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Subject: 2017 NE 8th
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Grace

The ICA land use committee has reviewed this application and has the following comments.

First, we note that this application is a make legal application, no review was sought before the work was completed. We take no pleasure in commenting harshly on such applications, but the review system requires us to do so, because 99% of residents have complied (in more than 600 applications over a 9 year period) and have not done work without review. It appears that the current owners have owned the property since 2006, thus, we find it hard to believe that they did not know of the historic district and the review requirements after a 13 year history in the neighborhood.

Second, we are guided by criterion 4 in the city code, which requires that deteriorated historic features should be repaired rather than replaced, and where the severity of the deterioration requires replacement, the new features will match the old in design, color, texture, and other visual qualities, and where practical in materials. The application notes that wood and metal windows were replaced with vinyl. Criterion 10 requires a level of compatibility with nearby resources. As far as we can tell from the record, criterion 4 and 10 are not met with the nonapproved work.

Third, although the current siding, windows and finishes are “neat” and “fresh”, they have little to do with retaining or returning the structure back more to its original state or in meeting criteria 4 and 10.

Fourth, we cannot judge the severity of the deterioration, but we note that on past applications, we have approved the use of fiber cement lap siding, but only with a smooth finish, not the apparent faux wood grain that now constitutes the siding.

Fifth, the committee has never approved vinyl windows as an acceptable replacement windows for wood windows, even for non-contributing resources.

Had the owners approached the committee or BDS, the above information would have been provided, and options discussed. Now we have only two options, approve or deny.

The application should be denied. Please confirm receipt of our comments.

Dean Gisvold, chair land use committee

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