



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2015-07

AGENDA ITEM: AR-3

PREPARED BY: Craig Jimenez
Planning Division Manager

MEETING DATE: July 29, 2015

TITLE: Certificate of Appropriateness CA2015-07
Aztec Hotel
311 West Foothill Boulevard

APPLICANT: Jiming Hotel USA

REQUEST: Review proposed replacement of guestroom windows.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: Since May 2012, the Historic Preservation Commission has reviewed and approved several components of the restoration/rehabilitation of the Aztec Hotel. These proposals have primarily focused on the interior public spaces of the Hotel. Additionally, the subcommittee has also met and reviewed various tasks during this period.

The owner is moving forward on the renovation and remodel of the guestrooms. In October 2013, the Commission approved a Certificate of Appropriateness for the remodel of the guestrooms. At that time, the windows were discussed; however, there was nothing was proposed.

ANALYSIS: The original guestroom windows at the Aztec Hotel were divided light, wood casement windows. Those windows were replaced with aluminum sliders that were likely installed around 40 years ago. None of the existing guestroom windows are original or appropriate.

Over the past year, the Commission subcommittee has provided input on several options. Ultimately, the request must be reviewed and approved by the entire Commission through the Certificate of Appropriateness process. The owner has submitted an application for a Certificate of Appropriateness to install new windows in all the guestrooms. A total of 65 windows and one sliding door that leads to the balcony on the east elevation in apartment A8 are proposed.

The proposed windows are designed to simulate the original appearance and are vinyl core and exterior and have a wood cladding on the inside. A bronze color for the exterior is proposed. The windows will have a simulated divided light grid on the exterior of dual panes. The grids are also proposed to be bronze, 5/8" sculptured grids.

Generally, when new windows are proposed to be installed on historic landmarks, the direction is to require that the new windows be replicated as closely as possible to the original or what is believed to be original. However, the Aztec Hotel, as a commercial property poses some additional challenges and Staff believes deserve special consideration.

In reviewing the proposal, Staff used the following points in analyzing the appropriateness of the proposed windows:

- Removal of historic materials – None of the guest room windows are original or have historic value. All of the windows that are proposed to be replaced are currently aluminum framed windows. Most are in very poor and inoperable condition. No historic material will be removed.
- Preservation of historic design, materials, and appearance – While custom made wood windows may be the most desirable replacement, Staff acknowledges that this is not the most practical option. Therefore, the consideration of design, material and appearance comes into play. The proposed windows have been designed to simulate the appearance of the original windows. However, Staff has determined that the pattern and proportion of some of the windows should be modified to be closer to the original design, specifically, window “A”. The biggest consideration, in Staff’s opinion, is the material. Staff believes that there may be appropriate materials that can be considered, yet, there is a concern about the use of vinyl. Although, vinyl windows have improved substantially in quality and appearance, the Commission has not considered this an approved material in the past. The applicant is having a mock up fabricated (Staff has not seen the mock up) and will bring it to the meeting for the Commission’s inspection.
- Long term maintenance and energy performance – Based on this criteria, Staff feels that it is appropriate to consider alternative materials in this case as long as visually, the results are similar and do not detract from the historic character of the building.

Based on the information received with this application, Staff is not recommending approval of the application as presented. Based on the review of the sample and the discussion by the Commission, Staff will be prepared to provide additional direction and potential motion(s) at the meeting, which could also include referral to the subcommittee.

Lastly, as Commissioner Donna Baker’s term expired, Staff is requesting that the Commission appoint another member to the Aztec Hotel subcommittee.



For Replacement and New Construction Applications



Fusionwood corner cut including frame and sash, pine interior finish

Envirogreen Windows & Doors Fusionwood™ Series of Windows & Patio Doors

Fusionwood Series windows and patio doors are built from new solid core frame technology and feature real wood interior veneers, that give the look of a true wood window with all the benefits of a vinyl frame. Fusionwood frame material is a revolutionary combination of PVC and acrylic-based polymers. This unique resin combination will not absorb moisture, so it will not crack or rot. Fusionwood material is exceptionally stable in cold, hot or humid climates. With outstanding thermal performance Fusionwood products are a great choice for energy efficiency.



Fusionwood Series sliding window in Bronze exterior

Fusionwood Windows key features

- Exteriors feature high performance SuperCapSR™ coating that reduces solar infrared heat absorption in order to increase protection from sun related damage
- Solid core multichambered frame construction
- 4-5/9" frame depth
- Select White or Pine interior finish
- Exterior finish available in White or Bronze
- 3/4" insulated glass unit with LoE3 glass is standard and Duralite spacer
- Reinforced sashes for added structural integrity
- Premium hardware for lasting ease of use
- Argon gas filled for increased energy savings
- Oversized bearing-equipped nylon composite rollers on sliding models
- Hung models feature constant force counter weight balance system
- Flat, sculptured and Simulated Divided Lite grids in a variety of patterns
- AAMA and NFRC certified to meet or exceed industry structural and energy efficiency standards
- Exceeds ENERGYSTAR® energy performance criteria
- Lifetime Warranty for peace of mind

Fusionwood Series Performance*

U-Factor	0.17
Solar Heat Gain Coefficient (SHGC)	0.21
Visible Transmission	41%

As tested with LoE3 glass and Duralite spacer.
Windows meet and surpass California Model Building Security Ordinance for forced entry resistance.
*Values may vary per window style and grid options.

Frame types

- Nail-on
- Block
- Retrofit

Available window styles

A window for every need!

- Horizontal slider
- Double hung
- Picture windows
- Casements and Awning
- Stacked and mulled units



Fusionwood Series Sliding and French Swing Patio Doors

Fusionwood Sliding Patio doors combine beauty, functionality and outstanding energy efficiency that will enhance the look of your home for many years to come.

Key features:

- 4-5/9" frame depth
- Equal glass sizes and site lines
- Exterior glazing with 7/8" dual glazed units
- Fixed lite glazed into patio door panel
- Dedicated sill with integral bull nose
- Common frame at head and jambs
- Steel reinforcement for added strength and rigidity
- Duralite spacer featuring warm edge technology
- Nylon composite rollers for added durability and quiet functionality
- Ergonomic handles for ease of use

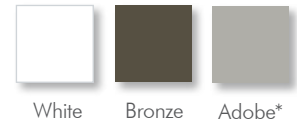


Fusionwood Series, a classic look with superior energy efficiency and long lasting life. Enjoy the ease of use and care that Fusionwood windows and doors provide.

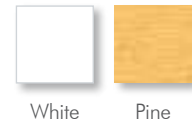


Fusionwood Series Options

Exterior Finish Colors



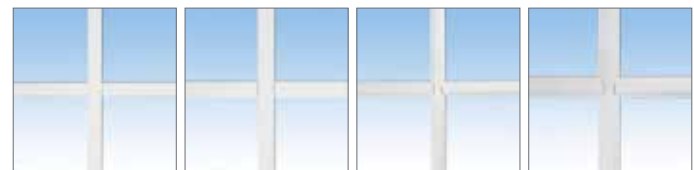
Interior Finish Colors



Grids

Flat Grids

Sculptured Grids



3/4"

5/8"

5/8"

1"

Simulated Divided Lite Grids

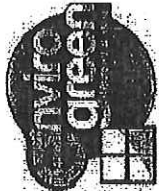


White

Pine

Bronze





EnviroGreen Windows & Doors
 Manufacturer of High Quality Windows & Doors

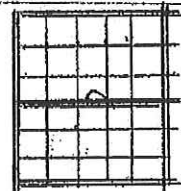
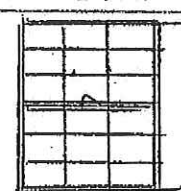
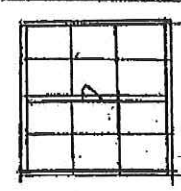
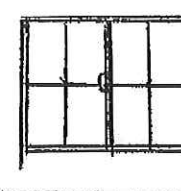
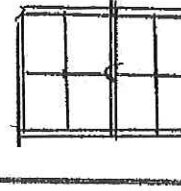
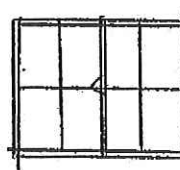
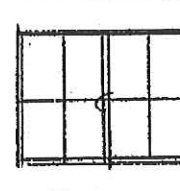
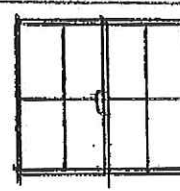
Address: 1818 Flower Ave, Duarte, CA 91010

Tel.: (626)263-5388 Toll Free: (888)808-6693 Fax: (626)359-0600

Website: <http://www.envirogreenwindowsdoors.com>

Sales Order Summary(#EG0006391)

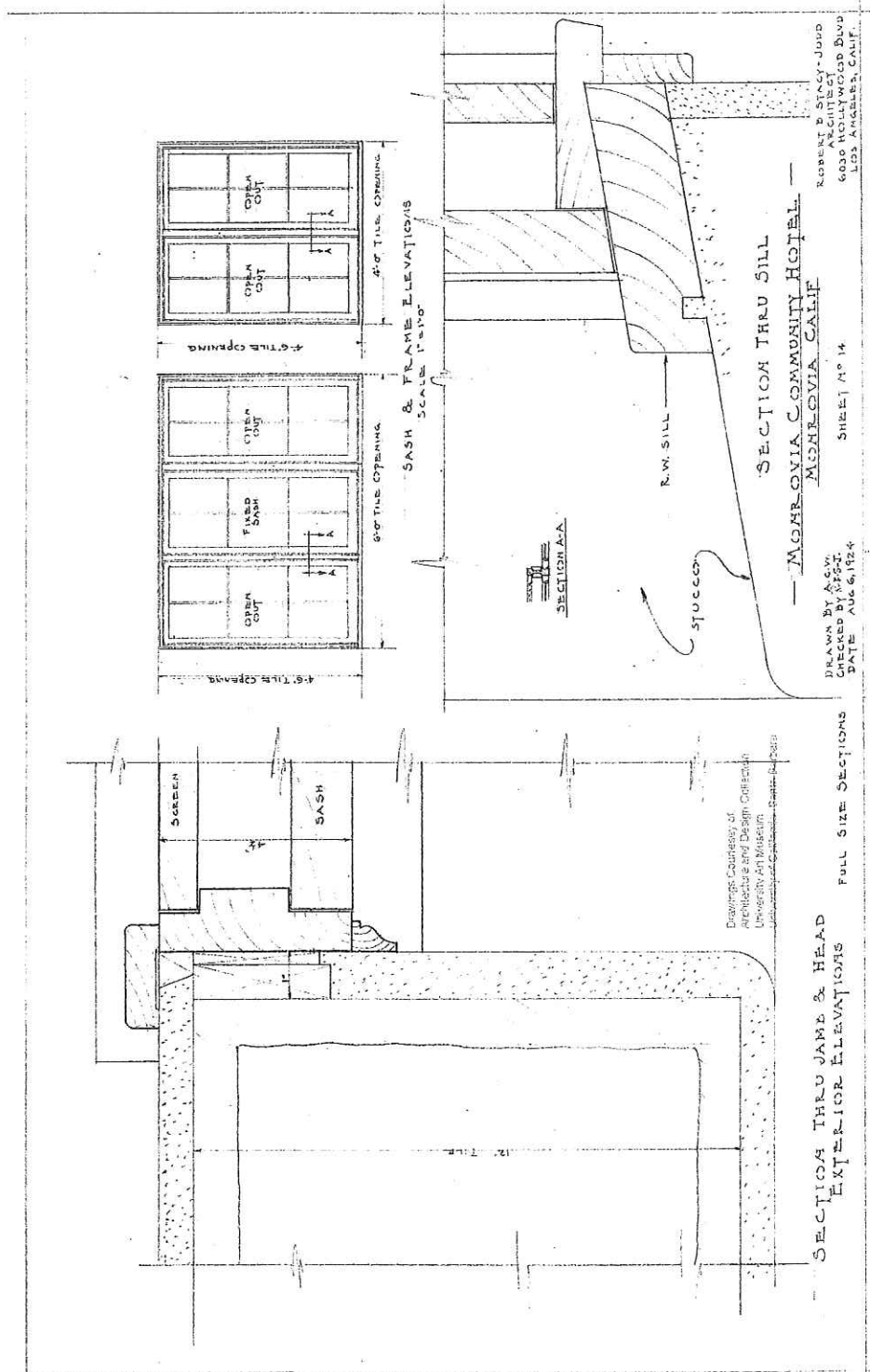
PO#	TOM	Order Date	03/25/2015
WO#	U-QC LK3-1	Due Date	
Inside Sales	LEE KLESERT	Delivery Date	

#1 WOODCLAD-PD-XO	#2 WOODCLAD-XO	#3 WOODCLAD-XO	#4 WOODCLAD-SHT	#5 WOODCLAD-SHT
 <p>(A) 6W/5H W=68" H=78 1/2"</p>	 <p>(B) 6W/3H W=66 1/4" H=47 1/4"</p>	 <p>(C) 4W/3H W=44 1/4" H=47 1/4"</p>	 <p>(D) N/A2W/4H W=22 1/2" H=33 1/2"</p>	 <p>(E) 2W/4H W=22 1/2" H=33 1/2"</p>
#6 WOODCLAD-SHT	#7 WOODCLAD-SHT	#8 WOODCLAD-SHT	#9	#10
 <p>(F) 2W/4H W=22 1/2" H=35"</p>	 <p>(G) 2W/4H W=22 1/2" H=35"</p>	 <p>(H) 2W/4H W=32 1/2" H=32"</p>		
#11	#12	#13	#14	#15

Please read the agreement on the bottom of the last page and sign if you agree. Thank you for your business!

Order Confirmation (Order#: EG0006391, WO#: U-QC LK3-1),
 Page 2/3.

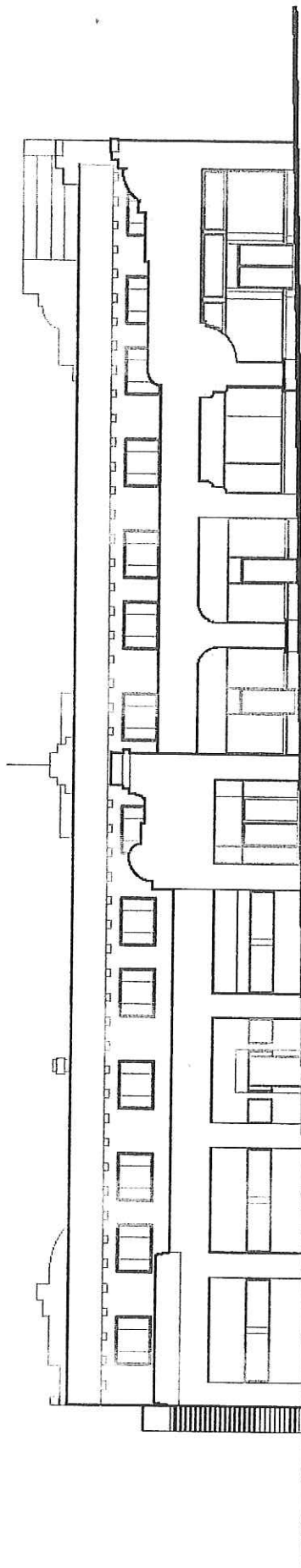
Initial _____



Original plan detail

LEGEND

- A HISTORIC FABRIC -
SIGNIFICANT
CHARACTER -
DEFINING FEATURES
- B HISTORIC FABRIC -
LESS SIGNIFICANT/
MORE WORKABLE
- C NON-HISTORIC



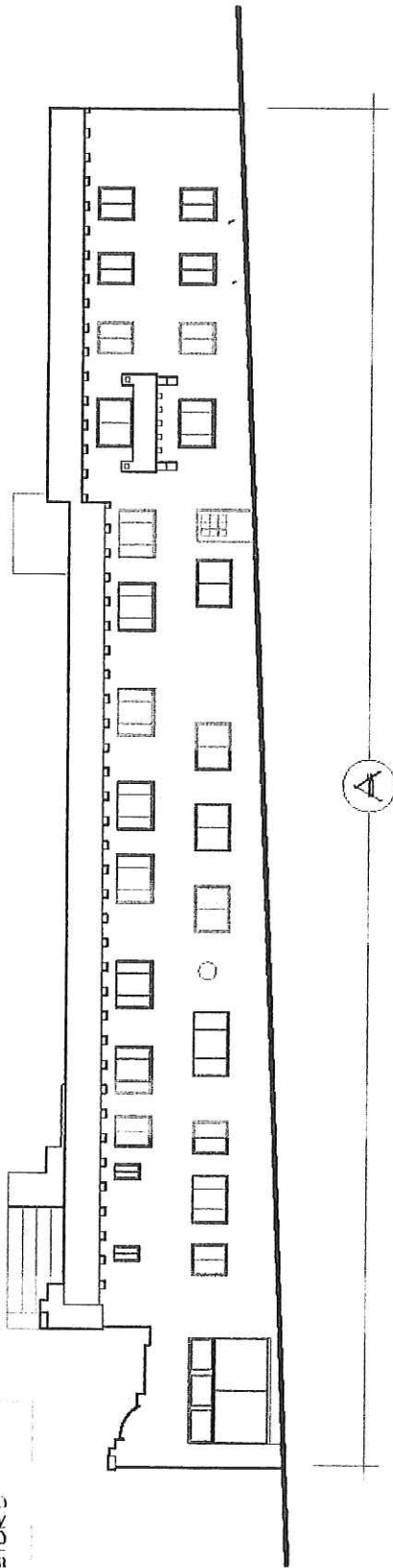
A

SOUTH ELEVATION

Drawings by Reeves & Associates, San Diego (based on measured drawings prepared by Design Aid Architects).
Exclusively for use in achieving objectives of this HSR.

LEGEND

- A HISTORIC F-HERC -
SIGNIFICANT
CHARACTER-
DEFINING FEATURES
- B HISTORIC F-HERC -
LESS SIGNIFICANT/
MORE ADORNABLE
- C NON-HISTORIC

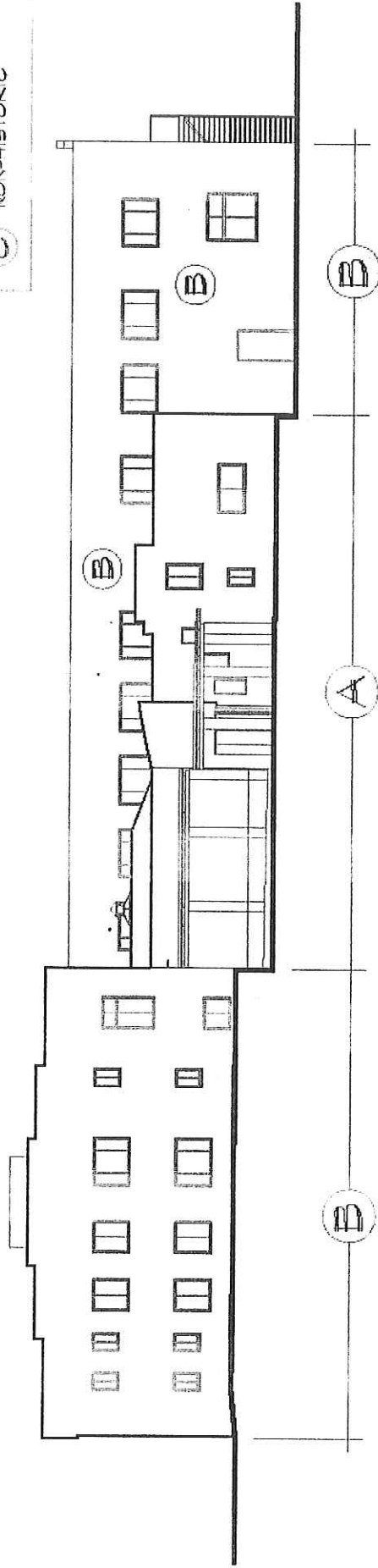


EAST ELEVATION

Drawings by Reeves & Associates, San Diego (based on measured drawings prepared by Design Aid Architects).
Exclusively for use in achieving objectives of this HSR.

LEGEND

- (A) HISTORIC FABRIC - SIGNIFICANT CHARACTER - DEFINING FEATURES
- (B) HISTORIC FABRIC - LESS SIGNIFICANT, MORE "WORKABLE"
- (C) NON-HISTORIC



NORTH ELEVATION

Drawings by Reeves & Associates, San Diego (based on measured drawings prepared by Design Aid Architects).
Exclusively for use in achieving objectives of this HSR.