

CITY HISTORIC PRESERVATION BOARD
November 6, 2023

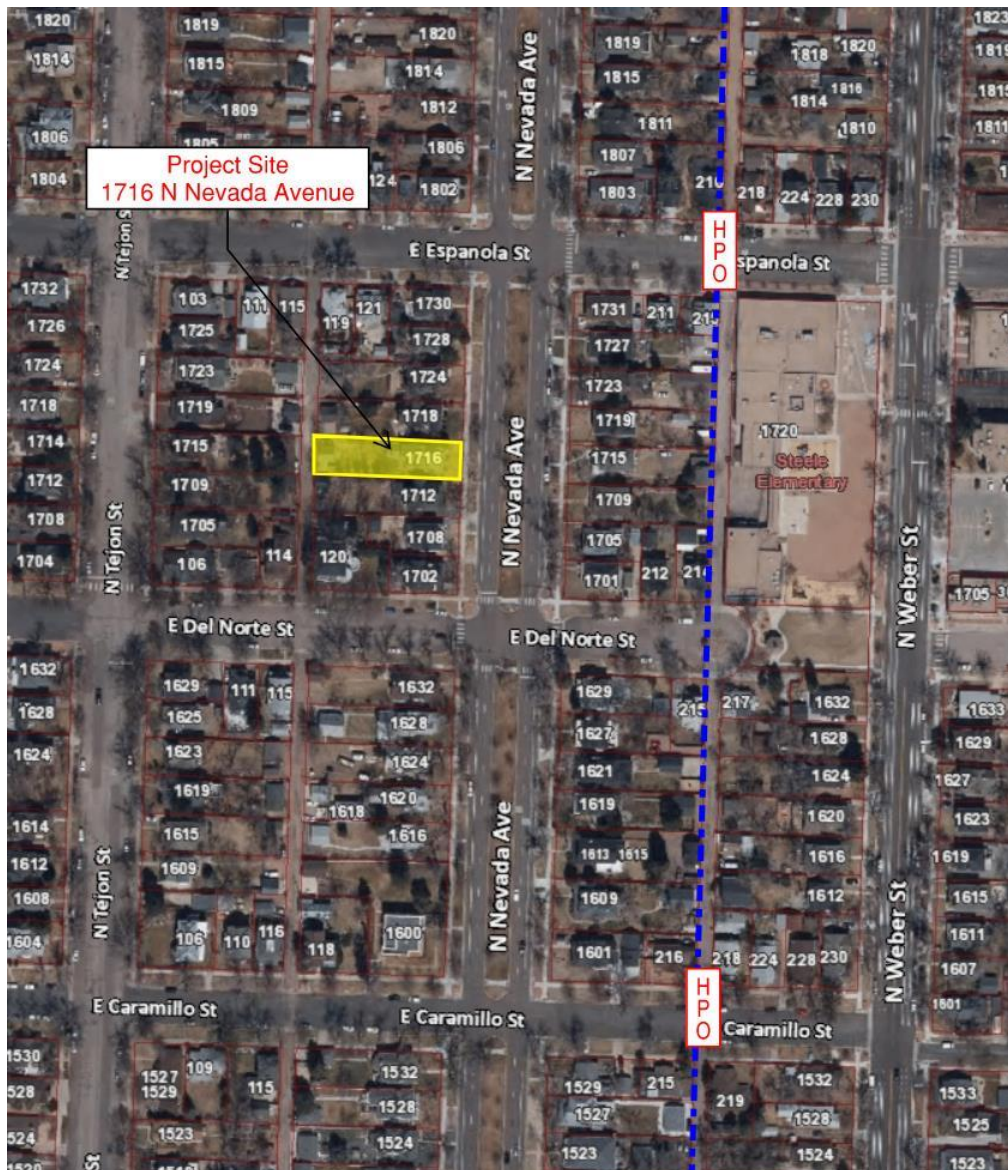
STAFF: WILLIAM GRAY

FILE NO:
HIST-23-0010 - QUASI-JUDICIAL

PROJECT: 1716 N NEVADA WINDOW REPLACEMENT

OWNER: TODD AND PATRICIA DAY

CONSULTANT: CLEARVIEW DISTRIBUTORS



PROJECT SUMMARY:

1. Project Description: The project proposes to replace eleven (11) deteriorated second floor windows with new windows on the existing residence. The project is herein referred to as the “Window Replacement” project (see “**Project Statement**” attachment).
2. Applicant’s Project Statement: (see “**Project Statement**”, “**Window Schedule and Estimate**”, and “**Window Replacement Photos**” attachments)
3. Planning and Development Team’s Recommendation: City Planning finds that the proposed project meets the review criteria for a Report of Acceptability.

BACKGROUND:

1. Site Address: The property associated with this project is located at 1716 N Nevada Avenue.
2. Existing Zoning/Land Use: The property is zoned R-2/HP (Two-Family Residential with Historic Preservation Overlay) and is developed with a 2.5 story, 3,659 square feet, single-family residential building on a 9,500 square feet lot. There is a small, 360 square feet detached garage adjacent to the alley at the rear of the property.



3. National Register/Contributing Structure: The residence built in 1889 is listed as a contributing structure in the North End Historic District based on its “gable end frame” architecture. The outbuilding on the property is not identified as a contributing structure. This is the case with the major of outbuildings in the North End.
4. Concurrent Applications: There are no concurrent applications. A building permit is not required for the project.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowner’s associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 25 property owners on one (1) occasion: prior to the Historic Preservation Board hearing for the application. The site was also posted during the one (1) occasion as noted above. City Planning staff received no public comment on this project.

ANALYSIS OF REVIEW CRITERIA/ISSUES & DESIGN STANDARDS CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Application Summary

i. Report of Acceptability Development Plan:

The submitted Report of Acceptability for the Window Replacement project proposes the replacement of eleven (11) second floor windows. It has been determined that the existing windows (wood sash and frame) are too deteriorated to be repaired. The new windows are a compatible substitute in size, sash, and pane configuration to maintain the appearance, pattern, and proportion of the existing windows. The proposed windows are a fiberglass product, but they will have the same aesthetic and curb appeal as wood windows. The proposed exterior color matches the trim color of the home. Overall, these windows will have the same high-quality appearance and durability as clad wood or wood windows. The North End Interpretive Guide recommendation for window replacement is with the same material or compatible substitute material.

This project will be visible from the public right-of-way, which is the reason a Report of Acceptability from the Historic Preservation Board is required.

Planning staff finds that the project is in conformance with the criteria for approving a Report of Acceptability, as set forth in City Code Section 7.5.528.C.2.b (see review criteria below). The evaluation of City Council approved design standards is considered in the following section.

In determining the decision to be made concerning the issuance of a report of acceptability, the Board shall consider the following:

- (a) The effect of the proposed work upon the general historical and architectural character of the HP-O district;*
- and*

- (b) *The architectural style, arrangement, texture, and materials of existing and proposed structures, and their relation to the structures in the HP-O district; and*
- (c) *The effects of the proposed work in creating, changing, or destroying the exterior architectural features of the structure upon which such work is to be done; and*
- (d) *The effect of the proposed work upon the protection, enhancement, perpetuation, and use of the HP-O district; and*
- (e) *Evaluation of City Council approved Design Standards.*

2. Conformance with Old North End Design Standards:

The project application has been evaluated for conformance with the Old North End Historic Preservation Overlay Zone Design Standards (herein referred to as “North End Standards”), adopted in February 2021. According to North End Standards, the project site is located within the Nevada - Tejon Subarea. The Window Replacement project is consistent with the North End Design Standards as follows:

a. **Area Wide Standards:**

Replacing the deteriorated second floor windows with new windows as proposed is consistent with the following Area Wide Standards.

A2. Maintain the visual integrity of the North End Historic District.

The project improves the visual integrity of the residence, specifically the street view.

A8. Maintain the high quality of construction, materials, and design, which has historically distinguished the area.

The project proposes high quality fiberglass windows which maintains the high quality of construction and materials that were historically used on the homes in the North End Historic District.

b. **District Standards:**

Replacing the deteriorated second floor windows with new windows as proposed is consistent with the following District Standards.

B1. The physical features common to the historic buildings of the district shall be the main guide for appropriate new construction, alteration, and rehabilitation within the historic district.

The project replaces deteriorated windows with new that are compatible substitutes in size, sash, and pane configuration to maintain the pattern, proportion, and appearance of the existing windows.

B2. Building materials used in new construction and rehabilitation of existing buildings should be similar in size, composition, quality, and appearance to that used historically. These include, for example, plaster, wood, stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and under eave brackets. For roofing materials, metal, clay tile, wood, and certain types of asphalt shingles are appropriate.

The proposed windows are a compatible substitute for the wood windows that are being replaced.

B9. Maintain the orientation of the front facade facing the main street on which it sits.

Restores the orientation of the front entry to face the main street on which it sits.

- c. **Nevada - Tejon Subarea Standards:**
N/A

STATEMENT OF COMPLIANCE

After evaluation of the Window Replacement Project Report of Acceptability Staff finds that it meets the review criteria, as set forth in City Code Section 7.5.528.C.2.b.

RECOMMENDED ACTION

Proposed Motions:

1. Approve the Report of Acceptability; or
2. Deny the Report of Acceptability; or
3. Approve the Report of Acceptability with modifications.

Should the Historic Preservation Board wish to approve the report of acceptability, the following motion is suggested:

Approve the Report of Acceptability for the Window Replacement Project, based upon the findings that review criteria for deciding on a Report of Acceptability as set forth in City Code Section 7.5.528.C.2.b are met.

Should the Historic Preservation Board wish to deny the report of acceptability, the following motion is suggested.

Deny the Report of Acceptability for the Window Replacement Project, based upon the findings that review criteria for deciding on a Report of Acceptability as set forth in City Code Section 7.5.528.C.2.b are not met.

Should the Historic Preservation Board wish to approve the report of acceptability with modifications, the following motion is suggested:

Approve the Report of Acceptability for the Window Replacement Project, based upon the findings that review criteria for deciding on a Report of Acceptability as set forth in City Code Section 7.5.528.C.2.b are met by revising, modifying, or amending the Report of Acceptability, or the addition of conditions to the Report of Acceptability.