

**Marked Agendas
Approved Minutes
Approved Reports**

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.

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

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.

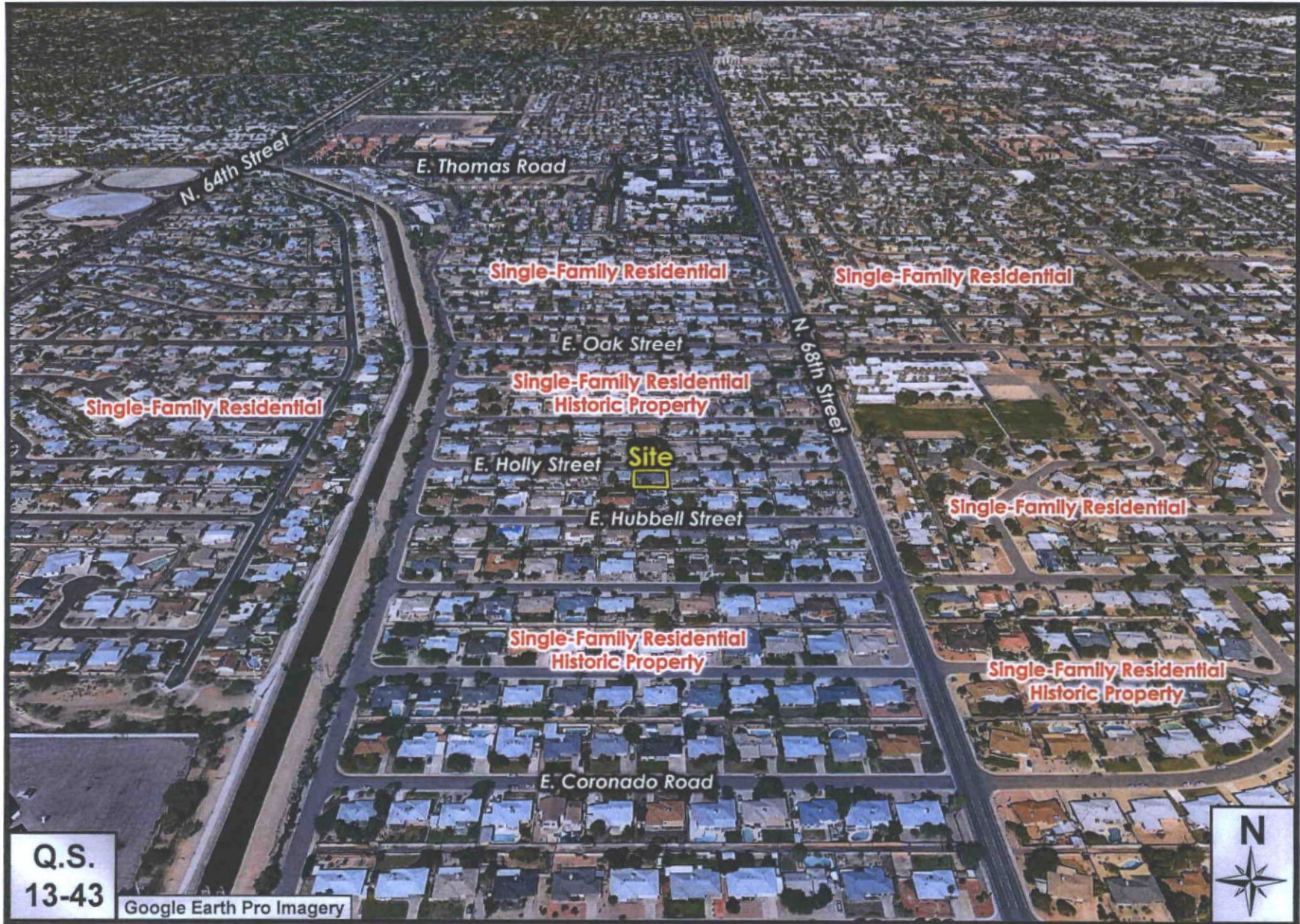
If the proposed work will repair a maintenance issue, explain how it will improve the physical condition of the property.

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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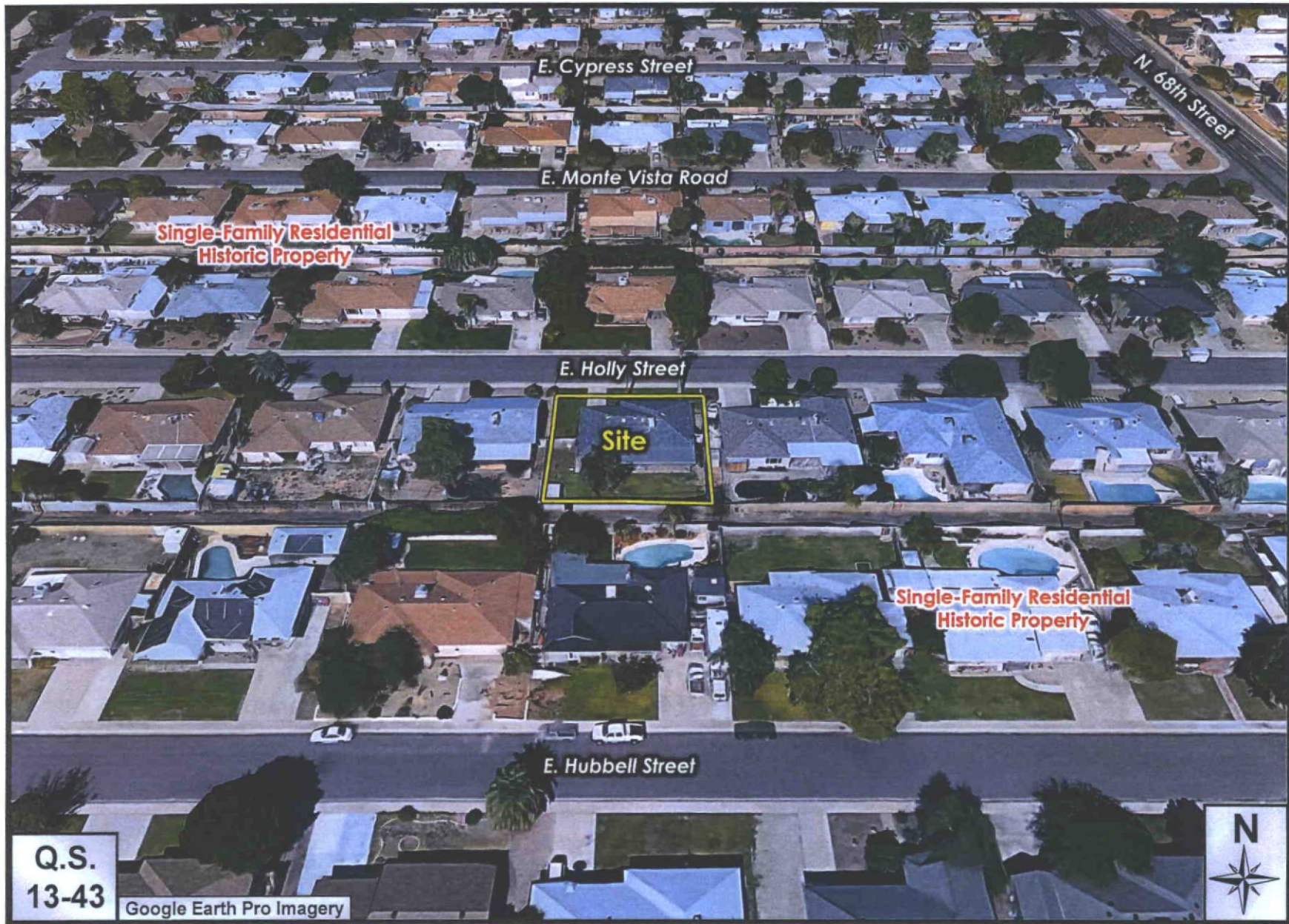
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Mcdonnell Window Replacement

8-HP-2016

ATTACHMENT #3



Mcdonnell Window Replacement

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ATTACHMENT #3A



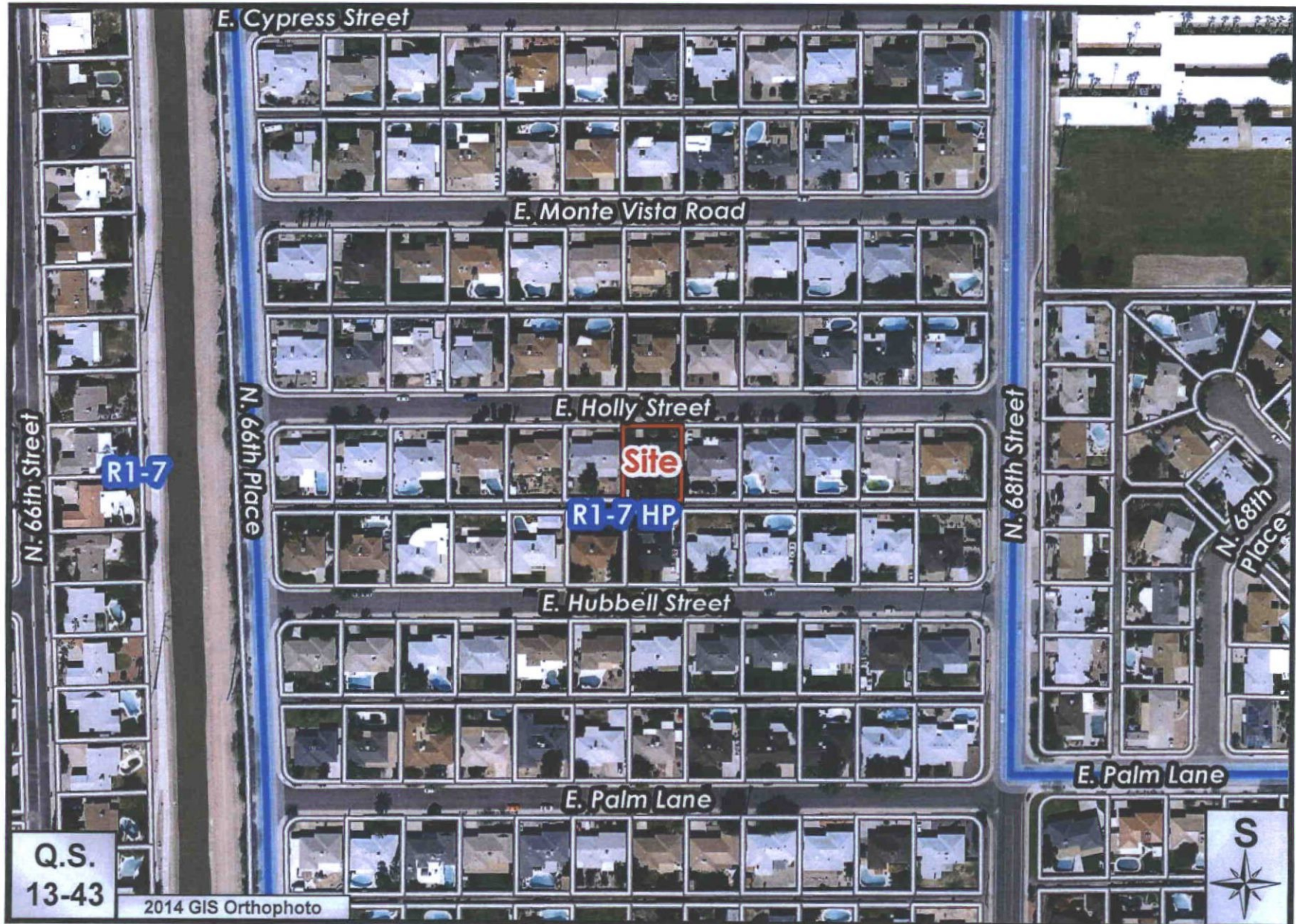
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Mcdonnell Window Replacement

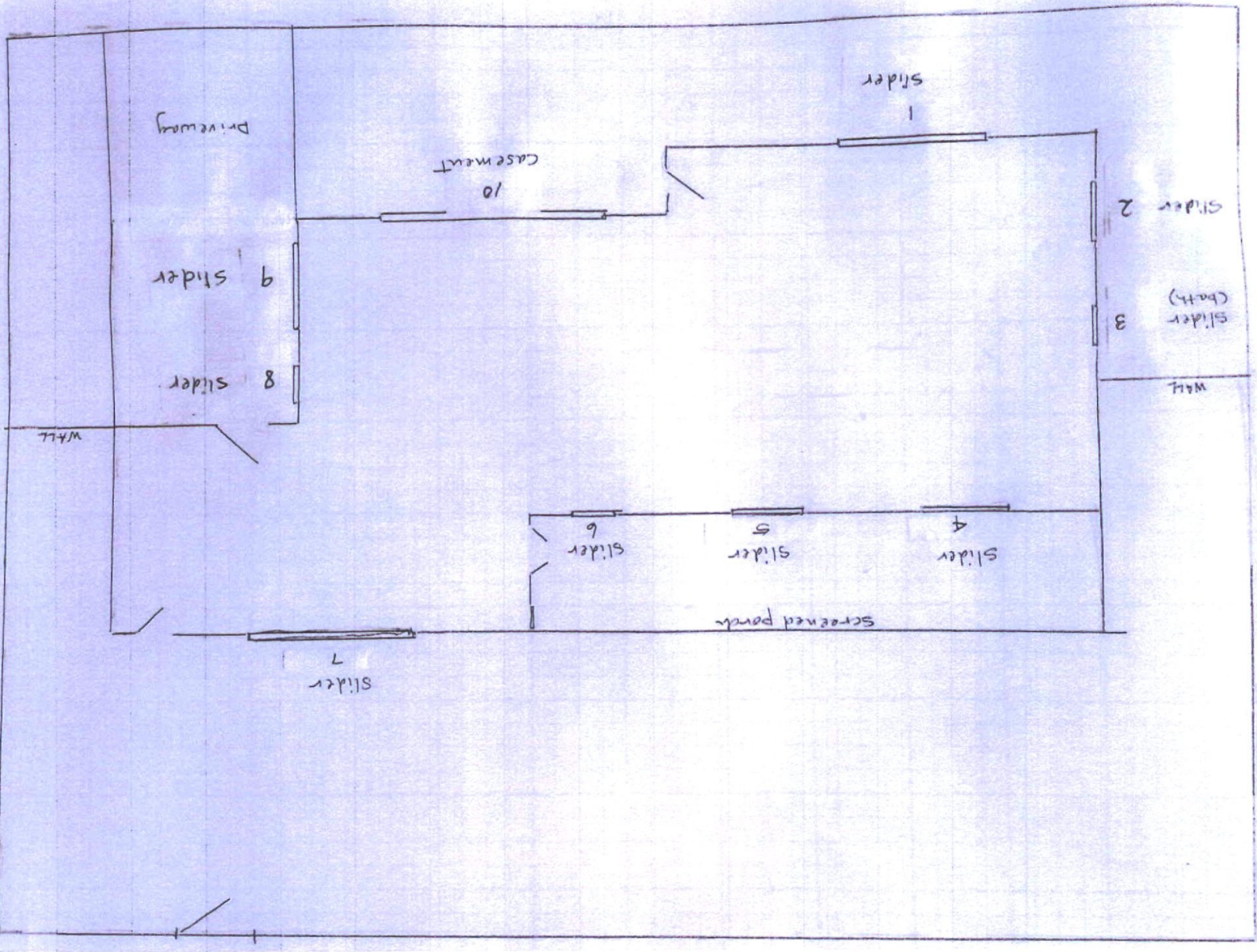
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Mcdonnell Window Replacement

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front





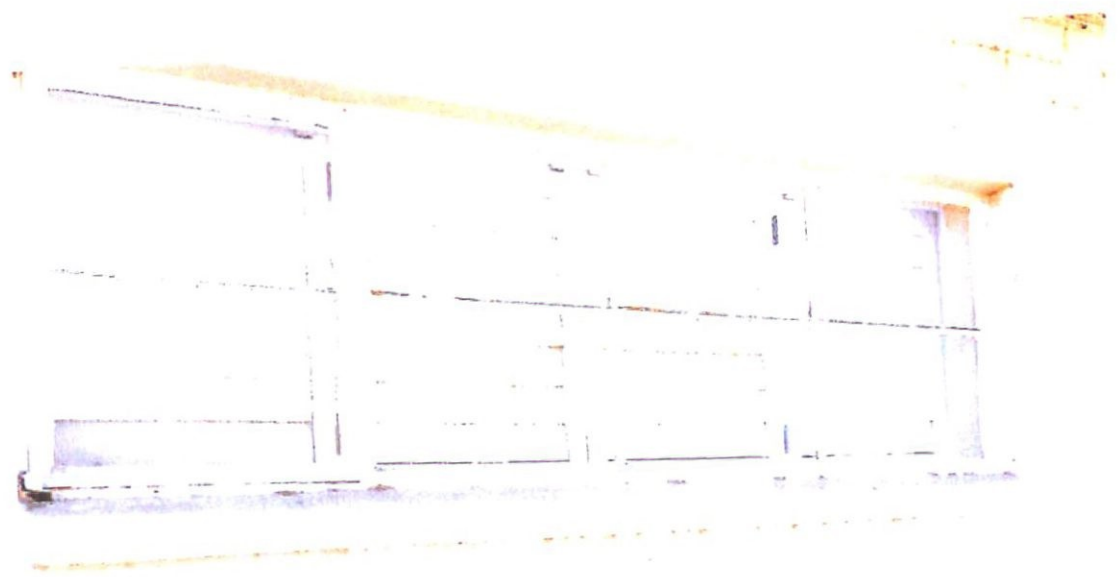
1 slider



10 casement



3 SLIDER



2 SLIDER



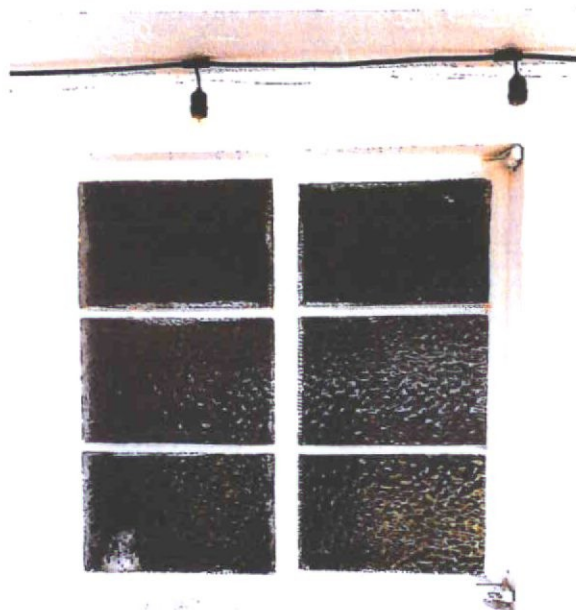
5 sliders



4 sliders



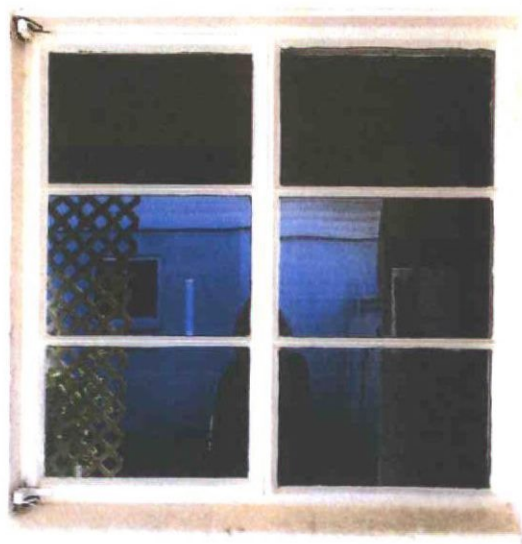
7 slider



6 Slider



9 slider



8 slider



Right Neighbor



Left Neighbor



Front



Back

Google Maps 6713 E Holly St



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Home

6713 E Holly St
Scottsdale, AZ 85257