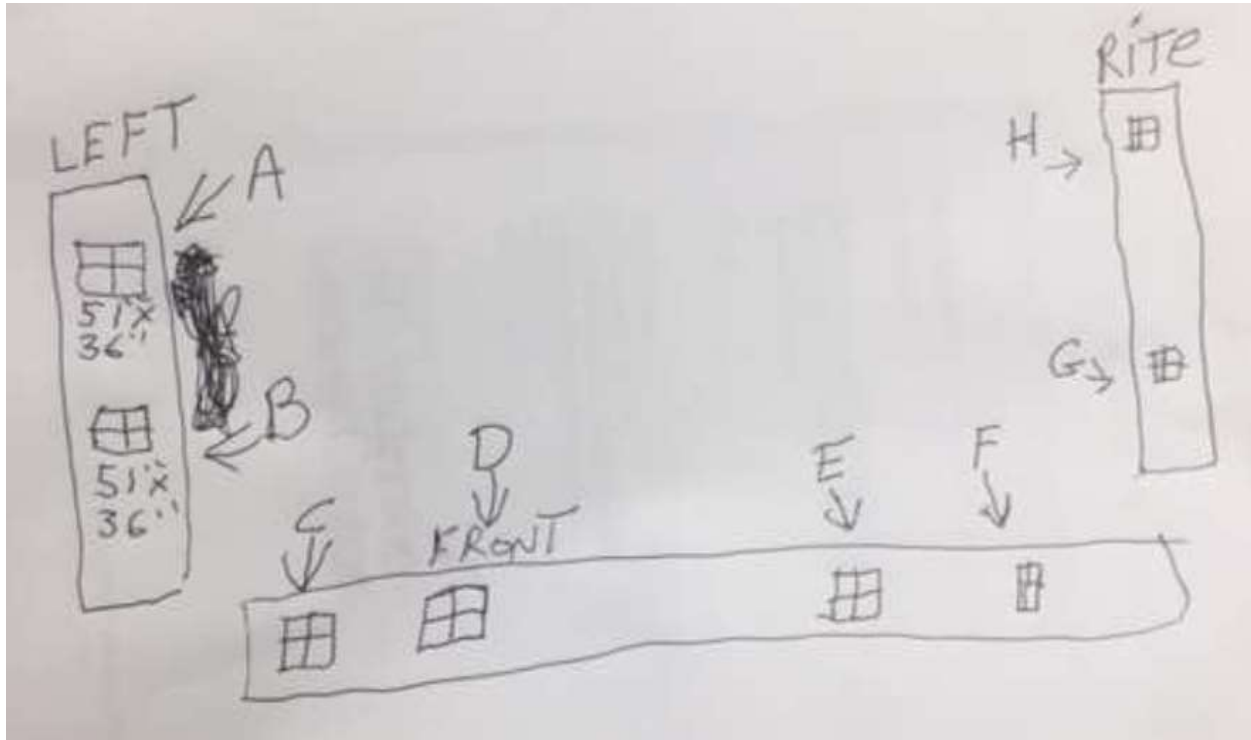
WINDOW C



WINDOW D




WINDOW / DOOR SCHEDULE



CERTIFICATE OF APPROPRIATENESS

WINDOW DETAILS



PLANNING & DEVELOPMENT DEPARTMENT

PROPOSED WINDOW SCHEDULE						
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	WindowCo.
A	VINAL	6/6	SH	51 x 36		
B	VINAL	6/6	SH	51 x 36		
C	VINAL	8/12	SH	51 x 36		
D	VINAL	8/16	SH	37 x 76		
E	VINAL	8/16	SH	60 x 80		
F	VINAL	6/12	SH	60 x 80		
G	VINAL	8/8	SH	37 x 76		
H	VINAL	6/6	SH	63 x 51		

PROJECT DETAILS

Windows/Doors: North (front) elevation: The applicant proposes to replace two sets of diamond-pane leaded glass casement windows with two 12/6 single-hung vinyl windows with interior dividers to fit within the existing openings. The applicant also proposes to replace two sets of rectangular-pane leaded glass fixed windows with two sets of two 8/4 single-hung vinyl windows with interior dividers to fit within the existing openings.

East (side) elevation: The applicant proposes to replace two windows (style and material unknown) with two 6/6 single-hung vinyl windows with interior dividers to fit within the existing openings.

West (side) elevation: The applicant proposes to replace two windows (style and material unknown) with one set sliding 8-lite vinyl windows with interior dividers and one 6/6 single-hung vinyl windows with interior dividers to fit within the existing openings.

ATTACHMENT A

ATTACHMENT B

ATTACHMENT C