



Legislation Text

File #: 170860., **Version:** 1

Northeast Residential Historic District -Replace Windows on Single-Family Dwelling at 640 NE 9th Avenue (B)

Petition HP-18-12. James Leary & Marcia Wiesel-Leary, owners. Replace existing wood windows with new vinyl windows on an existing single-family house. Located at 640 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.

The property is located at 640 NE 9th Avenue. The contributing structure was built in 1938, according to the Alachua County Property Appraisers Office. It is a one-story brick house, with a detached garage. The approximately 0.16 acre property is zoned RSF-3. The house is a contributing structure to the Northeast Residential Historic District.

The applicant is proposing to replace the existing wooden windows with new vinyl windows throughout the single-family structure. The existing windows are wood, 3 over 1 double-hung, single glazed windows. Of the 24 windows on the house, 21 have dimensions of 32 inches of width by 65.5 inches of height; 2 windows are 32 inches wide by 46.5 inches of height; and one window is 24 inches wide by 37.5 inches of height. The window frames are painted white and the top half of the sashes have been painted shut.

The project would replace the windows listed above with energy efficient, double-hung, double glazed windows with a low emissivity coating on two glazing surfaces. The windows would be the Conservation Windows by Regency Plus Inc. The U Factor (the overall coefficient of heat transfer) for these windows is 0.29 BTU/ (hr ft² F), while the Solar Heat Gain Factor of 0.19 (dimensionless). The white window frames would be a high density PVC - vinyl. A contoured white grid that simulates the three vertical grids on the current windows would be placed between the double-glazed window on the top sash.

The City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines indicate that character defining features should be preserved. This application gives no indication that the existing wood windows are in such bad condition that they need to be replaced and cannot feasibly be repaired. The proposed windows would match the existing windows in size and the 3/1 pattern. However, the muntin detailing would be different as the proposed muntins would be enclosed within the insulated glass unit of the window. The existing muntins are on the exterior of the window. Although there is an allowance for new windows to be constructed of non-historic materials, the guidelines state that matching the original materials and visual qualities is always preferable.

Staff to Historic Preservation Board - Deny Petition HP-18-12.

Staff finds that although increasing energy efficiency is a worthy goal for the homeowners, the subject property is a contributing structure within the Northeast Residential Historic District, and preservation of the historic features of the structures is paramount. As the existing wood windows still appear to be in reasonable shape for repair and augmentation with weather-stripping and adding storm windows, staff recommends denial of Petition HP-18-12.

