



LANDMARK COMMISSION

April 6, 2026

FILE NUMBER: COA-26-000062
LOCATION: 5930 Victor St
STRUCTURE: Noncontributing

PLANNER: Christina Pares
DATE FILED: February 17, 2026
DISTRICT: Junius Heights (H-128)
ZONING: PD-397

APPLICANT: Kai Aronson

REPRESENTATIVE: N/A

OWNER: Kai Aronson

REQUEST(S):

A Certificate of Appropriateness to replace forty-two (42) non-original aluminum windows with vinyl windows. (Work already performed)

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to replace non-original aluminum windows with vinyl windows on the front 50% of the main structure be denied without prejudice with the finding of fact that vinyl windows are not appropriate to the period of significance of the district and would have an adverse effect on the historic district. The proposed work is, therefore, inconsistent with preservation criteria Section 5.2 and 5.3; City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and/or the Secretary of the Interior's Guidelines for Rehabilitation (District/Neighborhood).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to replace non-original aluminum windows with vinyl windows on the front 50% of the main structure be denied without prejudice.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

1. Junius Heights Historic District (H-128); Ordinance No. 26331
2. Secretary of the Interior's Standards/Guidelines for Rehabilitation (District / Neighborhood)
 - **Recommended:** Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees,

shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.

- **Not Recommended:** *Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.*

3. City Code Section 51A-4.501(g)(6)(C)(i):

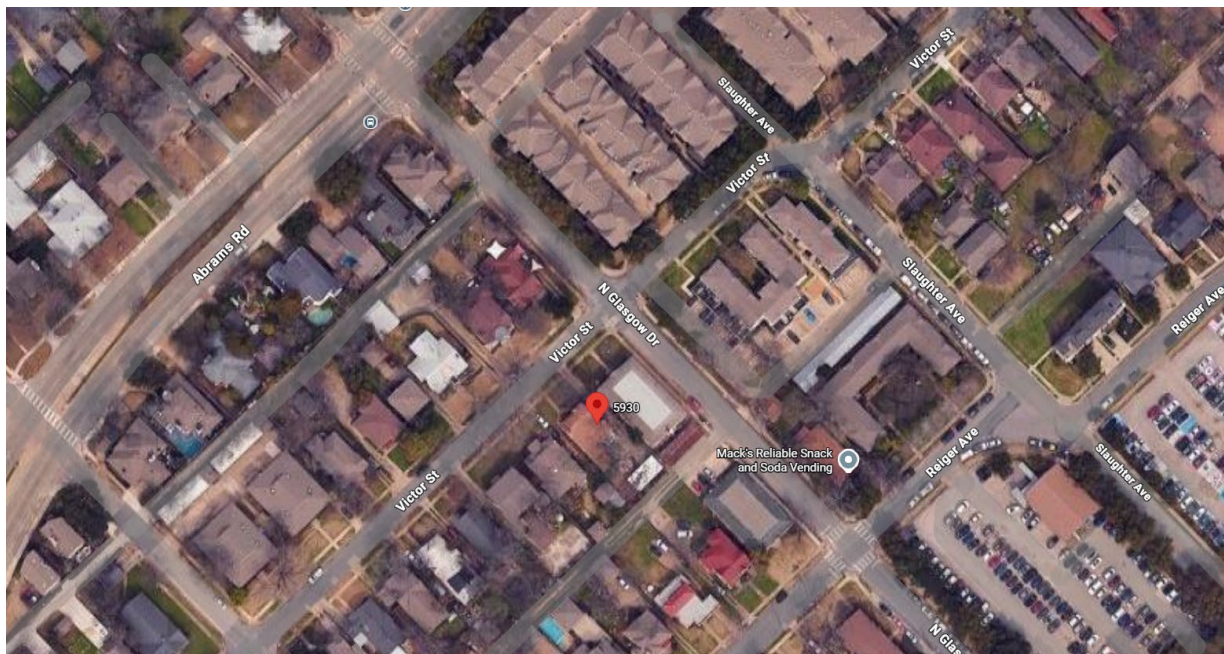
The landmark commission must grant the application if it determines that:

- (i) for contributing structures, the proposed work is compatible with the historic overlay district.*

LOCATION MAPS

5930 Victor St

Source: Google Maps



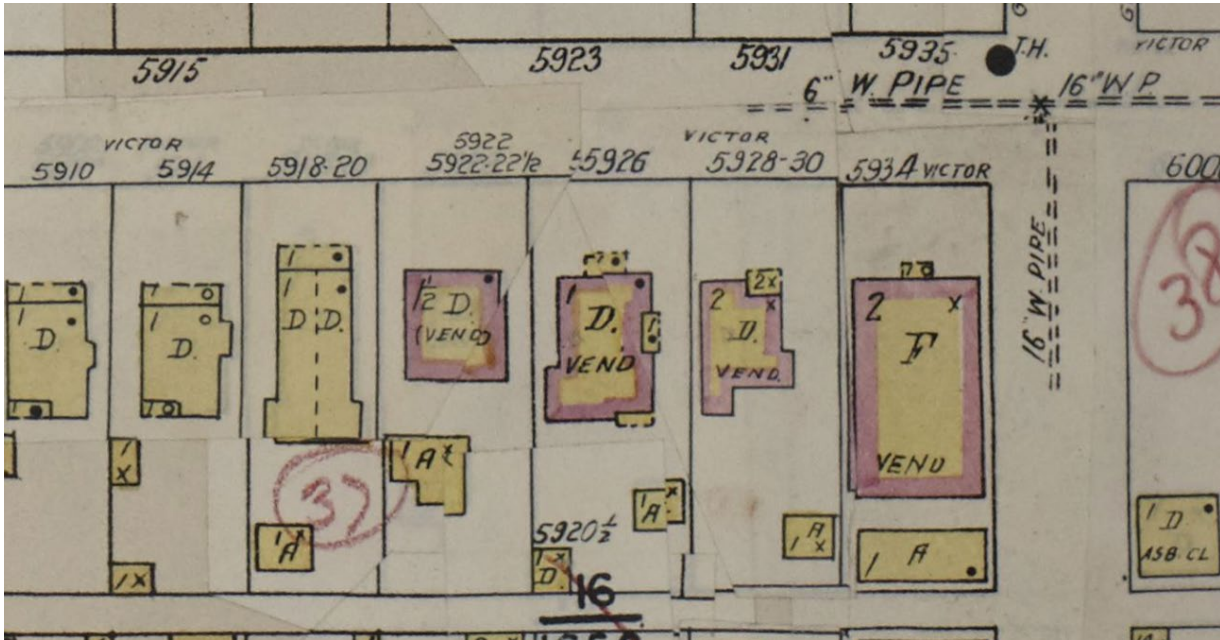
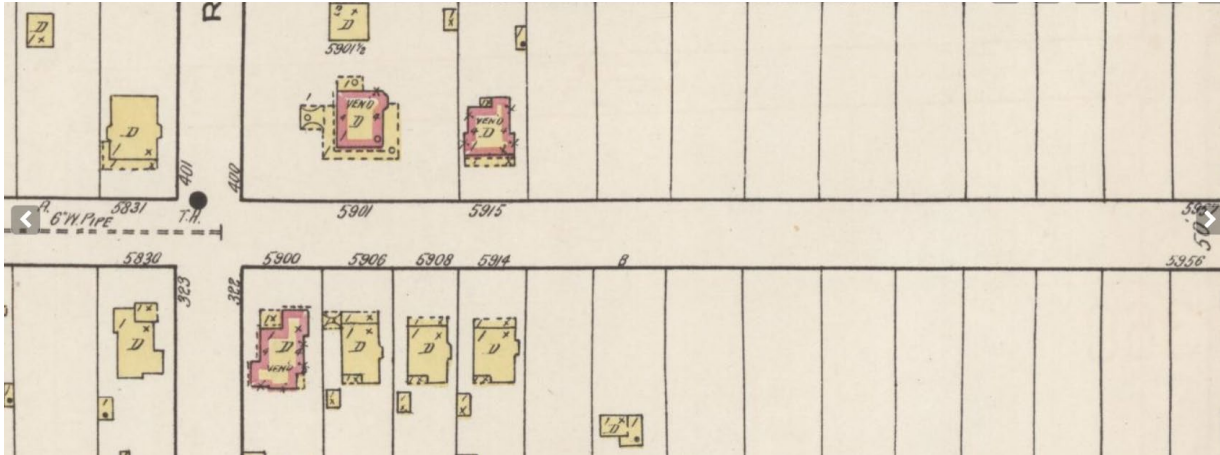
CURRENT PHOTOS
5930 Victor St



CONTEXT PHOTOS
5930 Victor St



SANBORN MAPS (1922/1950)



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT

2026 -

Junius Heights

DATE: 3/10/2026

TIME: 5:30pm

MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Kic -

Applicant Name:

Winder

Address: 5930 Victor St

Date of CA/CD/CR Request:

RECOMMENDATION:

___ Approve ___ Approve with conditions ___ Deny Deny without prejudice

Recommendation / comments/ basis:

4.1 aob

Deny w/Pr. the vinyl window on

S.2

the front 50%

Mary / Noel

Task force members present

Rene Schmidt (Chair)

Aaron Trecartin

Noel Averton

Eric Graham

Ab. Juliette Bouchard

Mary Mesh

Vanessa Mcelroy

Ex Officio staff members present: ___ Christina Paress

Simply Majority Quorum: yes ___ no (four makes a quorum)

Maker:

Mary

2nd:

Noel

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

Handwritten signature/initials

CHAIR, Task Force

DATE

3/10/2026

The task force recommendation will be reviewed by the Landmark Commission on Monday, April 6, 2026. The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Window Survey Form

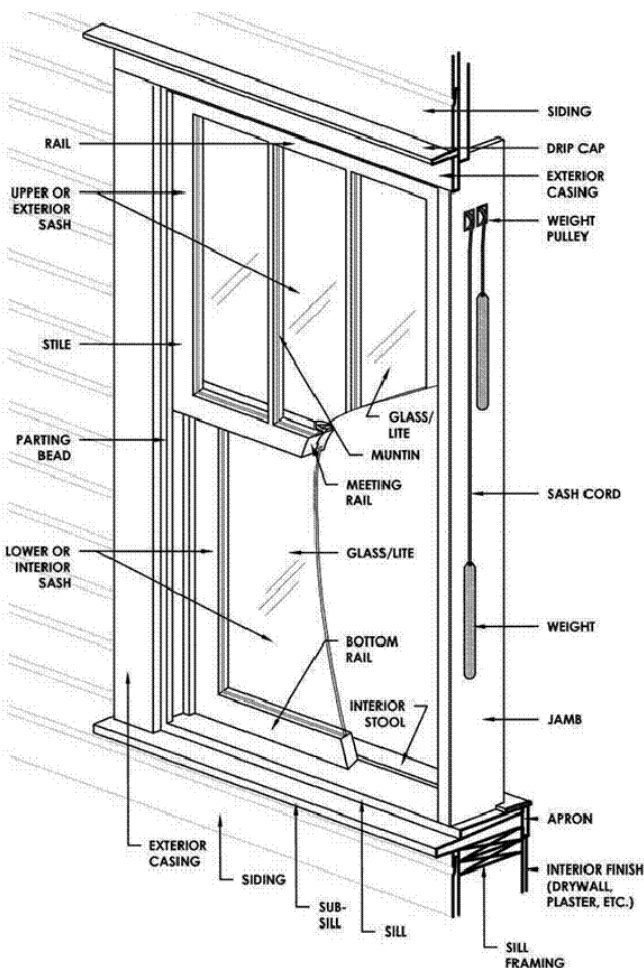
Have	Basic Requirements
<input type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
<input type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input type="checkbox"/>	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

ALL window openings on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.

Windows in **pairs or groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.



Total Number of Window Openings on the Structure	42
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	42
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	0

COA— _____
Applicant Name: _____

Date Received: _____
Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Vinyl, NEW
2	Vinyl, NEW
3	Vinyl, NEW, window sill paint chipping
4	Vinyl, NEW, window sill paint chipping
5	Vinyl, NEW, window sill paint chipping
6	Aluminum, medium condition
7	Aluminum, perfect condition, sill paint chipping
8	Aluminum, perfect condition
9	Aluminum, perfect condition
10	Aluminum, perfect condition, sill paint chipping
11	Aluminum, perfect condition
12	Aluminum, medium condition
13	Aluminum, good condition
14	Aluminum, good condition
15	Aluminum, good condition sill paint chipping
16	Aluminum, good condition, sill paint chipping
17	Aluminum, good condition
18	Aluminum, good condition
19	Aluminum, good condition, sill paint chipping
20	Aluminum, good condition, sill paint chipping

Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

Window Survey Form

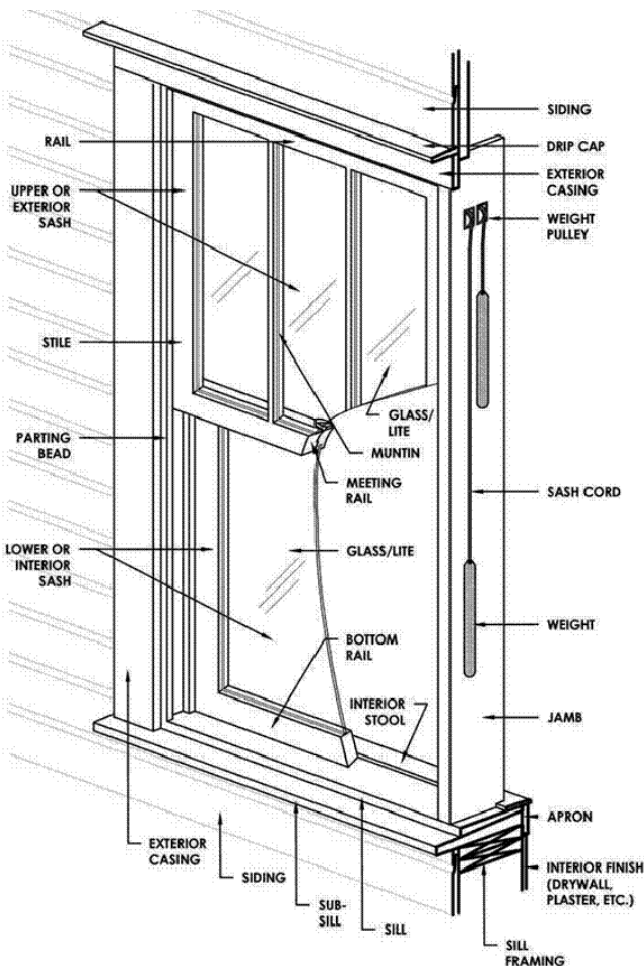
Have	Basic Requirements
<input type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
<input type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input type="checkbox"/>	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

ALL window openings on the structure should be assigned a *number* and *described* under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.

Windows in *pairs or groupings* should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

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Total Number of Window Openings on the Structure	
Number of Historic Windows on the Structure	
Number of Existing Replacement/Non-Historic Windows	
Number of Windows Completely Missing	
Total Number of Windows to be Replaced	

COA— _____
 Applicant Name: _____

Date Received: _____
 Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Starting at Second/Upper floor Aluminum, good condition, sill paint chipping
2	Aluminum, good condition, sill paint chipping
3	Aluminum, good condition, sill paint chipping
4	Aluminum, good condition, sill paint chipping
5	Aluminum, good condition, sill paint chipping
6	Aluminum, good condition, sill paint chipping
7	Aluminum, good condition, sill paint chipping
8	Aluminum, good condition, sill paint chipping
9	Aluminum, good condition, sill paint chipping
10	Aluminum, good condition, sill paint chipping
11	Aluminum, good condition, sill paint chipping
12	Aluminum, good condition, sill paint chipping
13	Aluminum, good condition, sill paint chipping
14	Aluminum, good condition, sill paint chipping
15	Aluminum, good condition, sill paint chipping
16	Aluminum, good condition, sill paint chipping
17	Aluminum, good condition, sill paint chipping
18	Aluminum, good condition, sill paint chipping
19	Aluminum, good condition, sill paint chipping
20	Aluminum, good condition, sill paint chipping

Window #	Window Condition
21	Aluminum, good condition, sill paint chipping
22	Aluminum, good condition, sill paint chipping
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	



Re: Window information

From Kai Aronson <kjamanagement@outlook.com>

Date Tue 2/24/2026 12:29 PM

To Preston Maxwell <ten27carp@gmail.com>

Hello,

I am unable to open these attachments. Could you send via another method?

Best regards,

From: Preston Maxwell <ten27carp@gmail.com>

Sent: Monday, February 23, 2026 11:07 PM

To: Kai Aronson <kjamanagement@outlook.com>

Subject: Window information

Energy Performance Ratings

U-Factor = 0.29

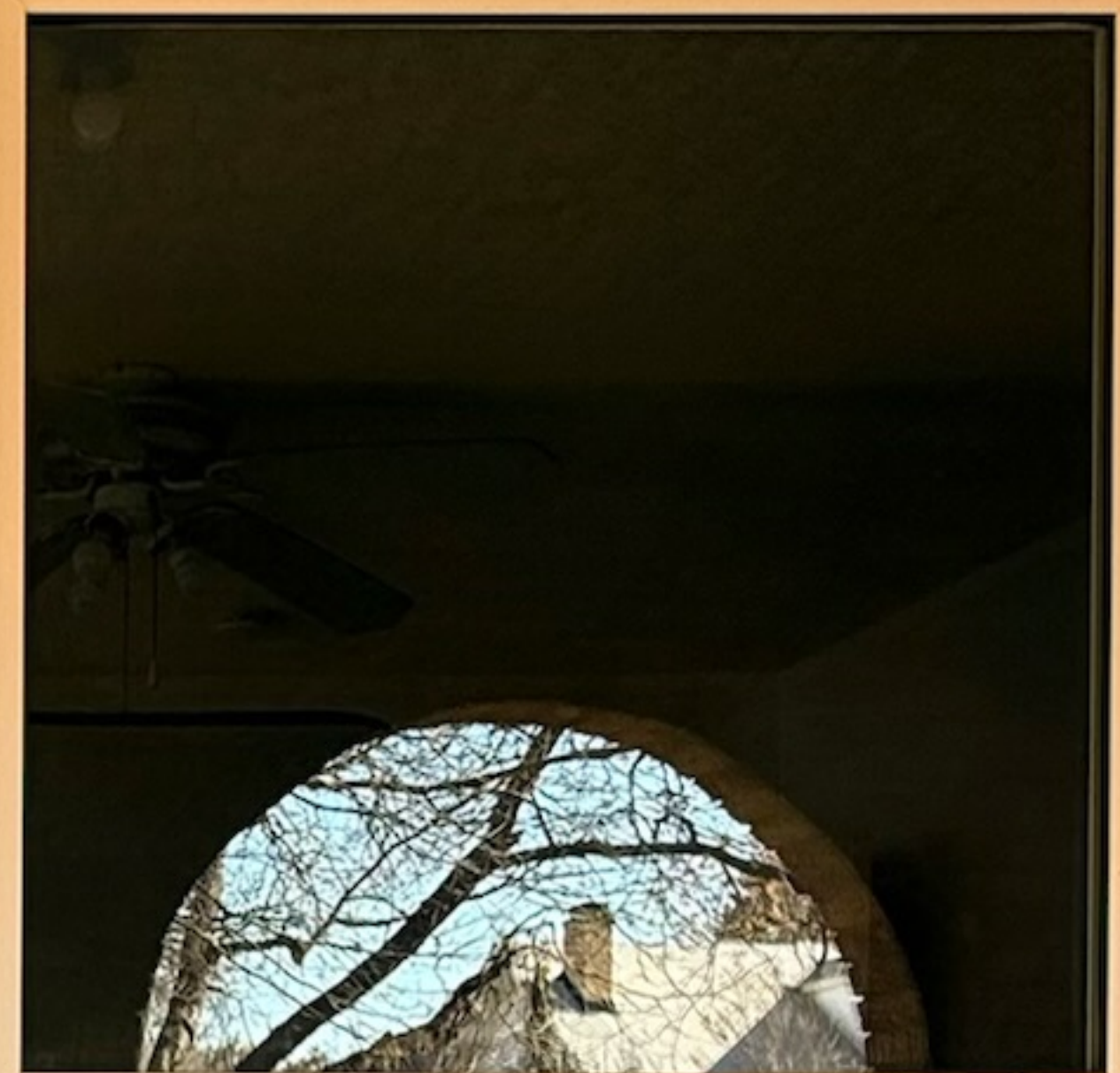
Solar Heat Gain Co (SHGC)= 0.22

Additional Performance Ratings

Visible Transmittance = 0.51

Air Leakage = <0.3

These windows were replaced due to their poor quality and lack of function. There was no way to fix this windows other than replacement.



#1

#2

Downstairs starting
Front LEFT



#3

#4

#5



#6



#7



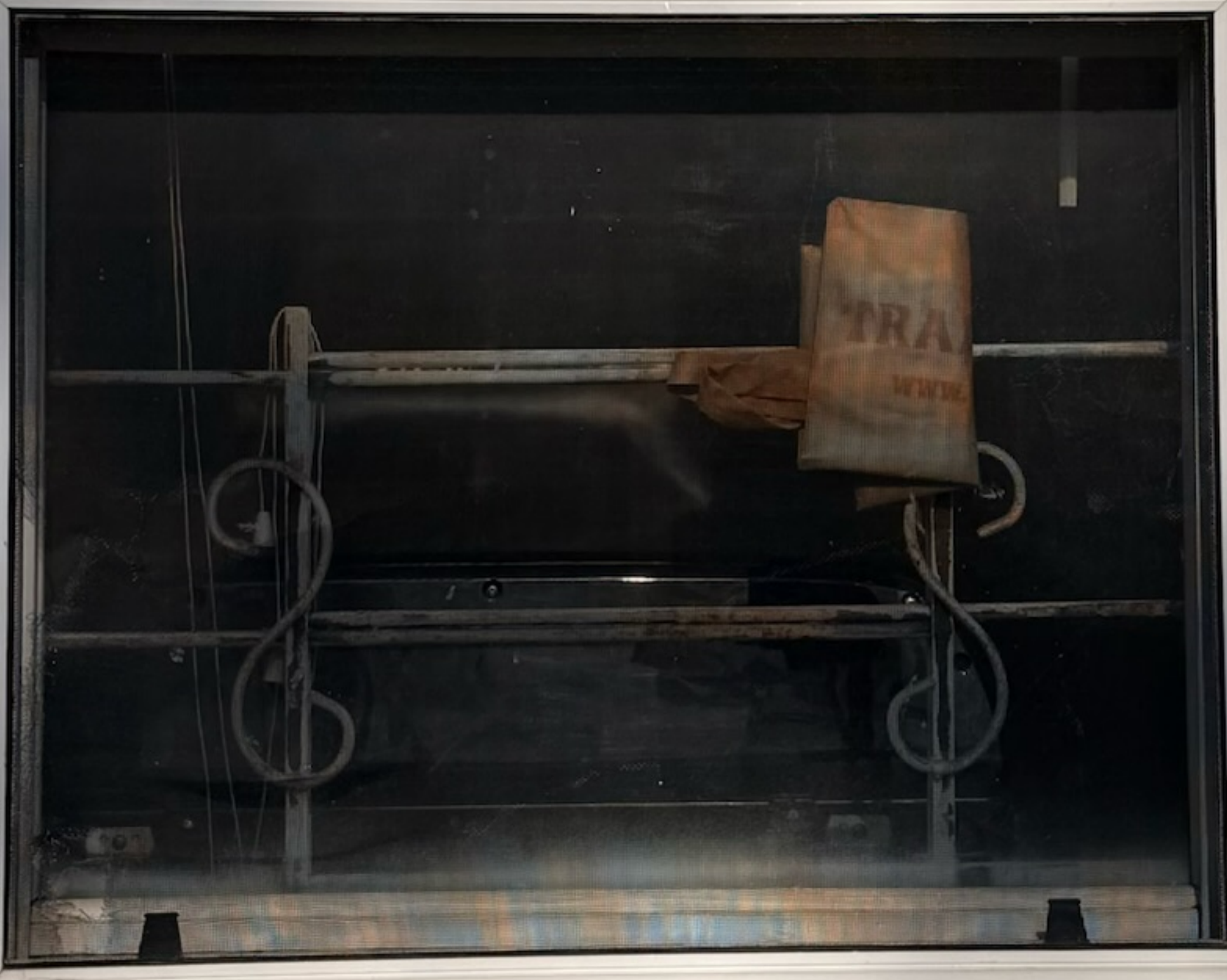
#8

#9

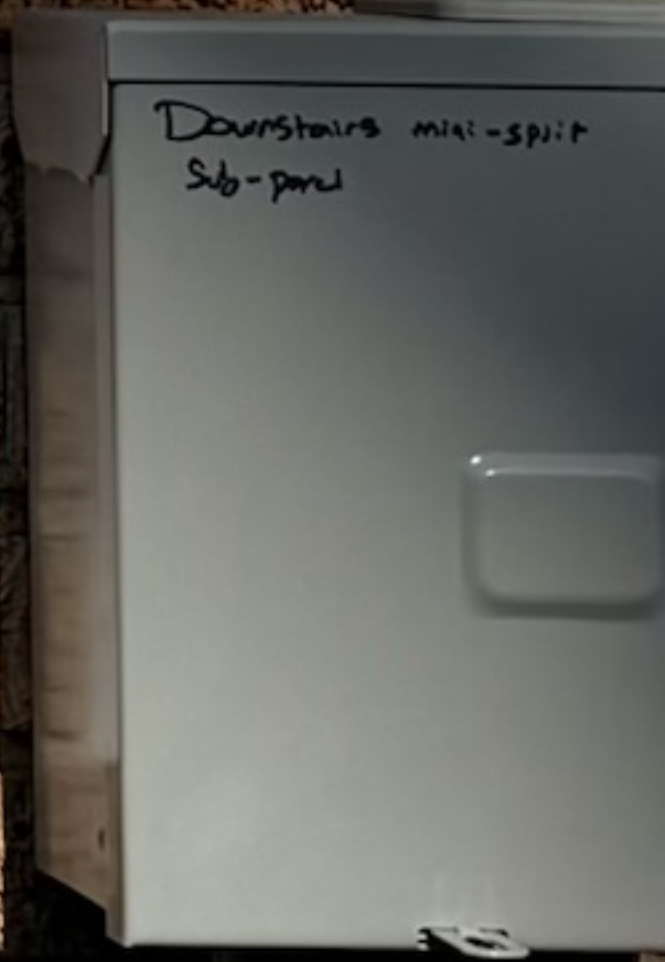


#10





#11





#13

A photograph of a house with light-colored horizontal siding. A window with white blinds is visible, and a tree trunk is on the right. The number #14 is overlaid on the siding below the window.

#14



#15



#1

#2

**Upper floor starting
FRONT at top LEFT**

#3

#4

#5

UPPER



#6

UPPER



#7

#8


UPPER



#9
UPPER



**#10
UPPER**



#11

#12

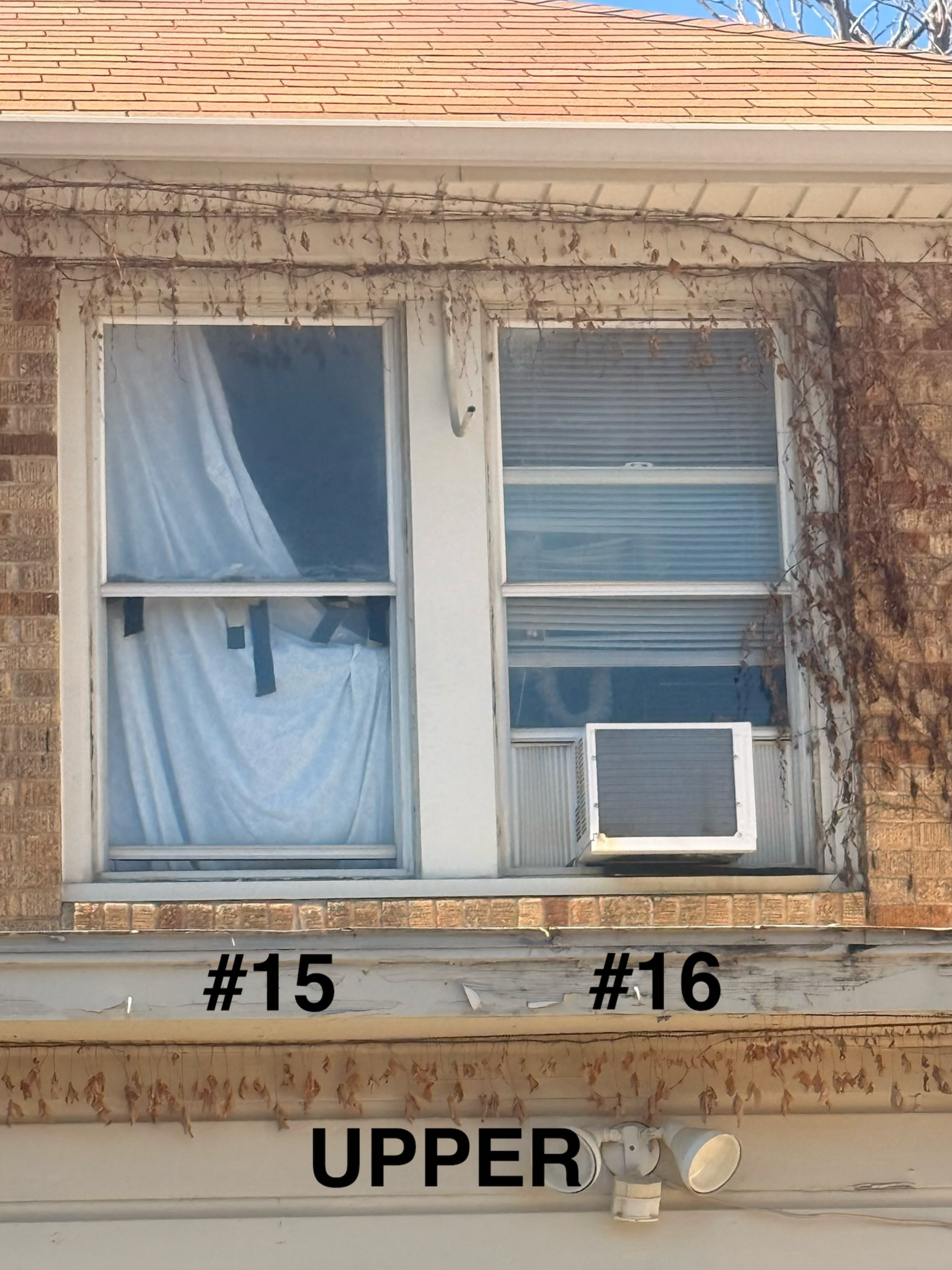
UPPER



#13

#14

UPPER



#15

#16

UPPER



#17

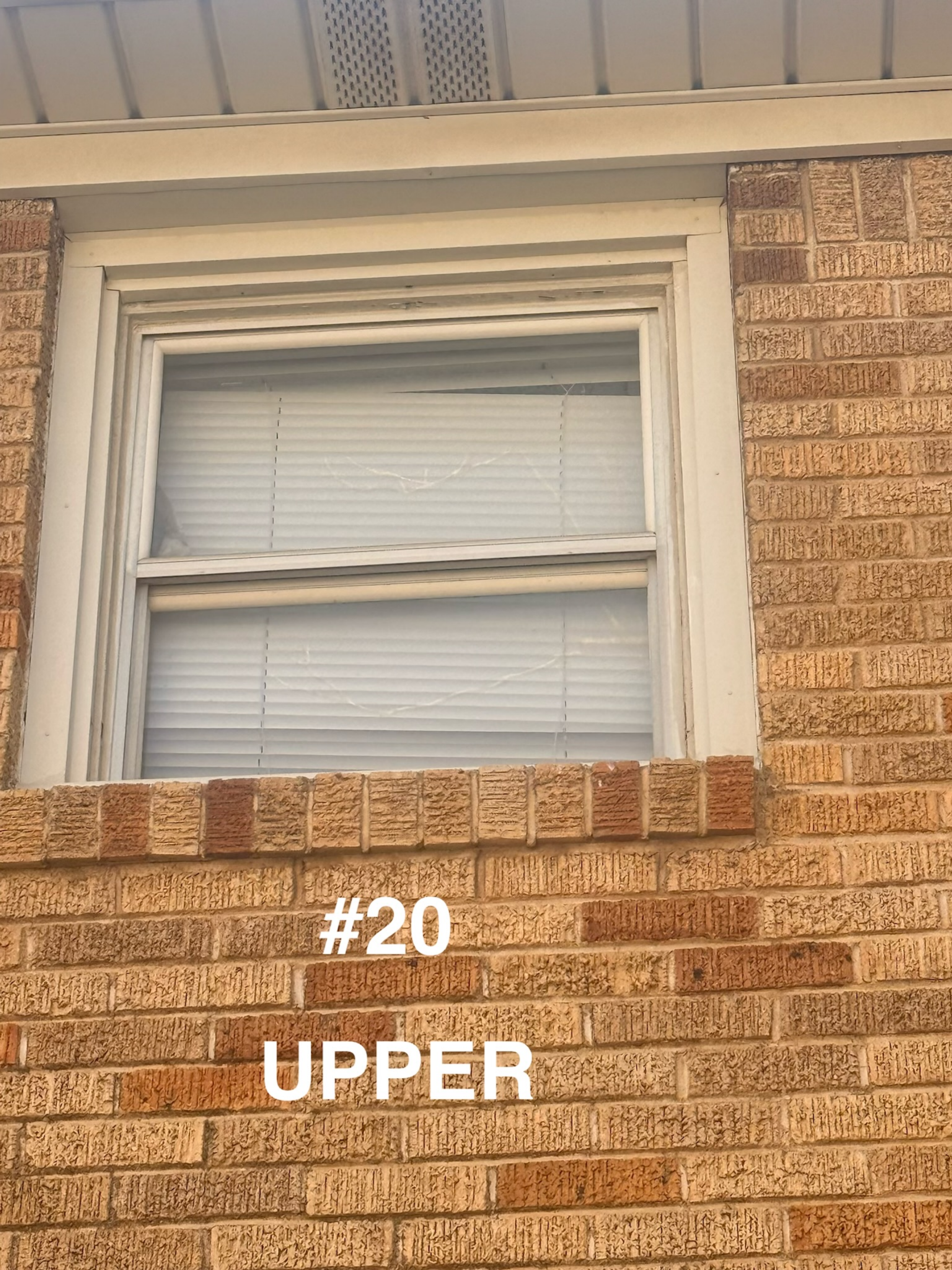
#18

UPPER



#19

UPPER



#20

UPPER



#16

#17



#18



#19



#20



#21



**Old Windows
W1, W2**



**Old windows
W3, W4, W5**



**Old Windows
W3,W4,W5**

A close-up photograph of a window sill. The sill is made of a light-colored material, possibly wood or composite, and shows significant water damage. The surface is dark, wet, and covered in a thick layer of mold and mildew. The mold appears as dark, fuzzy patches. The surrounding wall is a light, textured surface. The text "Old Windows W3, W4, W5" is overlaid in the bottom right corner.

**Old Windows
W3, W4, W5**