

# Agenda Report

**TO:** CITY COUNCIL   **DATE:**    May 16, 2005  
**FROM:**    CYNTHIA J. KURTZ, CITY MANAGER  
**SUBJECT:** APPEAL OF HISTORIC PRESERVATION COMMISSION  
              DECISION TO DENY WINDOW REPLACEMENT AT 1022 NORTH  
              MARENGO AVENUE IN THE GARFIELD HEIGHTS LANDMARK  
              DISTRICT

## **CITY MANAGER'S RECOMMENDATION:**

It is recommended that the City Council

1. Acknowledge that the proposed project is categorically exempt from the California Environmental Quality Act (Article 19, §15301, existing facilities).
2. Find that removal of the deteriorated, westernmost window on the south side elevation (the window opening with a pair of casement windows) and replacement with matching casement windows complies with the Secretary of the Interior's Standards (the Standards) and applicable design guidelines.
3. Find that the alteration to the middle window opening on the south elevation (originally a grouping of three double-hung windows) does not comply with the Standards and the applicable design guidelines, specifically because the alteration does not preserve the location and size of the original window opening, and the configuration of the three historic windows (Guideline 7.5, pg. 56).
4. Find that the alteration of the easternmost window on the south elevation (the removal of a non-original window and infill of the opening with wood siding) complies with the Standards and applicable design guidelines.
5. Based on the above findings, approve the alteration of window openings in the westernmost and easternmost bays and deny the removal of original windows and replacement with new windows in the middle bay, on the south elevation. The middle window opening shall be restored to its original size with the original configuration of three, wood- sash windows that match the original windows.

## **HISTORIC PRESERVATION COMMISSION REVIEW**

At a noticed public hearing on April 4, 2005, the Historic Preservation Commission reviewed an appeal of a staff decision on an application for a Certificate of Appropriateness for alterations to window openings on the south elevation of the house at 1022 N. Marengo Avenue. The Commission upheld the staff decision to approve replacement of windows #1 and #3 and denied the alteration of window #2.

### **BACKGROUND**

On January 27, 2005, the owner of the property submitted an application for a Certificate of Appropriateness for alteration of window openings on the south elevation of the house. The work on the windows had already commenced without the city's required review of such alterations in the landmark district and without a building permit. In accordance with P.M.C Chapter 17.62, staff reviewed the application, including plans and specifications for the new windows, and issued a decision letter denying the window replacement. The staff decision was based on the finding that the work did not comply with the applicable guidelines. On February 28, 2005, the applicant filed a letter appealing the staff decision to the Historic Preservation Commission. On April 4, 2005, the Commission reviewed the window alterations and approved replacement of windows #1 and #3 and denied the alteration of window #2. On April 20, 2005, the applicant filed a letter appealing the Commission decision to the City Council.

The window replacement is on the first story of the south side elevation of the existing Craftsman bungalow, which is a contributing building to the Garfield Heights Landmark District. Before the alteration, the window configuration consisted of a pair of casement windows with patterned muntins (window 1), and a grouping of three double-hung windows (window 2); both openings were framed with wide flat surrounds with molding on the top piece. Window 3 to the rear of the house was not original and was part of an enclosure of a rear porch.

### **ANALYSIS**

Both the Garfield Heights Conservation Plan and the Design Guidelines for Historic Districts support the retention of original windows that are visible from the public right-of-way and are character-defining features of a house. On the house at 1022 North Marengo Avenue, the alteration of windows on the south elevation, especially those in the two bays nearest the front are subject to review under the adopted guidelines.

Window 1 – The original casement window ,has been removed. One of the casements is in deteriorated condition with some of the wood muntins missing. The applicant proposes installing a wood window that matches the original one in size and style and in the same opening. The new window meets the guideline

7.10, "when window or door replacement is necessary, match the replacement to the original design as closely as possible."

Window 2 – In this bay there was a grouping of three, wood double-hung windows that had been covered over by a heavy metal screen. The alteration removes the grouping of windows and changes the size of the opening to match the window in the first bay. This alteration clearly does not meet the historic preservation guidelines, specifically, it does not "preserve the location, number, size and arrangement of historic windows. . ." In this case, to comply with the guidelines, the original window opening should be restored with wood trim and the sash inside the opening should be wood, double-hung windows that match the old windows.

Window 3 – There is no detailed photo-documentation of this window, although survey photos from 1991 show a hint of window or windows in the far end of the south elevation. These windows may have been added as part of an infill of a back porch on the southeast corner of the house. The proposed project removes these windows and replaces them with a solid wall. Because these windows appeared to be an insignificant feature, their removal complies with the guidelines.

Because the original windows on this house are important character-defining features, they should be altered in compliance with the *Design Guidelines for Historic Districts*. The changes to windows in the first and third bays comply with these guidelines. However, the newly constructed window in the second bay should be modified so that it matches the original window as closely as possible.

**FISCAL IMPACT**

Applications for review of a Certificate of Appropriateness are exempt from fees in a landmark district. The Council's action to grant or deny this appeal has no fiscal impact on the City.


Respectfully submitted,



CYNTHIA J. KURTZ

City Manager


Prepared by:

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Approved by:

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Richard J. Bruckner, Director

Planning & Development Department

Attachment A: Plans for window alterations

Attachment B: Letter of appeal from applicant