



Date: August 29, 2019

To: Historic Preservation Board Members

From: Nana Appiah, Planning Director/Historic Preservation Officer

Subject: Appeal to staff decision to deny a Certificate of Appropriateness to replace three existing double hung wooden windows with vinyl windows on the property at 714 N. Grand, a contributing structure in the Evergreen Historic District (Application #ADM19-00458).

Background:

The City's Historic Preservation Officer reviewed a request for a Certificate of Appropriateness by the homeowners (Mr. Derek Nunez and Ms. Jordan Nichols) to replace eleven wooden windows on the property with vinyl windows. On June 26, 2019, the Preservation Officer approved a Certificate of Appropriateness to allow replacement of eight of the windows and denied replacement of three of the windows that are significant and considered to be defining character of the building (See Exhibit A-attached detailed report and analysis). The denial of the three windows was based upon review and noncompliance of the request with the United States Secretary of the Interior's "Standards for Rehabilitation" appearing in 36 CFR part 68.

On July 8, 2019, the property owners submitted a request to appeal the decision of the Preservation Officer to deny the Certificate of Appropriateness for the three windows (i.e. window#1,2,3-See Exhibit 2). According to the applicant, replacement of the three windows will not change the appearance of the home, except the quality of the windows.

Recommendation:

Section 11-74-3-C of the City of Mesa Zoning Ordinance requires review of Certificate of Appropriateness to be based upon compliance with the United States Secretary of the Interior's "Standard for Rehabilitation" appearing in 36 CFR Part 68" and other guidelines, as approved by the City Council. Based on these standards, staff is recommending the Board to uphold the decision of the Historic Preservation Officer.

Following review and discussion, the Historic Preservation Board may:

1. Approve the staff denial
2. Overturn and approve the Certificate of Appropriateness for the three windows (#1,2,3, as shown on Exhibit 2)
3. Approve an alternate solution determined to be acceptable to the property owner and consistent with the Secretary of the Interior Standards and the City of Mesa Zoning Ordinance.

Exhibits

Exhibit 1-Staff Memo of Denial of the Certificate of Appropriateness

Exhibit 2- Applicants Appeal Narrative and Documents

Exhibit 1-Staff Memo of Denial of the Certificate of Appropriateness



June 26, 2019

Historic Preservation Office

Jordan Nichols and Derek Nunez
714 N. Grand
Mesa, Arizona 85201

Subject: Certificate of Appropriateness for 714 N. Grand, Mesa, Arizona 85201
(ADM19-00458)

Dear Ms. Nichols and Mr. Nunez:

This office has been asked to review the request for a Certificate of Appropriateness for the replacement of windows for the property located at 714 N. Grand in the Evergreen District.

Our office has reviewed the request and has the following information:

- The 1998 survey and 1999 National Register nomination identified this as a contributing structure within the Evergreen Historic District and to the National Register Historic District, with a construction date of 1947.
- The survey and nomination states that the house represents "an example of the Transitional/Early Ranch style of architecture". It notes the original wood windows. The house is "virtually intact...provides a positive contribution to the historic character of the neighborhood."
- The request is to replace the windows located on the front (east and north—noted in the Certificate of Appropriateness and on the drawings as windows 1, 2 and 3), south and west facades (noted on the Certificate of Appropriateness and on the drawings as windows 4, 5, 6, 7, 8, 9, 10,11) .

The Historic Preservation Officer has reviewed the Certificate of Appropriateness based upon compliance of the request with the United States Secretary of the Interior's "Standards for Rehabilitation" appearing in 36 CFR Part 68. (City of Mesa Ordinance Chapter 11-74-3-C)

- 36CFR 68 Parks, Forests, and Public Property Chapter I-National Park Service, Department of the Interior Part 68--The Secretary of The Interior's Standards for The Treatment of Historic Properties, Part B states, "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."
- The Secretary of the Interior's Standards for Rehabilitation # 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- The Secretary of the Interior's Standards for Rehabilitation # 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- The Secretary of the Interior's Standards for Rehabilitation #6. Deteriorated historic features shall be repaired rather than replaced.
- National Park Service Technical Brief 9 The Repair of Historic Wooden Windows states, "Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future."
- The Certificate of Appropriateness for 714 N. Grand, Mesa, Arizona 85201 (ADM18-00877), November 15, 2018: **Replacement windows and doors are not approved for this project.**

- The front façade (windows #1, 2, 3) is considered the primary and most important façade of the building. The windows are character defining features and are the original historic material on the primary façade of the building. The original windows are a component of the overall historic integrity of the building. As stated in the 1993 historic resource survey, the house is “virtually intact...provides a positive contribution to the historic character of the neighborhood.”
- The secondary facades, the side and rear, cannot be viewed from the street and some of the windows on the rear and side façades including windows 4, 7, 8, 9, 10,11 may have been replaced previously. These windows are also on a later rear addition. As such, these windows do not have integrity and are not as significant as the front windows.
- The Historic Preservation Officer made a site visit on May 30, 2019 to discuss the project with the property owner and inspect the windows. The front façade windows (east and north—noted in the Certificate of Appropriateness and on the drawings as windows 1, 2 and 3) were in very good condition. The wood showed no signs of deterioration; there was no wood rot or failure of the stiles, rails, aprons, casings, side jambs or stools on any of the windows. The glass was cracked in the upper corner of the front façade window noted as #2A (on the Certificate of Appropriateness application and drawings).
- The Historic Preservation Officer followed up the site visit with emails to the property owners that provided alternate methods to improve energy efficiency and noise reduction, how to repair wood windows, contact information for wood window repair contractors located in the Phoenix metro area, studies concerning energy efficiency and historic wood windows, and information from the National Park Service including the Secretary of the Interior Standards for Rehabilitation.

City of Mesa Historic Preservation Office Recommendation:

The Historic Preservation Office, as a finding of fact, has reviewed the application and the proposed work listed above and finds that replacement of the windows on the front façade (east and north, windows #1, 2 and 3 as noted on the drawings and application) **does not** meet the Secretary of Interior Standards for Rehabilitation. Removal of historic fabric on a primary façade will impact the historic integrity of the house and will compromise the National Register and local historic district contributing status of the property. Loss of the National Register contributing status will also impact the property owner's ability to utilize the State Historic Property Tax Reclassification (SPT) for Owner-Occupied Homes (ARS § 42-12101 and ARS § 42-12102 through §42-12108).

The previous Certificate of Appropriateness for 714 N. Grand, Mesa, Arizona 85201 (ADM18-00877), November 15, 2018 **denied** the replacement windows for this property.

The replacement of the windows on the front façade (east and north--noted in the Certificate of Appropriateness and on the drawings as windows 1, 2 and 3) is **denied**.

- 1) The Historic Preservation Office recommends replacing the cracked glass in window #2A as noted on the submitted drawings with a clear, non-tinted low-e replacement glass.
- 2) The Historic Preservation Office recommends alternatives to window replacement for windows #1, 2 and 3 (as noted on the drawings) including repair of the windows as needed, interior or exterior storm windows designed to increase energy efficiency and noise reduction and/or clear window films designed to increase energy efficiency and noise reduction or other such non-invasive measures. (See National Park Service Technical Brief 9 The Repair of Historic Wooden Windows)

The Historic Preservation Office, as a finding of fact, has reviewed the replacement of the windows on the rear (west) and south façades (noted on the Certificate of Appropriateness and on the drawings as windows 4, 5, 6, 7, 8, 9, 10,11) does meet the Secretary of Interior Standards for Rehabilitation. These windows are on secondary facades and some are located on a later rear addition. As such, these windows do not have integrity and are not as significant as the front windows.

The replacement of the windows on the rear (west) and south façades (noted on the Certificate of Appropriateness and on the drawings as windows 4, 5, 6, 7, 8, 9, 10,11) is **approved with the condition that the size of the window openings will not be changed**.

The Historic Preservation Office has **denied** the replacement of the windows on the front façade (east and north--noted in the Certificate of Appropriateness and on the drawings as windows 1, 2 and 3). The Historic preservation Office has **approved** replacement of the windows on the rear (west) and south

façades (noted on the Certificate of Appropriateness and on the drawings as windows 4, 5, 6, 7, 8, 9, 10,11) **with condition that the size of the window openings will not be changed.** All work must comply with the following.

1. Compliance with the conditions of this approval letter.
2. Compliance with documents submitted to the City (ADM19-00458) with conditions as noted in this Certificate of Appropriateness.
3. Compliance with all requirements of Development Services in the issuance of building permits.

Please include a copy of this letter with your construction documents. Any other modifications to the house or property need a separate application for consideration of a Certificate of Appropriateness.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate Singleton", written in a cursive style.

Historic Preservation Officer
Kate Singleton

11-74-5: Appeals from the HPO. Decisions of the HPO with regards to interpretation of Overlay District Design Guidelines, Certificate of Appropriateness, and demolition requests may be appealed to the HPB. Appeals are subject to the appeal provisions of Chapter 77, Appeals and Section 11-67-12.

Exhibit 2-Applicant's Appeal Narrative and Project Request

Date of Appeal: 7/8/2019

List of Appellants:

Derek Nunez
Property Owner
denunez2@gmail.com
480-358-7019

Jordan Nichols
Property Owner
jordannoe@ymail.com
602-228-4983

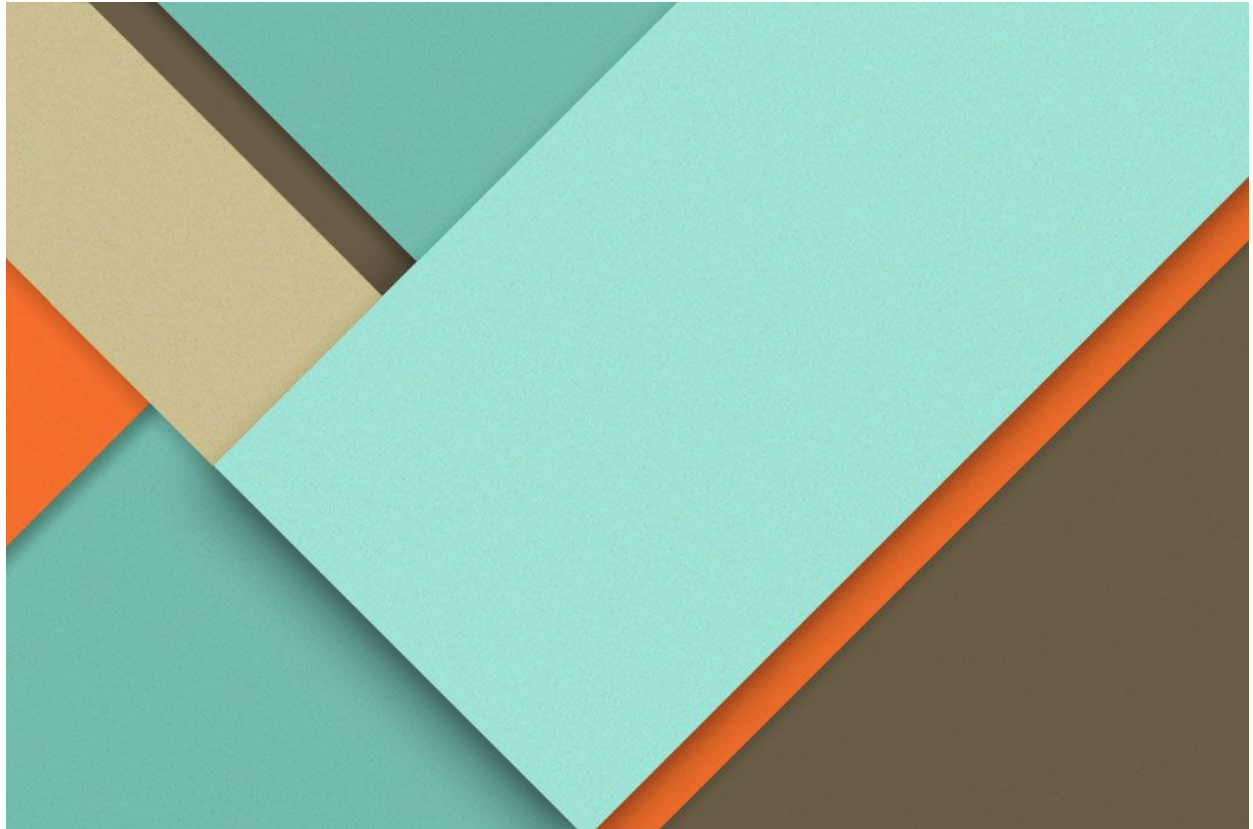
Elias Arreola
American Vision Windows Representative
earreola@americanvisionwindows.com

Property Address: 714 N. Grand
Mesa, AZ 85201

Address to which Notices Shall be Sent: Same as above

Reason for Appeal:

Certificate of Appropriateness for 714 N. Grand, Mesa, Arizona 85201 (ADM19-00458), received via email Monday, July 1, states the 3 front facade windows are not approved for replacement. Appellants wish to provide reasoning for replacement and have this decision overturned. We believe the historic integrity of the property can be respected and maintained with upgraded windows, while also providing greater security and livability to the property.



Window Replacement

06.23.2019

Derek Nunez

Jordan Nichols

714 N Grand

Mesa, AZ 85201

Overview

After purchasing our home this past May, we became abundantly aware of the need for new windows in the home. There are two rooms in particular which seem to take the biggest beating from our hot Arizona sun. The living room window (see window #9) conducted so much heat that it caused the flooring to bubble up and require replacement. The second room is our front room. This room is nearly unbearable with the heat. In addition to being unable to use the room due to heat, there is a sizeable crack in the front window (see window #2 and #2A for reference, other window in that room is #1). We certainly respect the need to preserve as much historic integrity as possible. For this reason, we are happy to accommodate the request for wooden windows in all facade windows.

Goals

1. Create a liveable home for our family which is energy efficient, comfortable and safe.
2. Respect and uphold the character of the historic home.

Specifications

Ideally, we would like to replace all windows with the Anlin Del Mar. It is a vinyl window which has been used in historic properties before. See below an attachment of the Del Mar windows in a historic home.



Additionally, here is a before and after image of a window replacement with the Del Mar-



The new windows do not dramatically alter the appearance of the home- only the quality of the window themselves.

As mentioned, we do fully believe in respecting the historical aspects of the home. It was mentioned to us by Kate Singleton that using a wood window for the facade would assist in preserving the historical integrity. If this is the decision of the Historical Home Preservation, we would select the Lincoln Windows Tilt Packs for a quality wooden window. See below for photos of the Tilt Packs-



(Tilt Pack cont.)

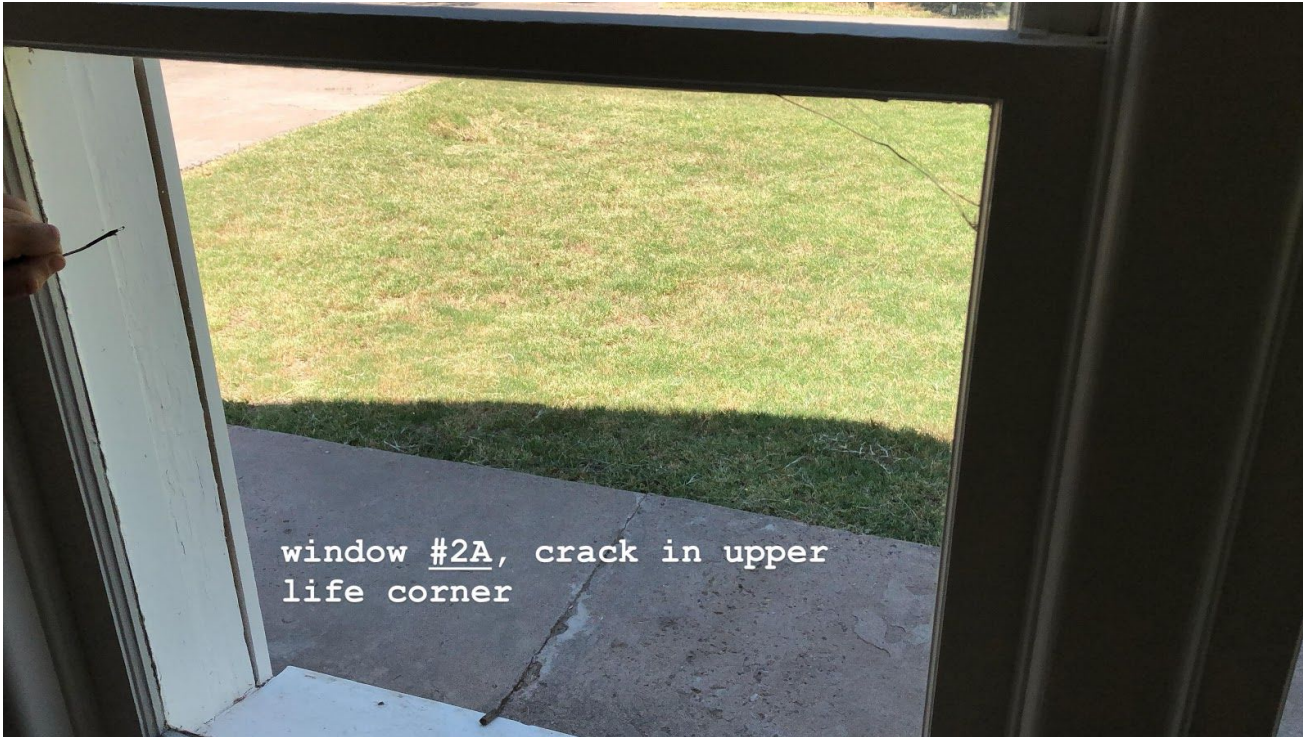


Current Windows

Here are the windows in the home in their current condition.

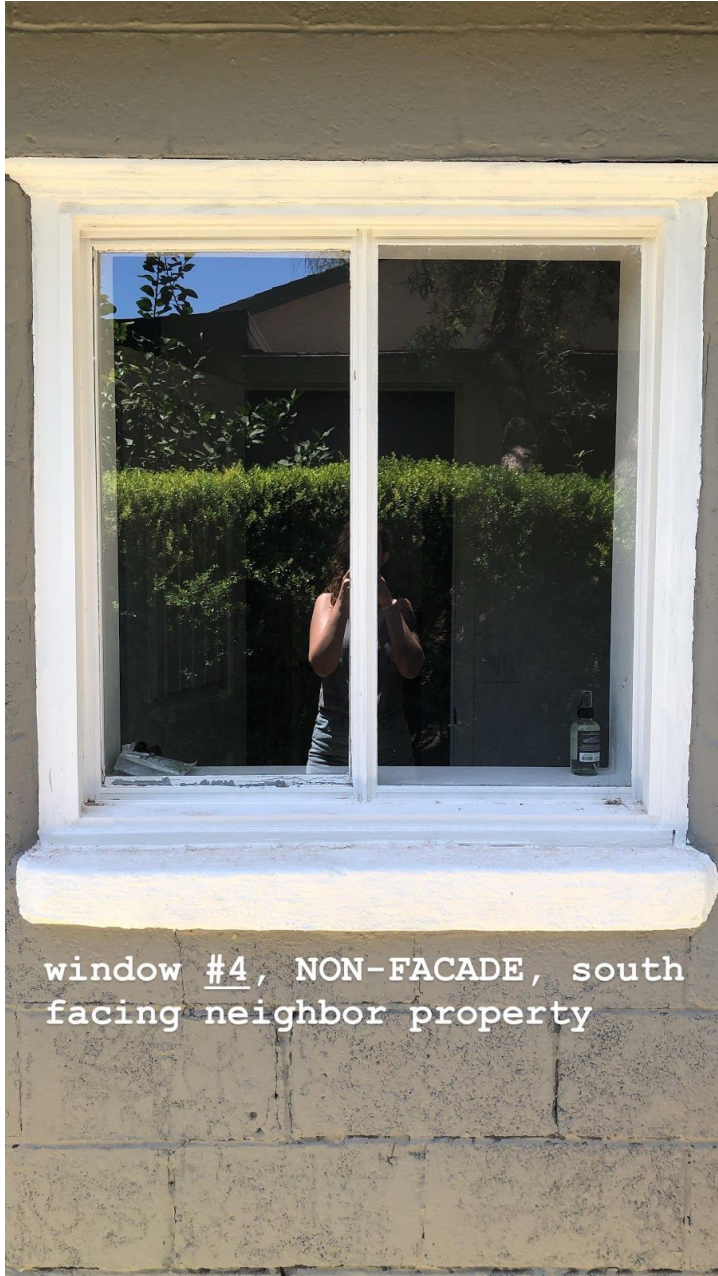




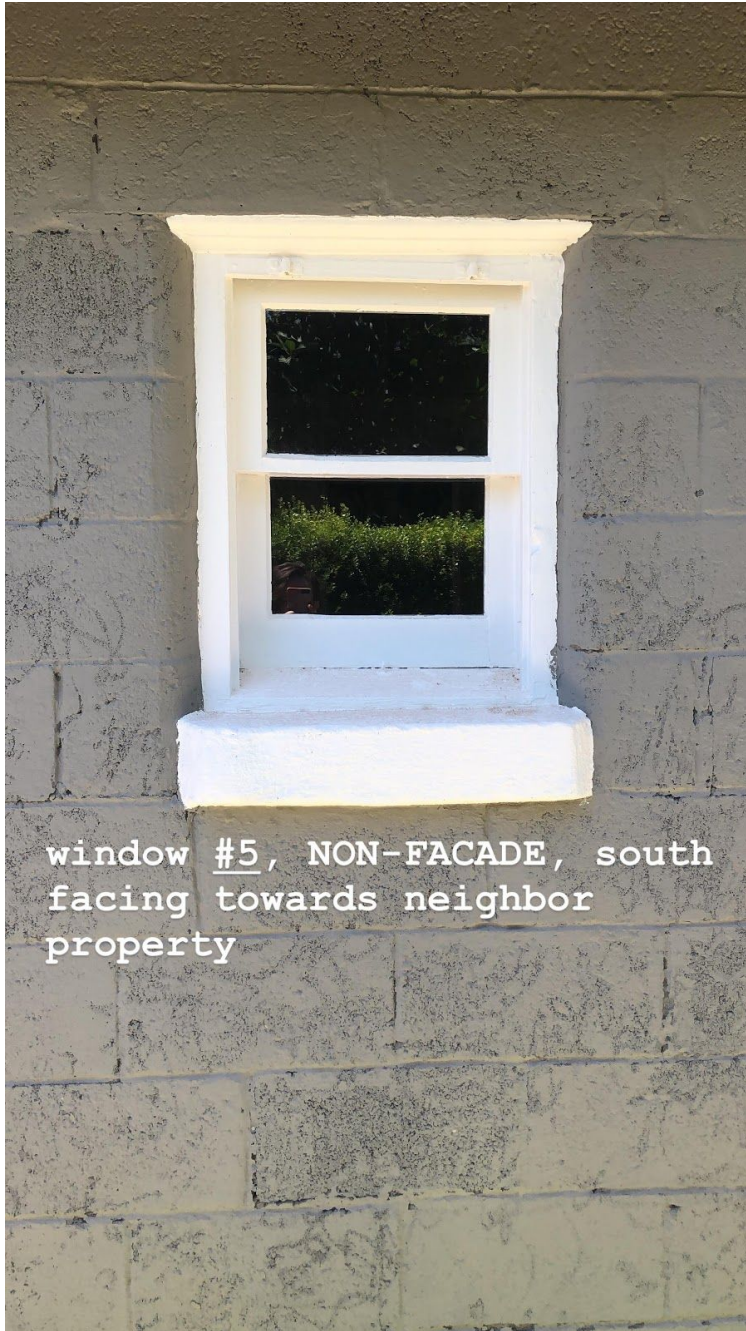


window #2A, crack in upper
life corner

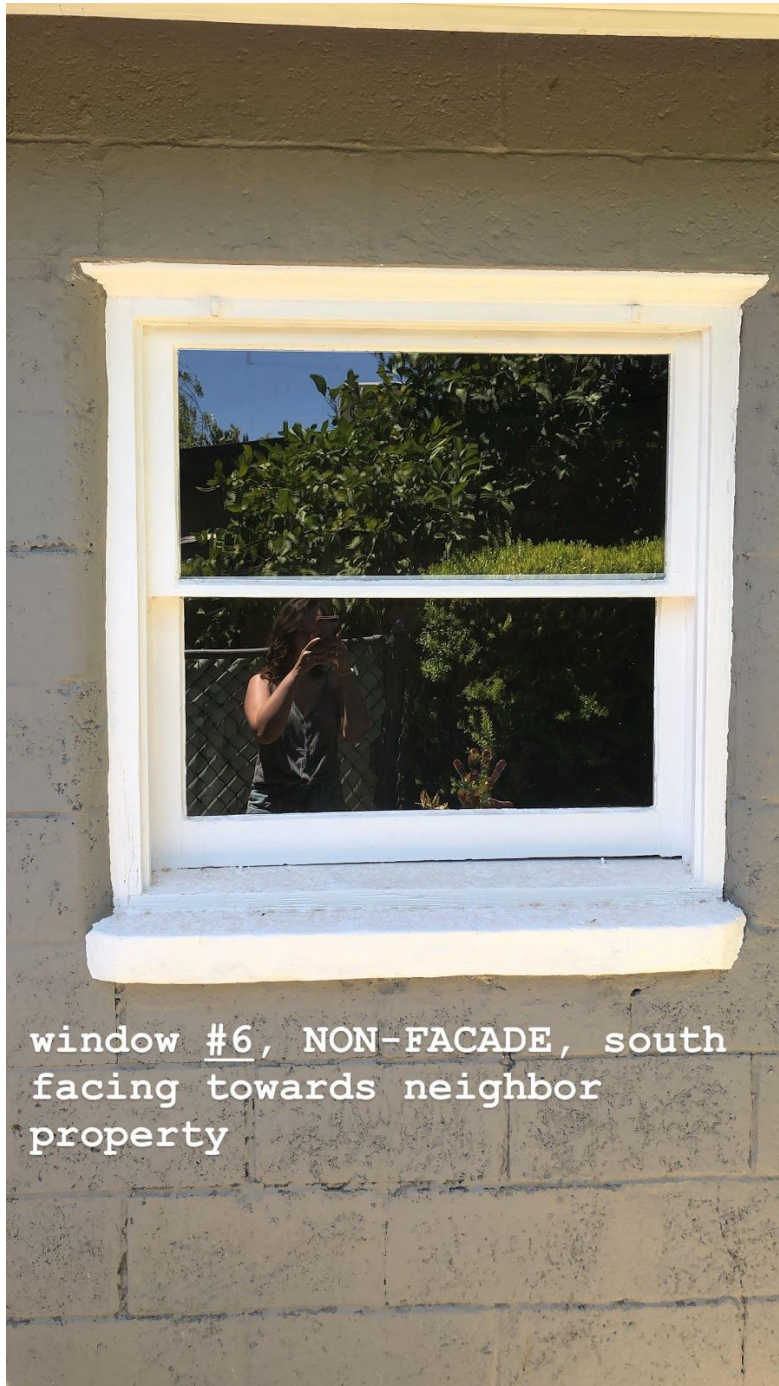




window #4, NON-FACADE, south
facing neighbor property



window #5, NON-FACADE, south
facing towards neighbor
property



window #6, NON-FACADE, south
facing towards neighbor
property

window #7, NON-FACADE, south
facing toward neighbor
property







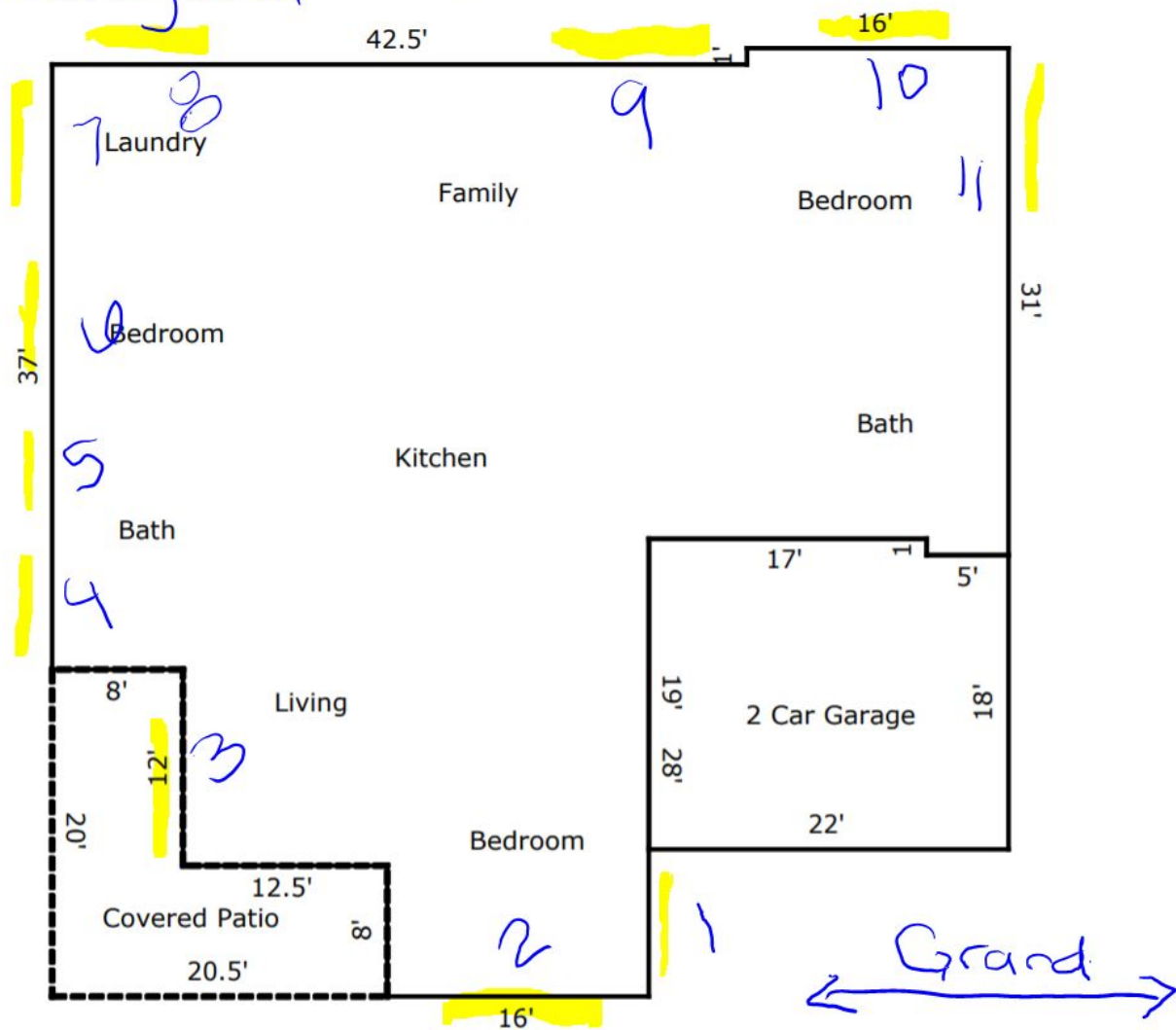


window #11, NON-FACADE,
north facing window towards
neighbor property



Here is a rough map of the home with window locations marked for full visualization of the property.

Backyard →



Additionally- we ran an experiment on 6/23/2019 to determine how significant the temperature difference is between the front room and the rest of the house.



As you can see, this is nearly a 10 degree difference in the front room, and hours past when direct sunlight hits those windows. Given the severity in temperature difference, we believe that replacing the windows is the best solution.

Conclusion and Goals

I. A comfortable, safe, and energy efficient home

As illustrated- particularly with the temperature difference experiment- the home is draining energy in the front room and is massively uncomfortable to be in.

Additionally, with the crack and thinness of the windows, we fear for our 3 year old daughters safety and the home's security.



II. Respect and uphold the character of a historic home

We believe that replacing the windows is a must. Given so, we are absolutely willing to move forward with a wooden window replacement on the facade of the home to accommodate the Historic Home Preservation stance on vinyl windows and the facade.

We thank you for your time and energy in considering our proposition. This is a family home that we intend to stay in, and it is our daughter's childhood home. We appreciate all your efforts to assist us in creating a safe and long-term investment in our property.