

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: 6/2/2016 Item No. 4
General Plan Element: *Preservation and Environmental Planning*
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources.*

ACTION

Case Name: McDonnell Window Replacement

Case Number: 8-HP-2016

Location: 6713 E. Holly Street

Request: Request approval of a Certificate of Appropriateness - Historic Preservation and Historic Residential Exterior Rehabilitation (HRER) funding to replace existing windows with new energy efficient windows.

OWNER

Wayne McDonnell

602-463-4048

APPLICANT CONTACT

Wayne & Margot McDonnell

Wayne McDonnell

602-463-4048

BACKGROUND

Zoning

The site is zoned Single-family Residential (R1-7) Historic Property (HP)

Historic Property designation was approved by City Council on June 7, 2005, case 25-ZN-2004/10-HP-2004.

Historic Preservation Plan

Historic Preservation Guidelines for Village Grove 1-6 Historic District

The subject property, 6713 E. Holly Street, has no history of historic preservation applications.

Context

The subject property is located midway between N. 66th Place and N. 68th Street on the south side of E. Holly Street, the property is in the middle of the Village Grove Four subdivision and the Village Grove 1-6 Historic District.

Adjacent Uses and Zoning

- North Single-family residences, in the Single-family Residential Historic Property (R1-7 HP) District
- South Single-family residences, in the Single-family Residential Historic Property (R1-7 HP) Districts
- East Single-family residences, in the Single-family Residential Historic Property (R1-7 HP) Districts
- West Single-family residences, in the Single-family Residential Historic Property (R1-7 H-P) Districts

Key Items for Consideration

- The site is located within the boundaries of the Village Grove 1-6 Historic District.
- This home is considered contributing to the historic district.
- The Village Grove 1-6 Historic District was placed on the Scottsdale Historic Register in June 2005 and placed on the National Register of Historic Places in May 2010.
- The property has applied for Historic Residential Exterior Rehabilitation (HRER) Program funding for the window replacement.
- Original casement windows within the bedrooms of the house do not meet current fire code for egress and it is requested to change those windows to sliders. Fire code does allow the original egress widths to remain on historic properties.
- Windows proposed on the front façade have muntins that are not true or simulated through-the-glass muntins, the grid pattern is between the panes of glass.

DEVELOPMENT PROPOSAL

Description of Historic Property

Village Grove 1-6 Historic District consists of 255 homes. Its boundaries are 66th Place on the west, Oak Street on the north, 68th Street from Oak Street to Palm Lane, Palm Lane to 69th Street which is its eastern extent and south to the alley that is south of Almeria Road.

The Village Grove 1-6 Historic District is an example of typical post-World War II single-family subdivision practices from the 1950's in Scottsdale. Its development includes Simple and California Ranch architectural styles commonly found in Scottsdale during the postwar era.

In 2005, when the Historic District designation was approved for this neighborhood, 89 percent of the homes were considered "contributing" to the historic character of the neighborhood.

Character-defining features of the subject property within the Village Grove 1-6 Historic District include:

- One-story house with a hipped roof
- Single-car carport under main house roof
- The façade is comprised of wood siding and block with weeping mortar joints.
- The original steel casement windows have an operable sash that swings open to the outside. Rectangular in overall shape, these windows were divided into horizontal rectangular lights.

Goal/Purpose of Request

The application requests HRER funding up to the maximum 50% of the higher cost estimate, as follows:

Item	Cost Estimate #1	Cost Estimate #2
Window replacements	\$4,868.46	\$13,980.00
TOTAL	\$4,868.46	\$13,980.00
Requested City Share (maximum 50% of the higher amount)		\$6,990.00

Krasiva Windows & Doors provided cost estimate #2. The estimate includes replacement of the large front steel single pane casement window with a vinyl duel pane casement window along with the other nine (9) casement steel windows in the house with vinyl duel pane slider windows in the house.

Neighborhood Communication

The application has spoken to the nearby properties. A heads-up postcard has been mailed and a sign identifying the project name, number, request and HPC hearing date has been posted on the site. Staff has not received any public comment on this case, as of the writing of this report.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

To be considered for HRER funding, window replacements must meet the required criteria in each of three categories: appearance, durability, and energy efficiency.

Historic Preservation Guidelines for the Village Grove 1-6 Historic District

10.5 On a new or replacement window, the use of true through-the-glass muntins are encouraged to replicate the pattern of the original window.

10.8 In selecting a new or replacement window, match the profile of the sash and its components, whenever possible.

HRER Program Windows Policy Appearance Requirements:

1. Tightly and squarely fit the replacement window to the original opening with little or no shimming.
2. Approximate the original window proportions, including the depth and profile of the frame and structural elements as closely as possible. The width of the frame should be proportional to the original window.
3. Match the original window muntin (grid) pattern in placement. The muntin (or grille) should measure approximately an inch or less in width.

4. For all primary façade windows, replacement windows must match the existing muntin structure.

HRER Program Windows Policy Desired Appearance:

1. For windows not on the primary façade of the home, mold the muntins onto the exterior of the glass, and if possible select either true or simulated through-the-glass muntins.
2. Replace original windows with those of like operation, i.e. replace casement windows with casement windows.

Staff Analysis

The proposed windows appear to fit the original widow openings. The change in material from steel to vinyl does change the width of the window framing, along with the depth and profile of the window due to the change from single pane windows to duel pane windows. The replacements do attempt to follow the original window proportions as near as possible.

The windows that can be seen from the street follow the original muntin pattern with a muntin width of less than an inch. The muntins are not true or simulated through-the-glass muntins, the grid pattern is between the panes of glass. The windows being replaced in the rear of the home are proposed to not include muntins.

The operation of window #10, the large front window, is a casement window and will be replaced with a casement window. The other nine (9) windows are proposed as slider windows to provide improved fire egress.

HRER Program Windows Policy Required Durability:

1. Certification by the American Architectural Manufacturers Association (AAMA).
2. Guaranteed for parts for at least 10 (ten) years. Vinyl products should be specifically guaranteed against cracking, splitting, corroding, and warping.

HRER Program Windows Policy Desired Durability:

1. The warranty is transferable to subsequent owners.
2. The warranty extends beyond the 10 (ten) year minimum and includes labor.
3. The company providing the windows is a recognized manufacturer who has been in business at least 10 (ten) years.

Staff Analysis

The proposed Weather Shield windows provide a lifetime warranty on the product and Krasiva Windows & Doors offers a two year guarantee on the workmanship. The warranty is transferable to subsequent owners. Weather Shield is a recognizable manufacturer that has been in business since 1955 and Krasiva Windows & Doors has been in business for 18 years.

HRER Program Windows Policy Required Energy Efficiency:

1. Meet or exceed the Environmental Protection Agency's (EPA) Energy Star Rating for the South-Central zone of the US.
2. Certification by the National Fenestration Rating Council (NFRC).

Staff Analysis

The proposed windows meet the EPA Energy Star Rating for the South-Central zone and certified by the National Fenestration Rating Council (NFRC) for Solar Heat Gain.

The maximum program reimbursement to property owners is a 50/50 matching basis for pre-approved work costing at least \$2,000.00, and up to \$7,500.00, allowing a request of \$6,990.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve the Certificate of Appropriateness for the McDonnell Window Replacement.

A Certificate of Appropriateness is necessary for the proposed window replacement because it doesn't fully comply with the Historic Preservation Guidelines for the Village Grove 1-6 Historic District.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue case to allow time for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

Proposed Next Steps:

Building permit is required for the proposed window replacements.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

Ben Moriarity Planner 480-312-2307 E-mail: bmoriarity@ScottsdaleAZ.gov

APPROVED BY



Ben Moriarity, Report Author

5/25/2016

Date



Steve Venker, Historic Preservation Officer

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

5/25/16

Date

ATTACHMENTS

1. *Stipulations*
2. *Applicant's Narrative*
3. *Context Aerial*
- 3A. *Close-Up Aerial*
4. *Zoning Map*
5. *Site Photo Exhibit*

**Stipulations for the
Development Review Board Application:
McDonnell Window Replacement
Case Number: 8-HP-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

ARCHITECTURAL DESIGN:

HPC Stipulations

1. For windows located on the primary façade of the home, the muntins shall be on the exterior of the glass, or true or simulated through-the-glass muntins.
2. For windows located on the primary façade of the home, the windows shall be casement windows.

APPLICATION NARRATIVE FOR WINDOW REPLACEMENT AT 6713 E. HOLLY STREET, 85257, WAYNE AND MARGOT MCDONNELL, OWNERS

Our plan is to change all of the house's current, original windows to dual-pane at exactly the same size as they are currently. The windows that can be seen from the street will be white like the originals and contain the same grid pattern as the originals (inside the glass).

The large front window (#10) will be the only casement window. We had planned to have all of the windows that show from the street casement, but according to the manager of Krasiva Windows and doors, the grid will not match up on windows #1, #2, and #9 if they are casement, and the grid will not match up on #10 if it is a slider. That means in the front, three windows will be sliders, one a casement. The windows in the back of the house will not have grids.

The old windows are painted shut, single-paned, and unscreened. The addition of the new windows, made in Wisconsin specifically for Krasiva Windows and Doors, will insulate the house much better (At present we can feel hot and cold air coming right through the gaps). Installation will take two days. The workmanship is guaranteed for two years, and the windows have a lifetime guarantee. Overall, the windows will enhance the house. They are beautiful and well made but resemble what is already in place.

Project Justification

How will the work stabilize, preserve or enhance the home?

The windows are the best we've seen. They look like the old but are solid, with dual panes and argon gas.

How visible will the work be from the street and adjoining properties.

Five windows will be visible from the street and adjoining properties.

How will the work contribute to the views of the property and/or surrounding streetscape.

The windows will fit in perfectly because they look like the originals but are new and better. The workmanship is guaranteed for two years, the windows for a lifetime.

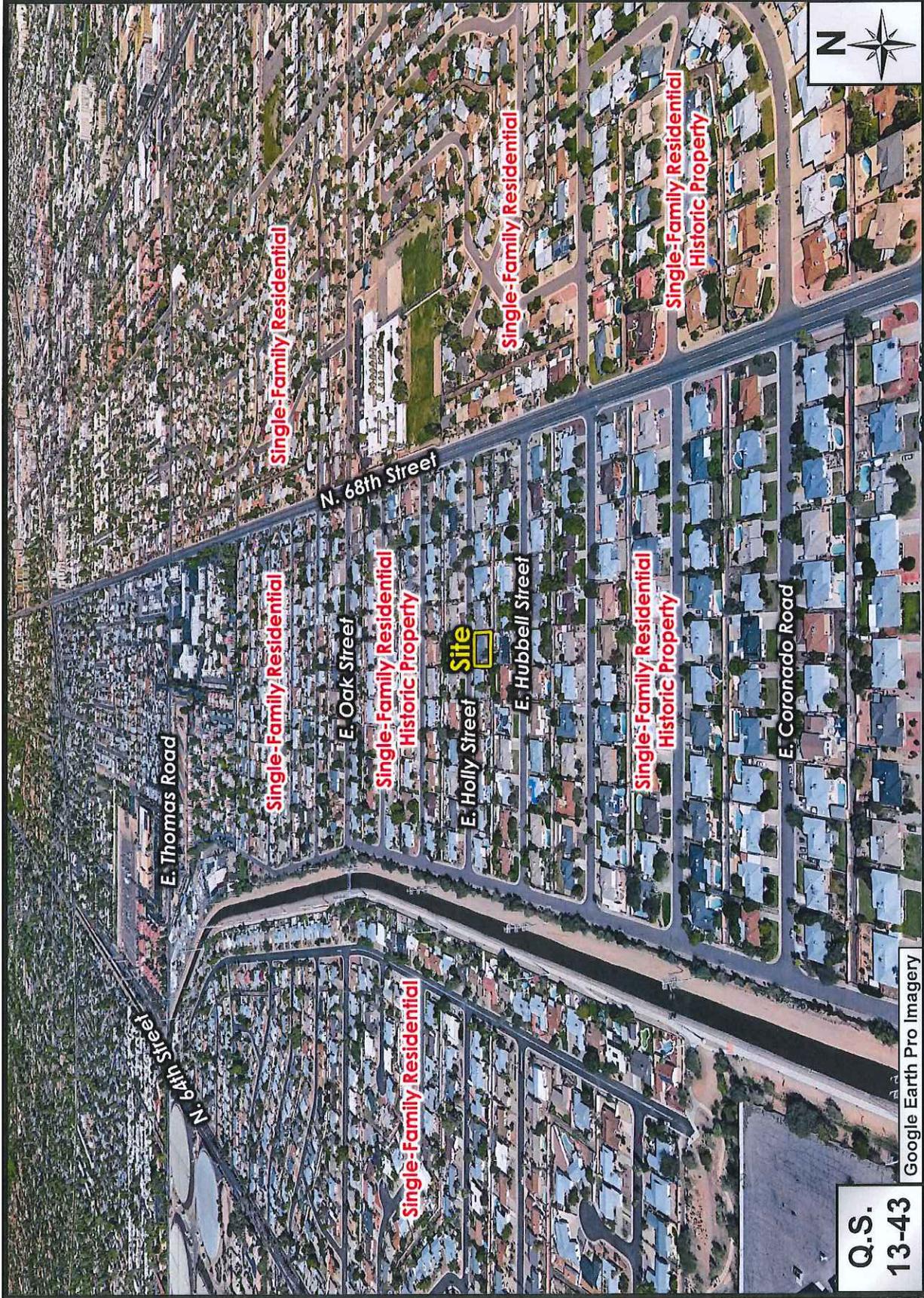
If the proposed work will repair a maintenance issue, explain how it will improve the physical condition of the property.

The only maintenance problem is that the windows leak air around them and are missing a couple of handles, so the new window installation and its sealing will help.

If the work will improve the energy efficiency of the home, explain how the modification will be accomplished without adversely affecting the homes character-defining features.

We should see a big improvement in the energy efficiency of our home. Nothing will look out of place on the outside.

If the work will restore missing architectural features, or remove incompatible additions, explain the previous changes that occurred and the rationale for the planned work.

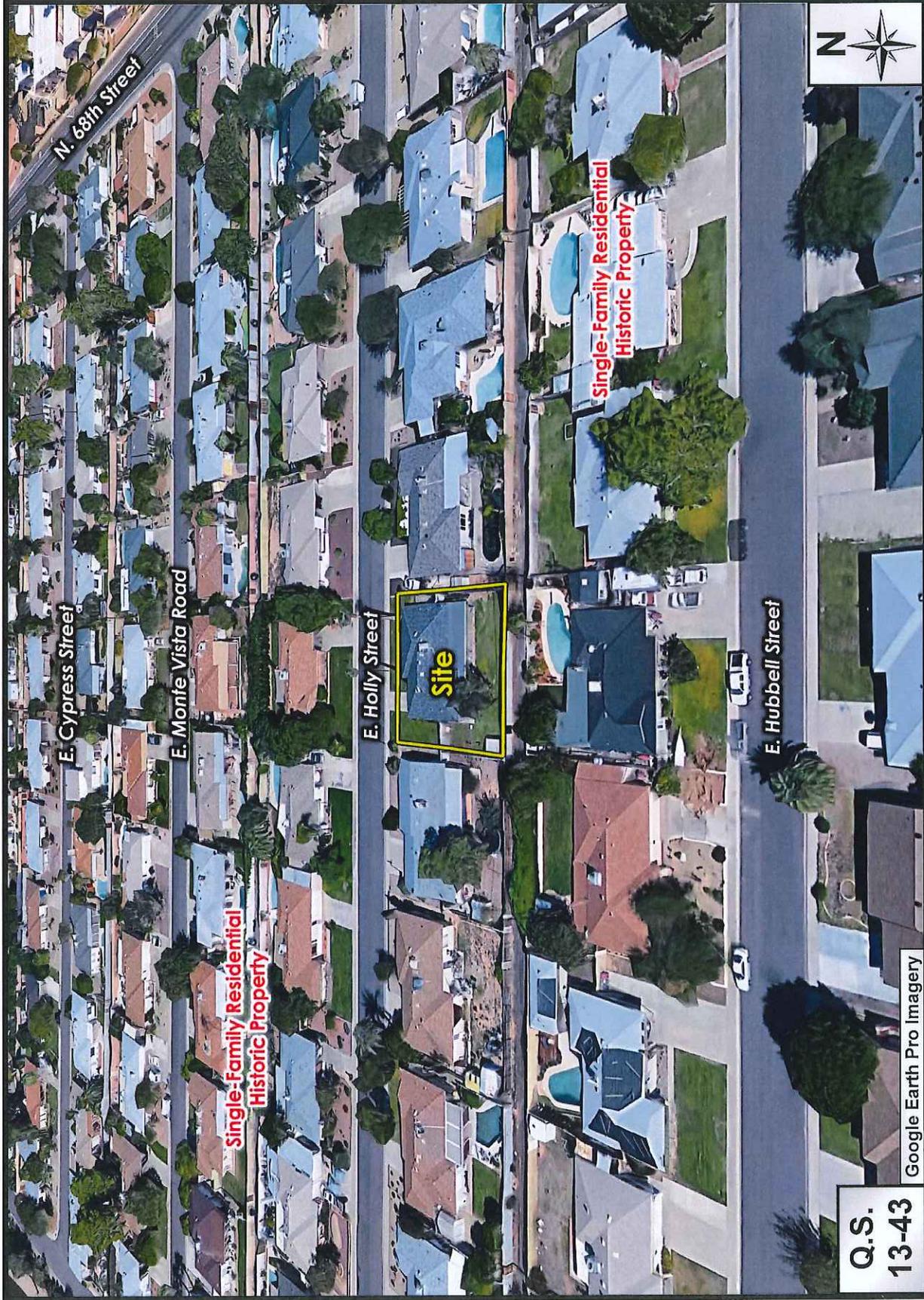


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8-HP-2016

Mcdonnell Window Replacement

ATTACHMENT #3

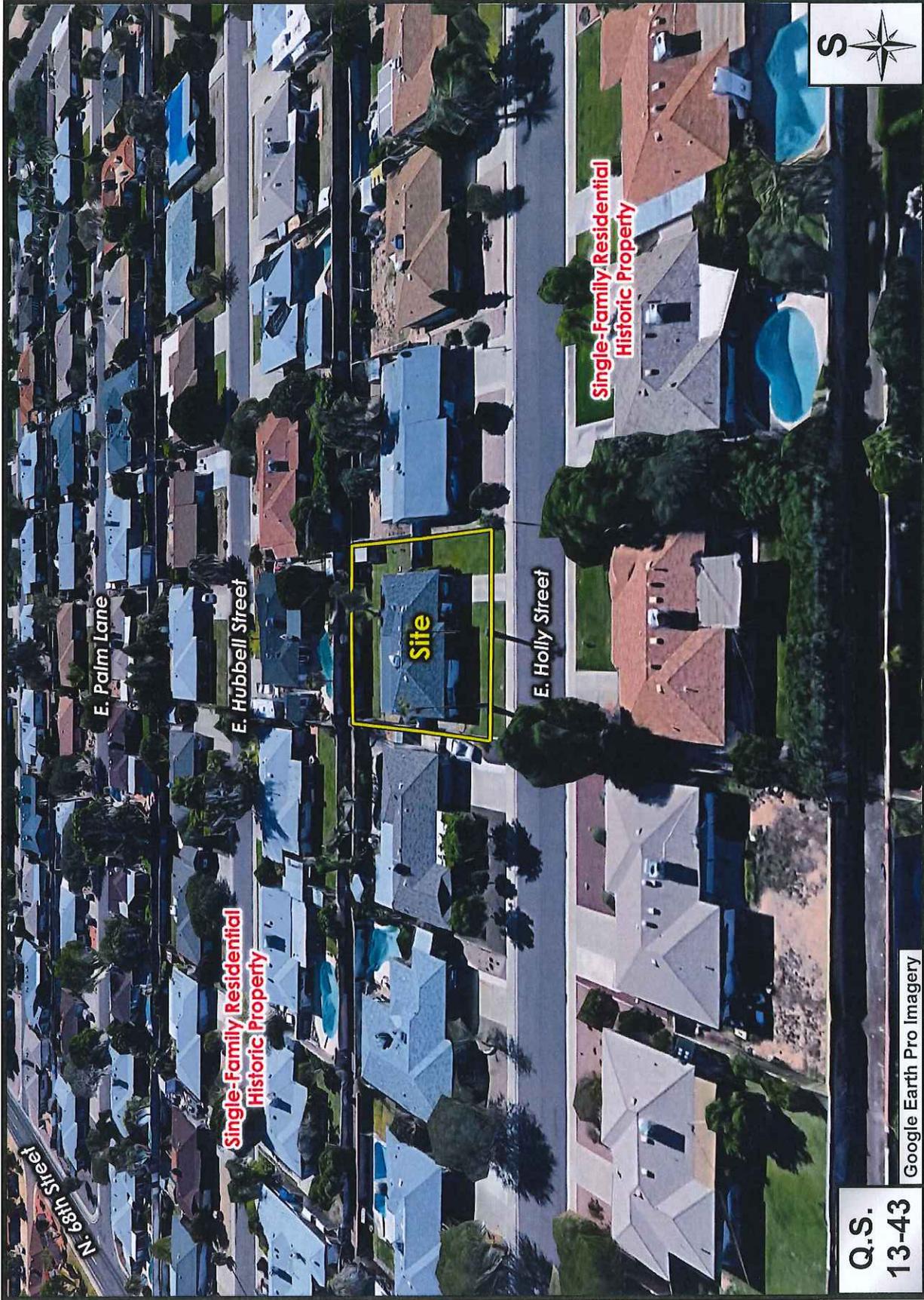


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Mcdonnell Window Replacement

ATTACHMENT #3A

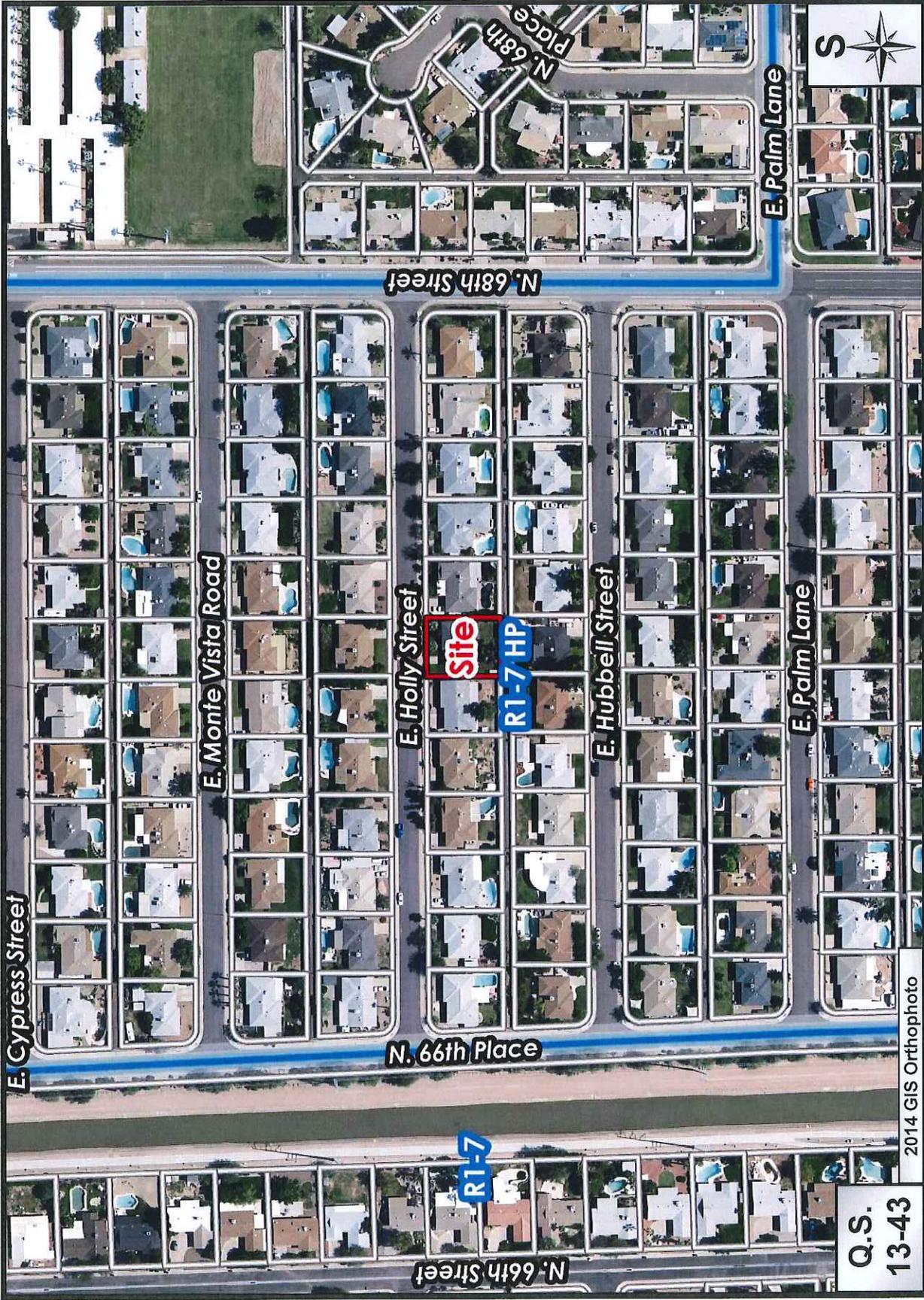


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Google Earth Pro Imagery

8-HP-2016

Mcdonnell Window Replacement



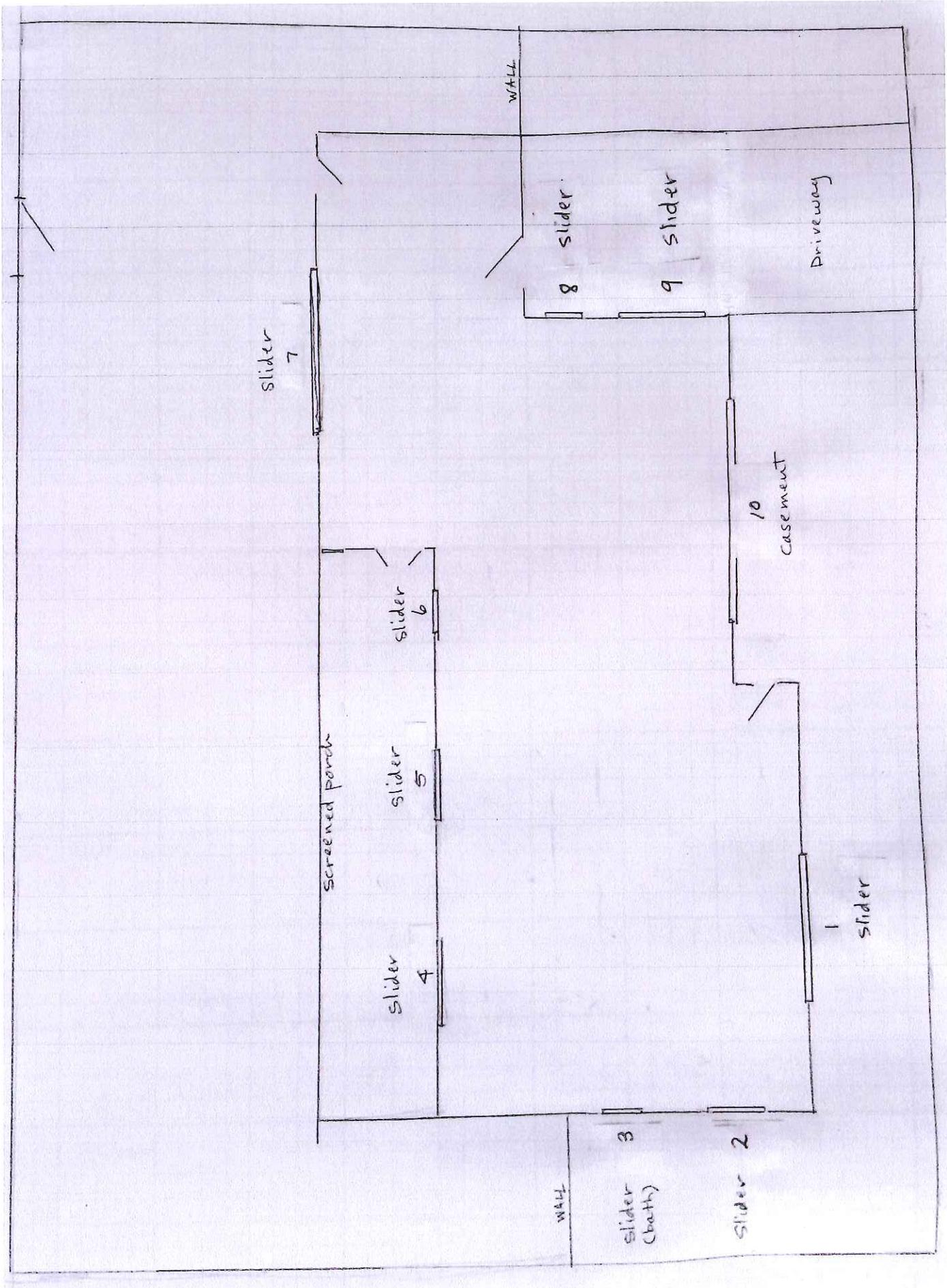
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2014 GIS Orthophoto

8-HP-2016

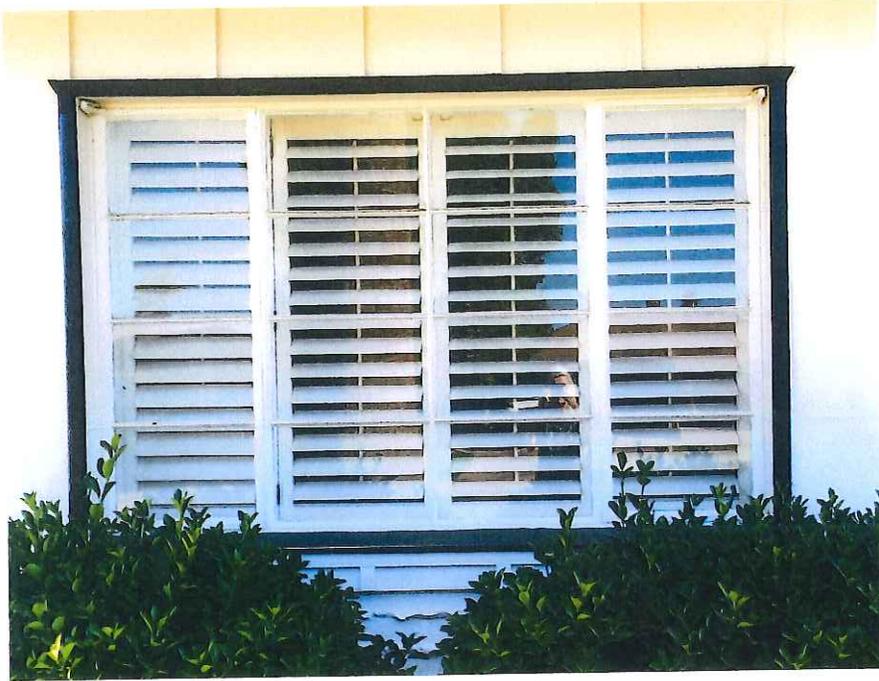
Mcdonnell Window Replacement

ATTACHMENT #4



front

ATTACHMENT #5



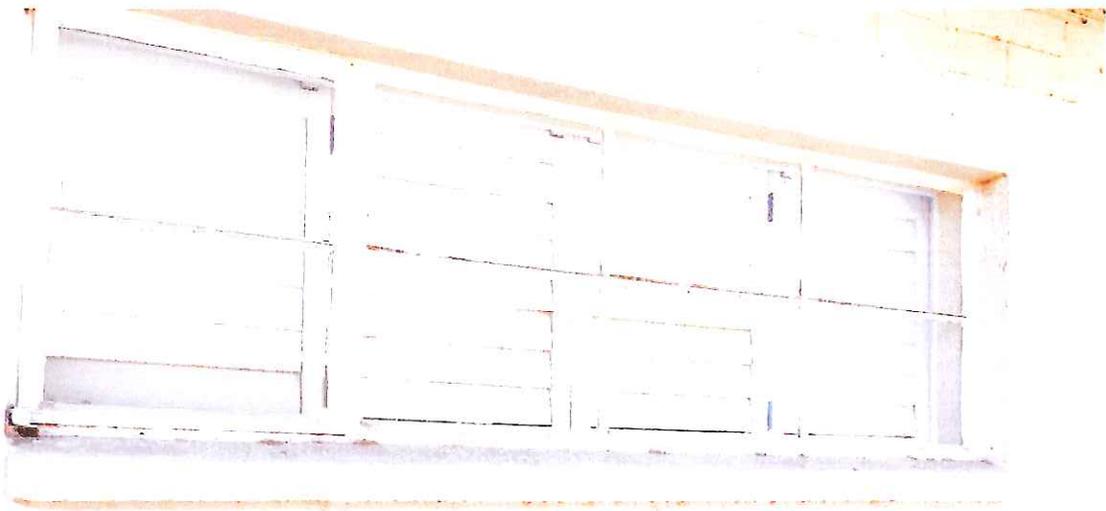
1 slider



10 casement



3 SLIDER



2 SLIDER



5 slider



4 slider



7 slider



6 Slider



9 sliders



8 sliders



Right Neighbor



Left Neighbor

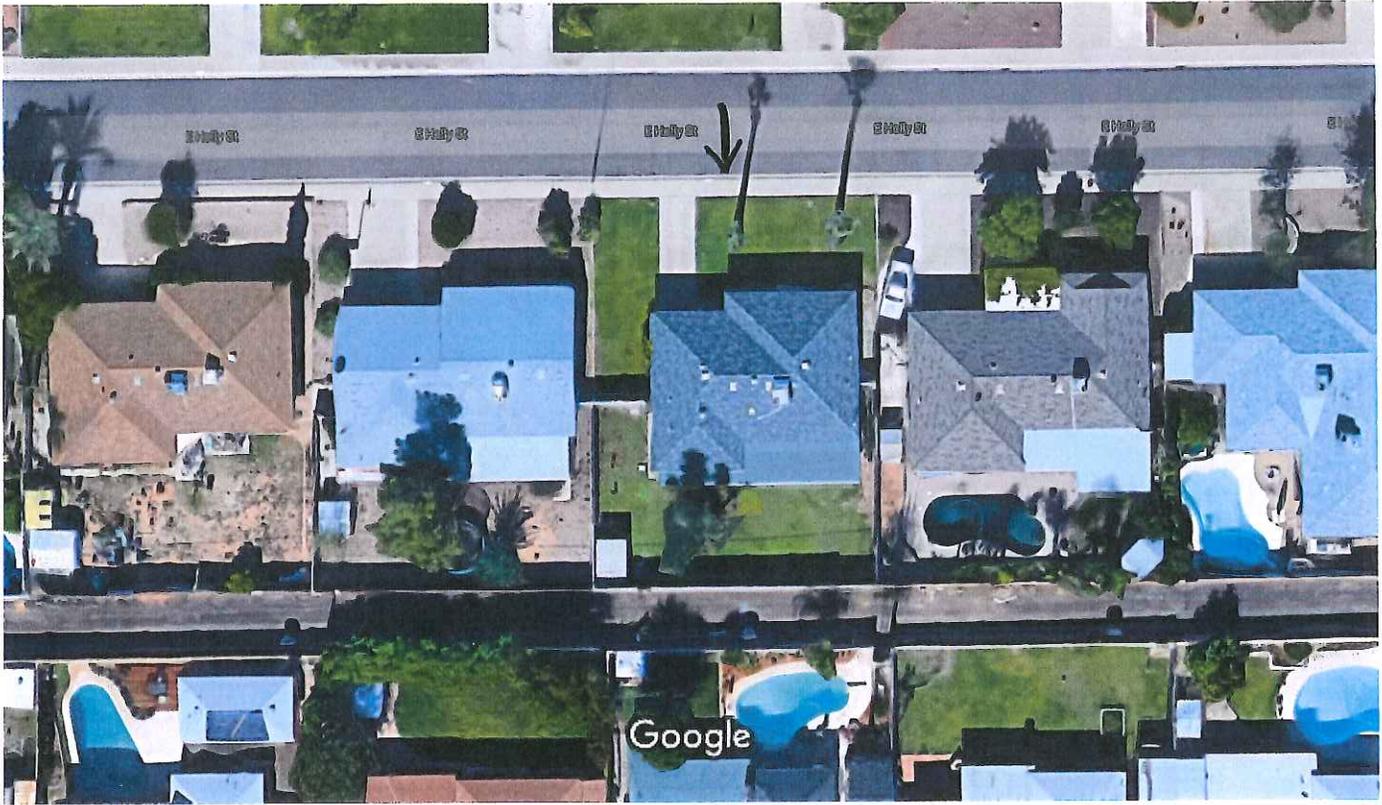


Front



Back

Google Maps 6713 E Holly St



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Home

6713 E Holly St
Scottsdale, AZ 85257