

TO: Historic Preservation Board

Item Number: 1

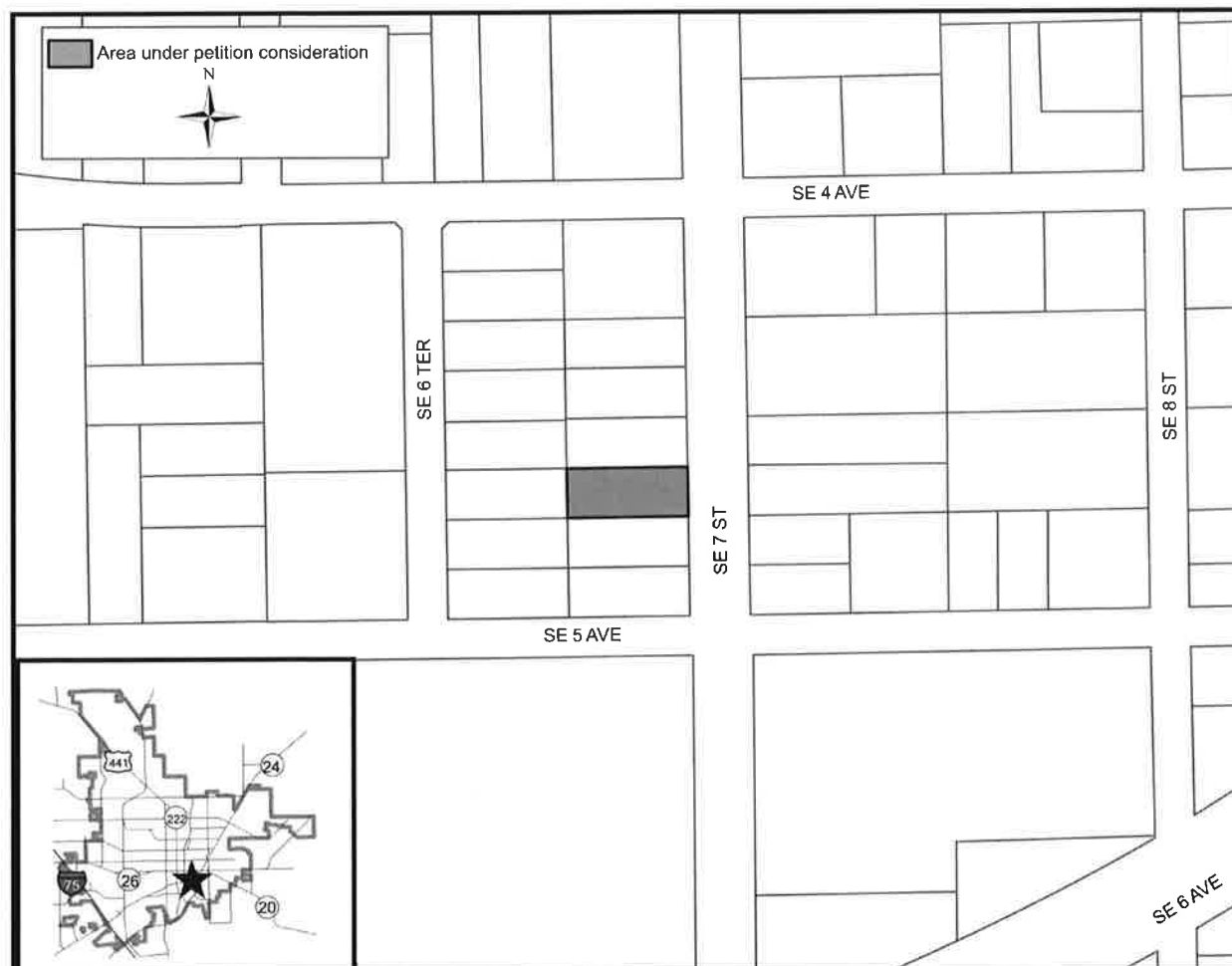
**FROM: Planning & Development Services Department
Staff**

DATE: March 1, 2016

SUBJECT: Petition HP-15-81. Constance Jylanki, owner. Replace five aluminum windows with vinyl windows on a single-family residence. Located at 428 SE 7th Street. This home is contributing to the Southeast Gainesville Historic District.

Recommendation

Staff recommends approval of Petition HP-15-81 with the condition that the window replacements be made out of wood. If the petitioner is granted a hardship, the vinyl windows shall be Simulated Divided Light (SDL) windows.



Project Description

The applicant is proposing to replace five aluminum windows, including three on the enclosed front porch; one bathroom window and one window that will involve removing the air conditioning unit. The property is located at 428 SE 7th Street. It is a contributing structure to the Southeast Historic District.

Property Information

The building style is a bungalow with novelty siding, a gable roof, and a one story enclosed porch. The Florida Master Site File for this property indicates that the house was built in 1927, and was shown in place on the 1928 Sanborn map. The enclosure of the porch likely took place in 1943. The property is zoned RMF-7 and is approximately 0.13 acres in size. The property has frontage on one side, along SE 7th Street. The house is approximately 1,306 square feet in area.

Proposed Project and Guidelines

The project involves the replacement of five existing windows on the house. Three of the windows are on the front porch, which was enclosed after the construction of the original house. These front porch awning aluminum windows are located along the east elevation of the home facing SE 7th Street. The bathroom awning window on the south elevation is to be replaced, as well as the single hung window with the air conditioning unit on the north side of the house.

The proposed windows are currently shown to be white finish vinyl single hung with low-e glass. The homeowner is participating in the Gainesville Regional Utility Low-Income Energy Efficiency Program (LEEP). This program assists low-income customers with home improvements that can lower their electric bill and reduce energy use. Estimates have been provided showing a significant cost difference between the wood windows and vinyl windows. Since GRU's LEEP+ program will not cover the cost of the wood windows, the applicant is requesting approval of the use of vinyl windows due to economic hardship.

The *Historic Preservation Rehabilitation and Design Guidelines* based on the Secretary of the Interior Standards for Rehabilitation indicate that, "The placement, design, and materials of windows are often a significant part of the architectural character of a building." The basis for the staff recommendation is that, based on the language in the guidelines, "Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation." The windows to be replaced are located along a highly-visible primary frontage.

Basis for Approval – Secretary of the Interior's Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-112 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

Windows, Shutters and Awnings

Applicable Secretary Standards

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.*
3. *Each property shall be recognized as a physical record of its time, place and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Windows

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows is often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are double-hung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements. Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in a rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If after careful evaluation, window frames and sashes are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6. The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. trim detail;
2. size, shape of frame, sash;
3. location of meeting rail;
4. reveal or setback of window from wall plane;
5. separate planes of two sash;
6. color, reflective qualities of glass;
7. muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and to have a tint of up to 10 percent. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on non-significant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Alterations

The alteration of historic windows may be approved by staff if the replacement sash is of the same material, design, features size and configuration of that of the original window. When replacing historic windows, special care should be taken to match the trim detail, the width of the frames and sash, the location of the meeting rail, the setback of the window from the wall plane,

the separate planes of the two sashes, and the reflective qualities of the glass. “Snap-in” grids are not allowed.

Repairing window frames and sashes by patching, splicing, consolidating, or otherwise reinforcing the window is encouraged.

The design of replacement windows which seek to replicate or duplicate a missing historic window must be documented through historical, physical or photographic sources.

Enclosing historic window openings is discouraged. If a window is no longer needed for its intended use, the glass should be retained and the back side frosted, screened, painted black, or shuttered so that it gives a functional appearance.

Window openings on facades or ~~highly~~ visible elevations shall not be relocated, enlarged or reduced.

Altering historic windows by use of awning, glass jalousie, picture or any other modern window material is not permissible in any wall of an historic structure that is visible from a right-of-way.

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

Recommended

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
2. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Not Recommended

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, ~~mirrored~~ or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
4. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building.
5. Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and detract from the building's character.

6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiberglass awnings.
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

Staff Approval Guidelines

Staff can approve repair of existing historic windows.

Additions of the new windows that meet the italicized conditions can be approved by staff:

New window openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest window and utilize the same material as the historic windows. "Less visible secondary elevation" is defined as the portion of the building which is more than halfway behind the front and not fronting on street;

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.

Board Approval Guidelines

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

Photos



East Elevation (Street Frontage)



North Elevation



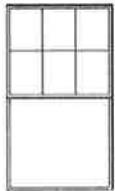
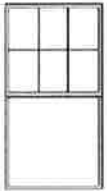
South Elevation



South Elevation

Estimates

ThermaStar by Pella Vinyl Windows

Line Item Frame Size	Product Code Description	Unit Price	Quantity	Total Price
0001 Size = 35 1/2-in W x 61 1/2-in H 	Manufacturer: ThermaStar by Pella (R) Product: Windows Type: Single Hungs Manufacturer: ThermaStar by Pella (R) Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R). Energy Star(R) Zone: Southern Room Location: Other 3 Material: Vinyl Actual Frame Type(Overall Width): Nail Fin (2 11/16-in OAW) Configuration: One Wide Actual Frame Size Width: 35 1/2-in Actual Frame Size Height: 61 1/2-in	\$234.76	1	\$234.76
0002 Size = 31 1/2-in W x 59 1/2-in H 	Manufacturer: ThermaStar by Pella (R) Product: Windows Type: Single Hungs Manufacturer: ThermaStar by Pella (R) Energy Star(R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R). Energy Star(R) Zone: Southern Room Location: Other 3 Material: Vinyl Actual Frame Type(Overall Width): Nail Fin (2 11/16-in OAW) Configuration: One Wide Actual Frame Size Width: 31 1/2-in Actual Frame Size Height: 59 1/2-in Fits Opening Width: 32-in	\$214.13	1	\$214.13

Wood Replacements Made to Match Original

CCS RESTORATION

200 North Laurel Avenue
Sanford, FL 32771
407-928-8620
jodi@ccsrestoration.com
www.CCSRestoration.com



ESTIMATE

ADDRESS
Sal Cunella
Planning and Development Services
City of Gainesville
P.O. Box 490, Station 11
Gainesville, Florida 32627

ESTIMATE # 1546
DATE 01/28/2016
EXPIRATION DATE 04/28/2016


ACTIVITY	QTY	RATE	AMOUNT
Window Build Build pair of sashes (1 6-lite and 1 1-lite) for existing opening.	6	650.00	3,900.00T
Hardware Spring bronze weather stripping, traditional sash lock and pair of lifts for original windows in main part of house. Unlacquered brass hardware.	3	120.00	360.00T
Hardware Spring bronze weather stripping and 4 unlacquered brass spring bolts for porch window.	3	110.00	330.00T
Labor Install new sashes in original frame in main part of house. Re-rope weights, adjust lock for proper operation and install spring bronze.	3	300.00	900.00
Labor Retrofit frame and install new sashes, spring bolts and spring bronze in porch opening.	3	300.00	900.00

All additional work not covered in the above line items and due to unforeseen circumstances will only be completed with written approval from the owner. The additional work will be billed at \$75 per man hour plus materials.

SUBTOTAL	6,390.00
TAX (6%)	275.40
TOTAL	\$6,665.40

GRU LEEP+ Program

(<https://www.gru.com/MyHome/Content/Rebates/LowIncomeEnergyEfficiencyProgramPlus.aspx>)



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- Customer Service
- Manage My Bill
- Lower My Bill
- Products & Services
- Need Help
- Storm Central

My Home > Content > Rebates > Low-income Energy Efficiency Program Plus

Low-income Energy Efficiency Program Plus


Free home improvements available

GRU's Low-income Energy Efficiency ProgramSM assists low-income customers with home improvements that can lower their electric bill, improve comfort and reduce energy use. Eligible participants will work with GRU to determine the improvements that best suit their home, which may include:

- Replacing central air conditioning and heating systems
- Servicing central air conditioning systems
- Replacing room air conditioners with high-efficiency units
- Repairing leaky ducts
- Installing additional insulation
- Replacing the water heater
- Installing a programmable thermostat
- Weather stripping and caulking of doors and windows
- Providing up to 10 compact fluorescent light bulbs (CFLs)

Program Offer

On average, the program provides \$4,000 of approved upgrades to the home. Rebates will be given directly to the GRU LEEPSM Partnering Contractor(s) rather than the customer.



Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:

Salvatore J. Cumella