



Legislation Details (With Text)

File #:	150753.	Version:	1	Name:	
Type:	Petition	Status:		To Be Introduced	
File created:	2/17/2016	In control:		Historic Preservation Board	
On agenda:	3/1/2016	Final action:			
Title:	Southeast Historic District - Replace five aluminum windows with vinyl windows on a single-family residence (B)				

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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 150753_Staff report_20160301.pdf

Date	Ver.	Action By	Action	Result
3/1/2016	1	Historic Preservation Board		

Southeast Historic District - Replace five aluminum windows with vinyl windows on a single-family residence (B)

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.

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 vinyl 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.

The staff recommendation is based on the City of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Windows, Shutters, and Awnings*

None

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