

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: December 3, 2020
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: Steinkemper Residence Replacement Windows

Case Number: 88-HP-2020

Location: 7316 E Cypress St

Request: Request by owner for approval of a Certificate of Appropriateness-Historic Resources and approval for Historic Residential Exterior Rehabilitation (HRER) Program funding for replacement of 5 windows and 1 door, on an existing house in the Town and Country Scottsdale Historic District.

OWNER/APPLICANT CONTACT

Michael Steinkemper
Michael Steinkemper and Michelle Marshall
(602) 478-3589

BACKGROUND

Zoning

This site is zoned Single-family Residential district with Historic Property overlay, (R1-7 HP). The Historic Property designation was approved for Town and Country Scottsdale by City Council on June 7, 2005 with Ordinance 3619.

Historic Preservation Plan

Historic Preservation Guidelines for Town and Country Scottsdale Historic District were approved by Historic Preservation Commission on February 10, 2005 as case 9-HP-2004.

Context

Town and Country Scottsdale is a 15-acre subdivision located southeast of North Scottsdale Road and East Oak Street. The subdivision extends from North 72nd Place east to North 74th Street and from East Oak Street south to East Monte Vista Road. There are 62 lots in the subdivision with the average lot size of 7,500 square feet.

Adjacent Uses and Zoning

- North Single-family residences; zoned Single-family Residential Historic Property, R1-7 HP (Town and Country Scottsdale).
- South Single-family residences; zoned Single-family Residential Historic Property, R1-7 HP (Town and Country Scottsdale).
- East Single-family residences; zoned Single-family Residential Historic Property, R1-7 HP (Town and Country Scottsdale).

- West Single-family residences; zoned Single-family Residential Historic Property, R1-7 HP (Town and Country Scottsdale).

Key Items for Consideration

- Exterior work must be reviewed and approved by the Historic Preservation Office.
- Historic Preservation Guidelines for Town and Country Historic District.
- Requesting Historic Residential Exterior Rehabilitation (HRER) program funding.

DEVELOPMENT PROPOSAL

Description of Historic Property

Town and Country Scottsdale is a well-preserved collection of contemporary style single-family homes designed by prominent architect Ralph Haver and constructed by Fred E. Woodworth Homebuilders, Inc. between 1959 and 1960. There are sixty-two homes in the neighborhood.

Contemporary homes designed by Ralph Haver are characterized by their expanses of glass across the front of the home, expansive inner spaces, recessed entries, and indoor and outdoor spaces which flow together including the use of the unique “patio-port” feature for parking the family automobile as well as provide outdoor space. These Haver homes are readily recognizable, greatly valued, and are often highly sought after in the Southwest, especially in Southern Arizona. Architecturally, Town and Country was defined by four distinctive house plans, three with low-pitched gable roofs and one with a hip roof form, all intended to be low in scale. The primary features are clusters of large windows on the façades, use of brick or ornamental concrete block for the base of the house, and a unique “patio-port” – a combination of a carport and patio that appears beneath the main roofline and is a feature that speaks to the postwar integration of indoor and outdoor spaces. The houses were individualized with different patterns in the brick or block, a feature which is still clearly evident in the neighborhood. Clinker brick and board and batten siding were also used as ornamentation on the front of the houses.

Goal/Purpose of Request

The applicant is proposing to replace 5 windows and 1 patio door. The applicant obtained two bids of \$5,089.52 and \$9,325.00 is requesting \$4,662.50 based on 50% the value of the highest estimate, not to exceed the maximum funding of \$7,500.00, for the eligible improvements as outlined in the Historic Residential Exterior Rehabilitation (HRER) Program.

Neighborhood Communication

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.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

Historic Preservation Guidelines for Town and Country Scottsdale Historic District and Historic Residential Exterior Rehabilitation Program Policy Glass and Windows:

Options such as storm windows, (interior or exterior) are likely to be less harmful to the integrity of the building. If changing to insulated and low E glazing, it is important to maintain the original

mullion spacing and proportion of each window. Frames can be steel or aluminum in a clear anodized or powdercoat finish to match the original colors. Do not use reflective or colored glass.

Wood and wood clad replacement windows should be discouraged as they have larger, heavier frames that dramatically change the proportion of glass to frame.

Windows are designed to be single panes of glass within the opening. Multi-paned windows or patterns that divide the opening should be avoided.

Infilling existing openings with solid material is inappropriate and should be discouraged.

Arched forms or other shapes of decorative windows are discouraged since they do not follow the overall horizontality of the Haver design.

Curved, rounded or faceted additions or elements are not appropriate.

The applicant is proposing to replace 5 windows and 1 patio door which will match the size, shape and location of the existing windows and patio door. The new windows will be vinyl windows with Low-E glazing. The stipulations require that the proposed windows visible from the street shall have exterior muntins that either true or simulated through the glass muntins with the same pattern as the existing windows.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve the request for Certificate of Appropriateness-Historic Preservation and the request for HRER Program funding for up to one-half of the actual cost, not to exceed \$7,500.00, for the replacement of the windows and doors on the existing single-family residence located at 7316 East Cypress Street.

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:

If approved for HRER Program funding, a legal agreement must be executed between the City and the property owner before work can commence. All applicable plan review and permitting processes must be completed as specified in the Certificate.

A 'Deed of Conservation Easement' is a private legal mechanism that must be voluntarily created by the execution of a deed that is recorded as part of the property's title. The Deed of Conservation Easement must be signed and notarized by the homeowners before reimbursement funds.

Upon completion of the project, the owner shall notify the City Historic Preservation Office, and an inspection will be made to determine if all the items in the agreed upon scope of work have been satisfactorily completed in accordance with the City's preservation guidelines. If the work is in conformance, the owner can then present the City with an invoice for the purchase price of the conservation easement.

The City's Accounts Payable division needs to receive a W-9 form from the owners.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services
Historic Preservation Office

STAFF CONTACT(S)

Doris McClay Senior Planner 480-312-4214 E-mail: dmccloy@ScottsdaleAZ.gov

APPROVED BY



Doris McClay, Report Author

11/13/2020

Date



Steve Venker, Historic Preservation Officer
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

11/17/2020

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Floor Plan
- 5. Photographs of patio door and existing windows
- 6. Estimates for window and patio door replacement
- 7. HRER Window Policy
- 8. HRER Application Guidelines
- 9. Window Product Illustrations

**Stipulations for the
Historic Preservation Commission Application:
Steinkemper Residence Replacement Windows
Case Number: 88-HP-2020**

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

ARCHITECTURAL DESIGN:

HPC Stipulations

1. All windows that are visible from the street shall have exterior muntins (grids) that are either true or simulated through-the-glass muntins with the same pattern as the original windows.

#13

NARRATIVE

The new windows keep the structure of the mid-century look of the house. They do not upset the site lines of the windows and actually enhance the historic look of the house.



Q.S.
13-45

Google Earth Pro Imagery

Context Aerial

ATTACHMENT #2

88-HP-2020



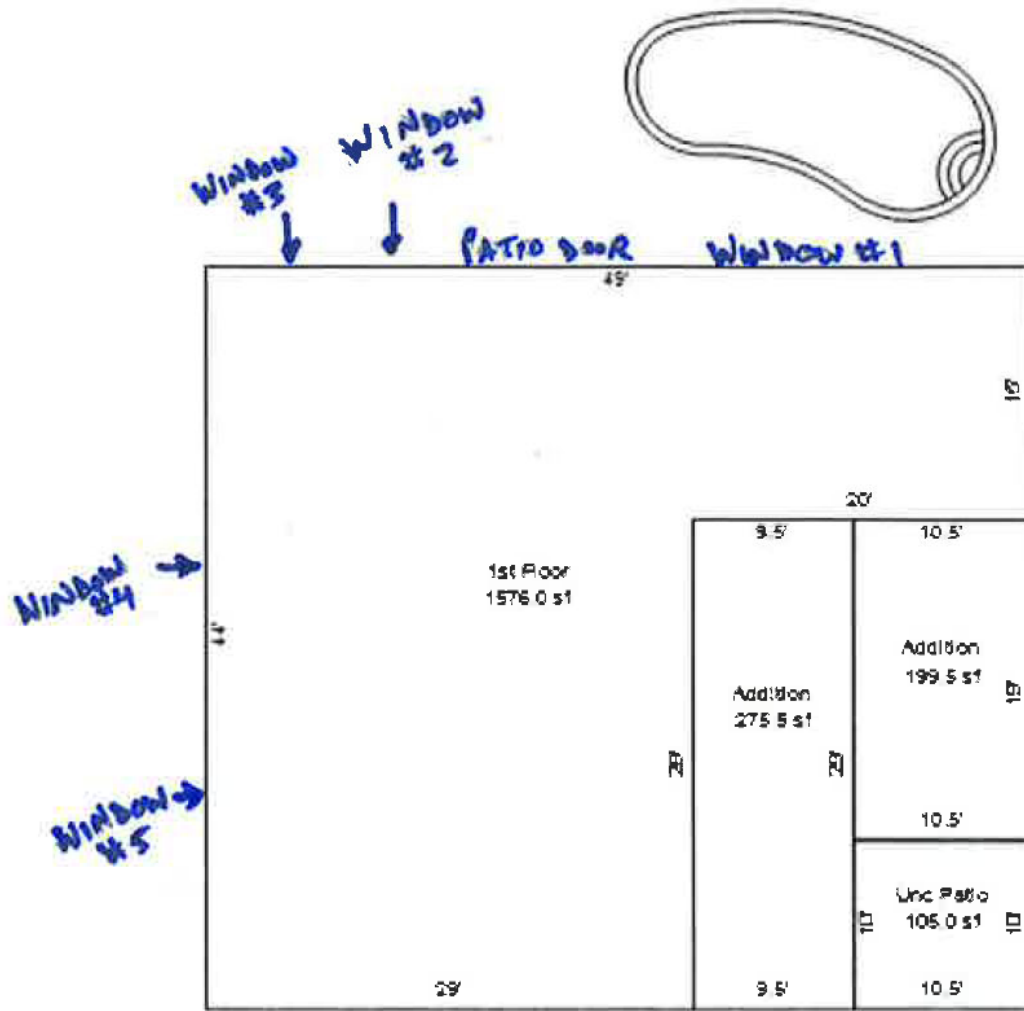
Close-up Aerial



Zoning Aerial

ATTACHMENT #3

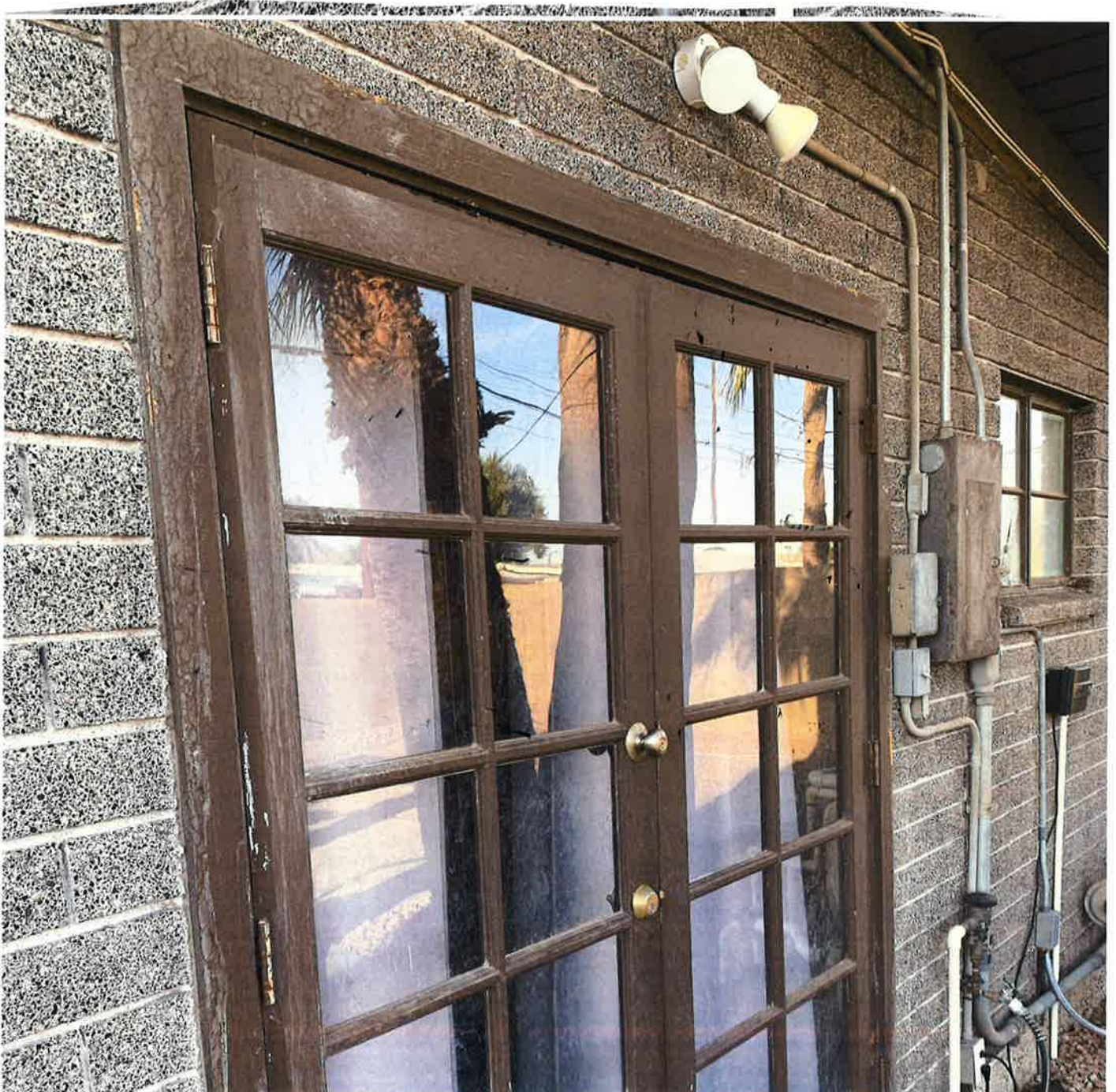
88-HP-2020



FLOOR PLAN

79" x 72"

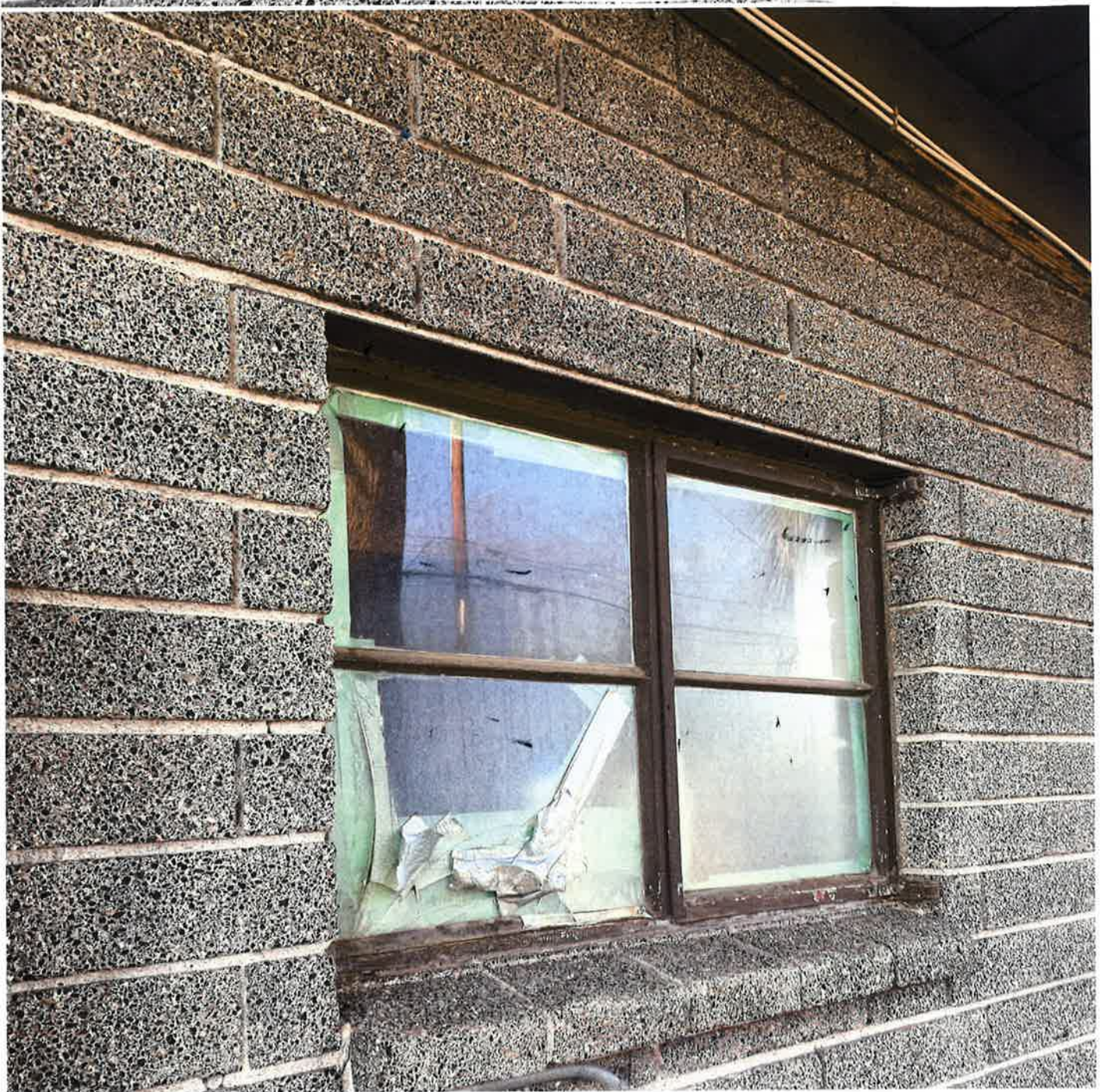
PATIO DOOR



ATTACHMENT #5

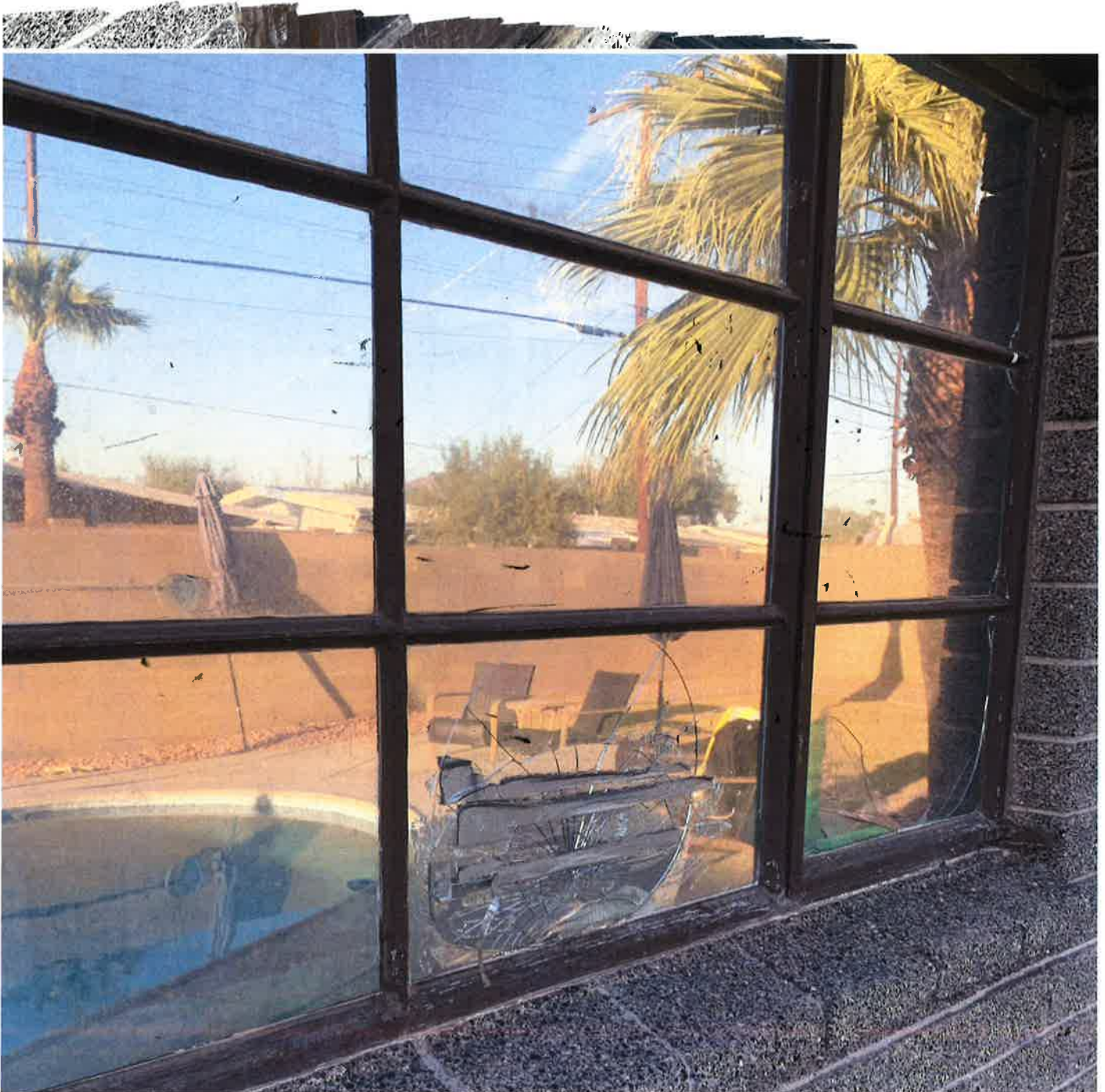
24" x 36"

#2 BATHROOM
WINDOW



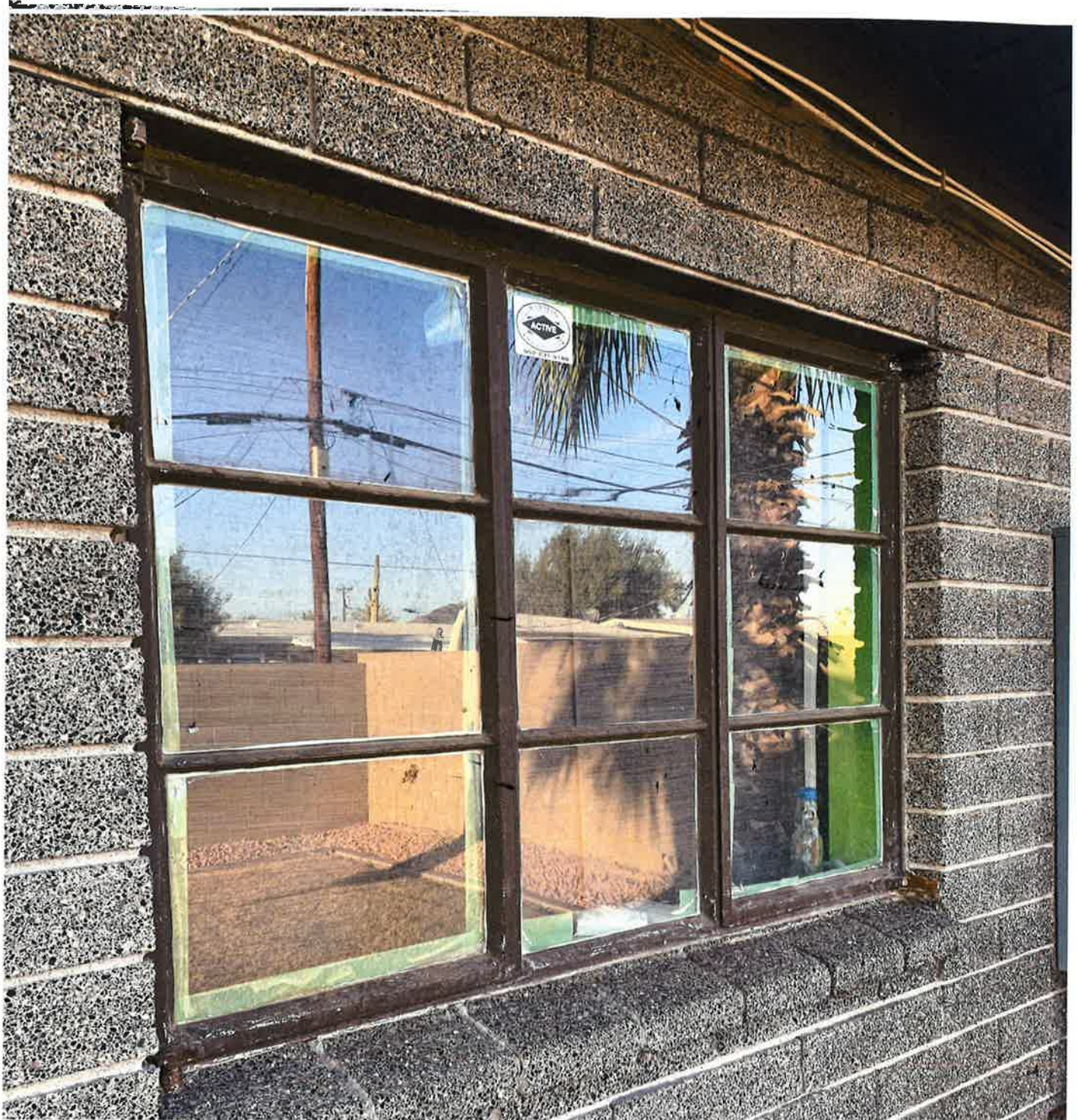
48' x 96"

#1 BACK LIVING ROOM
WINDOW



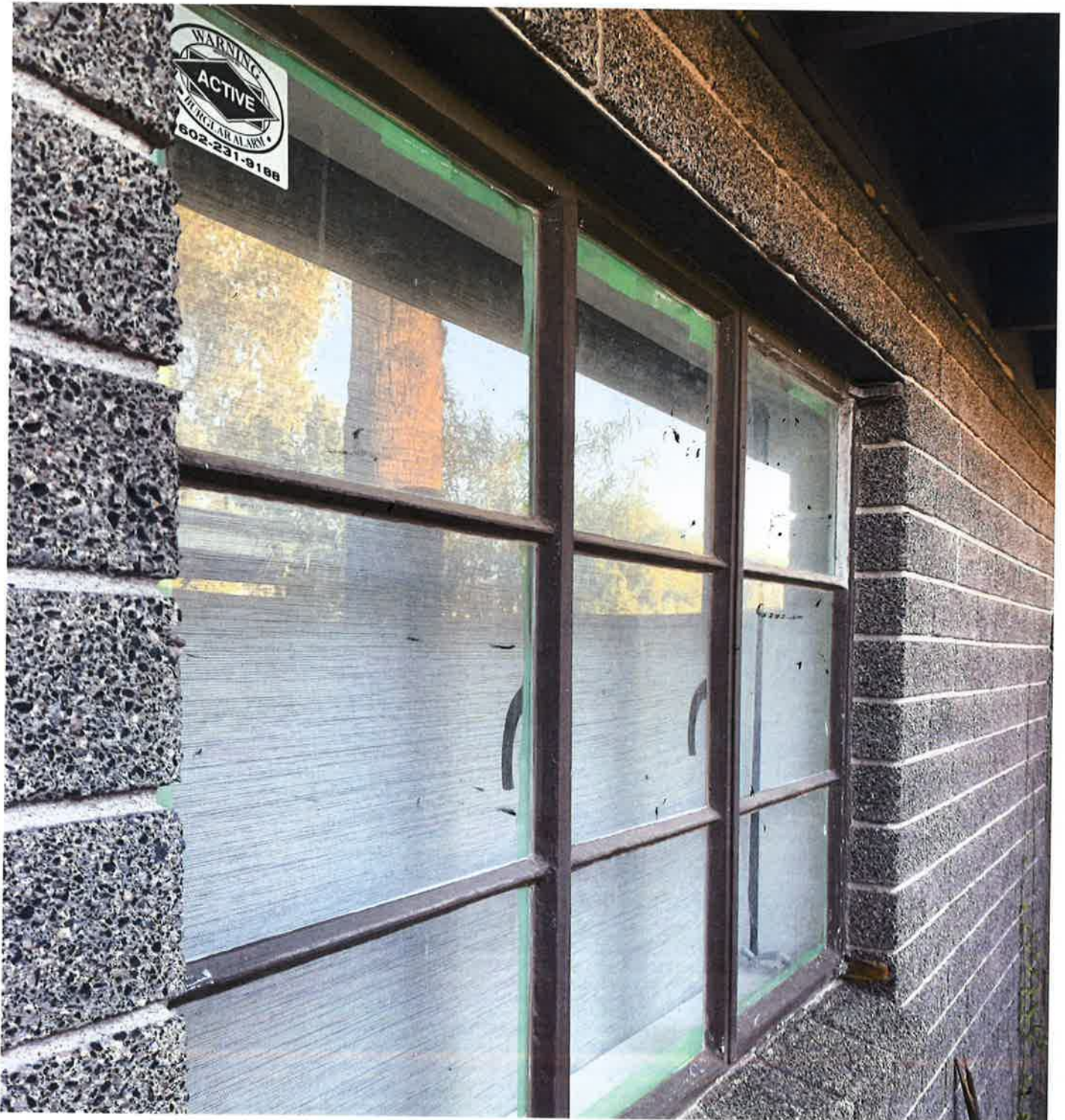
48' x 72"

#3 BEDROOM
WINDOW



48" x 72"

#4 BEDROOM
WINDOW



48' x 72'

#5 BEDROOM
WINDOW





MESA WINDOW
Tinting and Glass Inc.

Windows • Doors • Mirrors • Showerdoors • Screens
ROC #088568 ROC #257622
480-984-5739

Estimate

Date	Estimate #
7/27/2020	023253

Name / Address
MARSHALL, MIKE & MICHELLE 7316 E CYPRESS ST SCOTTSDALE, AZ 602-478-3589 602-478-8389

Ship To

Project

Description	Qty	Cost	Total
MILGARD STYLE LINE SERIES BLOCK VINYL WINDOWS WITH SUNCOAT MAX LOW-E	1	6,750.00	6,750.00T
MILGARD TUSCANY SERIES BLOCK VINYL SLIDING GLASS DOOR WITH INTERNAL BLINDS	1	2,575.00	2,575.00T
ALTERNATIVE TO LINE 2 SLIDING GLASS DOOR		0.00	0.00T
HUTTIG 2 PANEL SWING DOOR WITH INTERANL BLINDS, DOOR HARDWARE AND PAINT INCLUDED \$2,875			

Subtotal		\$9,325.00
Sales Tax (0.0%)		\$0.00
Total		\$9,325.00

E-mail: office@mesawindow.com
7745 E Main St.
Mesa, Az 85207
DBA Mesa Window and Door

Window World of Phoenix, LLC

2530 West Holly St.
Phoenix, AZ 85009
Phone: (602) 454-0883 Fax: (602) 454-0907



BBB Accredited
EPA Certified
Good Housekeeping Seal
NFRC & AMMA Certified

WW 01-08-2020 updated
ROC# 224119

Name: Michael Steinkemper
Address: 7316 E. Cypress St.
Scottsdale, AZ 85257

DBA Window World of Phoenix, LLC
phoenix@windowworldinc.com
www.windowworldphoenix.com

Phone: 602-478-3589
Phone: _____
Email: stelnmarsh@yahoo.com

WINDOWS		INSTALLATION LABOR	
0 3000 Series Single Hung - No Vent lock	269 0	5 Window	149 745
4 3000 Series Single Slide - No Vent lock	269 1076	1 Patio Door	225 225
0 4000 Series Double Hung	289 0	0 Specialty Door	0 0
0 4000 Series Double Slide	289 0	0 8' Tall Door Additional	50 0
0 Picture Window up to 83 U.I	249 0	WINDOW GLASS OPTIONS	
0 Picture Window 84 U.I to 130 U. I.	365 0	0 SolarZone Elite (Green Glass)_____	99 0
0 Picture Window 130 U. I. up 3.50 per U.I.	0	5 SolarZone Sun Shield (Blue Glass)_____	99 495
1 3000 Series 3-Lite Slider (1/4 1/2 1/4)	539 539	0 4000 Simonton Triple Pane 2-Low-E3 Argon	155
0 4000 Series 3-Lite Slider (1/4 1/2 1/4)	569 0	No Low-E Initial	
0 4000 Simonton 3-Lite Slider (1/4 1/2 1/4)	629 0	MISCELLANEOUS	
0 4000 Simonton Double Hung	349 0	6 1/2 Screen	Included
0 4000 Simonton Double Slide	349 0	0 Glass Breakage Warranty	Included
5 Window Color White	0 0	0 Double Locks (>29") 3000 / 4000/6000	Included
0 Full Screen	32 0	0 Simonton Sound Control Glass Pack 1/8"/3/16" .75 U.I.	0
0 Bay/Bow/Garden (*List options below)	0	0 Oriel / Cottage (40/60 or 60/40)	30 0
0 Casement Window	389 0	0 Contoured Grids 3/4"	59 0
0 Specialty Window	0	0 Colonial Flat Grids 5/8"	37 0
0 Shaped MI Window	0	0 Specialty Grids	0
DOORS		2 Tempered Glass (per sash)	45 90
0 Vinyl Sliding Patio Door 5 ft	0	0 Tempered Glass Picture	90 0
1 S Narrow Rail Sliding Patio Door 6'x6'8"	950	2 Obscure Glass Per Sash	35 70
0 Vinyl Sliding Patio Door 8 ft	0	0 Obscure Glass Rain \$35 per sash \$60 pictu	0
0 Vinyl Sliding Patio Door 9 ft	0	0 Tint or Specialty Glass (per U.I.)	0
0 Vinyl Sliding Patio Door 12 ft	0	0 Simonton Hardware Finish	10 0
0 Custom Patio Door	0	1 Discount	-100
0 French Rail Patio Door	0	PRE 1978 BUILT HOMES (Federal Lead Containment Law)	
1 Door Color White	0 0	0 Window Opening Containment	50 0
0 Solarzone Elite 5' 6' 8' doors(green glass)	0	0 Window & Door Area Containment	100 0
0 Solarzone Elite 9' doors (green glass)	0	My Home was built in the year 1959 Initial	
0 Solarzone Elite 12' doors(greenglass)	0	WINDOW MISCELLANEOUS	
1 Solarzone Sun Shield(blue glass)	375	0 Exterior Window Wood or Vinyl Trim	100 0
0 Patio Door Flush / Stucco Fin	119 0	0 Coil Wrap Window	60 0
0 Coil Wrap Door	125 0	0 Flush/Stucco, Steel Casement Fin / NF	0 0
0 Options	0	0 Install Interior Casement Trim	0 0
0 Colonial Flat Grids 5/8	125 0	0 Cut Tile or Wood Sill	20 0
0 Contoured Grids 3/4"	175 0	0 Mull to Form Multi Units	0
0 Specialty Grids	0	0 Remove Security Bars Window	50 0
0 Specialty Door Single Entry	0	0 Remove & Replace Blinds Per Window	10 0
0 Specialty Door Dual	0	(See disclaimer #3 on back)	
0 Remove Security Bars on Doors	125 0	Customer to Remove Blinds initial	
1 Exterior / Interior Door Wood Trim	119 119	0 Additional Labor	0
1 Additional Labor	100	0 Surcharge for less than 3 windows	150 0
0 Additional Materials	0	0 Permit	
Glass Breakage Warranty not available on doors		Screens on windows & patio doors 90 day warranty	

Any work that may require permits or HOA approval is the responsibility of the homeowners unless otherwise agreed in writing with the contractor. This is a custom order, any changes in this contract that results in additional cost will be at the owner's expense.

INITIAL: _____

WINDOW WORLD CARES St. Judes Childrens Research Hospital \$ NO EXTRA WORK IF NOT IN WRITING! Customer aware of in & out unpainted caulk/trim required to properly seal in your windows & doors. 8-10 weeks out for intallation / price good for 30 days <i>Customer will take care of floor cap</i>	Custc
	Measure, Site Set-up (Fuel) & Landfill Disposal Fee \$ 145
	TOTAL LIST PRICE \$ 4829
	Point of purchase tax \$ 260.52
	Total Amount \$ 5089.52
	Custom Order Deposit 50% \$ 2544.76
	Credit Card _____ Expiration Date _____
Balance Paid to Installer upon Completion \$	
Amount Financed \$	

THIS IS A CUSTOM ORDER NON REFUNDABLE

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.

THIS WINDOW WORLD IS INDEPENDENTLY OWNED AND OPERATED

Owner is responsible for preparing the home for the installation of new windows and or doors

Initial that you have read and accept the terms as written on back side Initial _____

Dave Langer *[Signature]* 7/28/20
Salesman Date

Owner Date

Historic Residential Exterior Rehabilitation (HRER) Program Windows Policy



Introduction:

The City of Scottsdale Historic Preservation Commission (SHPC) developed the Historic Residential Exterior Rehabilitation (HRER) program to assist homeowners with maintaining the special historic character of homes located in city-designated historic districts. Under this program, many homeowners seek funding for repairs or replacements that improve the functionality and energy efficiency of an historic window. Many historic windows were built to high quality standards. Before replacing historic windows please consider changing just the damaged panes and/or repairing damaged muntins or frames with putty or other appropriate compounds. It may be necessary to remove peeling paint to determine the condition of a historic window. Since many historic buildings were painted with lead-based paint, it is very important that any removal of lead-based paint be done by a professional familiar with worker safety, environmental controls, and proper disposal methods. There are also a number of ways to improve the thermal performance of historic windows. Some passive improvement options include interior blinds, exterior awnings, or shade trees. Other options may include installing window films, replacing historic single-pane glass with double- or triple-pane glass, or adding interior storm windows.

Steel frame windows can be made more energy efficient and repairing them is often more economical than wholesale replacement. Before replacing steel windows clean them to determine their condition. If they are structurally sound, then a number of repair options are available. These include realigning bent metal, adjusting the frame with shims, sandblasting away corrosion, filling holes with patching material, replacing any missing parts (screws, handles, fasteners, etc.), and/or reapplying paint with anticorrosive primer. Skilled contractors should be used if it is determined that repairs need to be completed in a workshop. Once repaired, routine maintenance will extend the window's longevity. Although steel frame windows are typically not energy efficient, there are a number of ways that they could be made more so. These include caulking around the frames, weather-stripping, and/or replacing historic single-pane glass with double- or triple-pane glass, or adding interior storm windows.

Resources:

- National Park Service Preservation Brief No. 13 Steel Windows
- National Park Service Tech Notes No. 19 Windows
- City of Phoenix Historic Preservation Office Steel Casement Window Repairs
- National Park Service Preservation Brief No. 37 Lead-Paint Hazards

If repairs are insufficient and windows need to be replaced, the HRER program can help. In choosing to replace windows, a homeowner can profoundly affect the appearance of a building. With these factors in mind the SHPC carefully considered standards for appearance, durability, and energy efficiency to guide applicants. These criteria represent a higher standard than is required for those applying for a Certificate of No Effect or Certificate of Appropriateness where the City is not funding the work.

In order to be considered for funding, window replacements must meet the "required" criteria in each of the three categories below. To have the best chance of securing HRER funding, the SHPC suggests that applicants meet as many of the "desired" criterion as possible. Additional

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information regarding an application for HRER funding is available online at <http://www.scottsdaleaz.gov/historic-zoning/exterior-rehabilitation>, or residents may call the Scottsdale Historic Preservation Office during regular business hours at (480) 312-2831.

Historic Residential Exterior Rehabilitation Program Windows Policy

Window Repair:

Appearance:

Required

- Tightly and squarely fit the replacement window to the original opening with little or no shimming.
- Maintain the original window proportions, including the depth and profile of the frame and structural elements. The width of the frame should match the original window.
- Operable portions of the windows shall match the original operation, i.e. repair handles, crank mechanisms, and latches for casement windows.
- Match the original window muntin (grid) pattern in placement. The muntin (or grille) should measure approximately an inch or less in width.

Durability:

Required

- Certification by the American Architectural Manufacturers Association (AAMA).
- Guaranteed for parts for at least 10 (ten) years.

Desired:

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

Energy Efficiency:

Required

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

Window Replacement:

Appearance:

Required

- Tightly and squarely fit the replacement window to the original opening with little or no shimming.
- 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.
- Match the original window muntin (grid) pattern in placement. The muntin (or grille) should measure approximately an inch or less in width.
- For all primary façade windows, replacement windows must match the existing muntin structure.

Desired

- 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.
- Replace original windows with those of like operation, i.e. replace casement windows with casement windows.

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Durability:*Required*

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

Desired

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

Energy Efficiency:*Required*

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

**Scottsdale HRER Window Policy
Contractors, Manufacturers, and Venders**

The following contractors, manufacturers, and vendors offer services and products that meet the required and desired HRER Window Policy criteria. The following list is not comprehensive and individuals are free to seek other products that meet the policy or choose any vendor. Please be aware that manufactures often change, add, or remove product lines and it is the responsibility of the homeowner to ensure that the product meets the HRER Window Policy guidelines. Listing on this document does not constitute an endorsement of the individual item or any entity that may repair, sell, or install windows.

Window Repairs

Company	Repair Types	Address	Phone	Email/contact
Brothers Glass & Glazing	Steel Casement Window Repair	2104 E. Freeport Ln., Gilbert, AZ 85234	480-626-5281	dstepp@brothersglassllc.com
Casement Window Restorations LLC	Steel Casement Window Repair	502 W. Virginia Ave., Phoenix, AZ 85003	602-279-5797	cwrlc@cox.net
G & G Specialty Contractors	Steel Casement Window Repair	4633 S. 36th St., Phoenix, AZ 85040	480-921-4079	Scottg@ggspecialty.com
Tradeworks International	Steel Casement Window Repair	1038 N. Cactus St., Cottonwood, AZ 86326	928-300-8148	tim@tradeworksaz.com
Custom Historic Woodworks	Wood Window Repair	1236 W. 10th Pl., TEMPE, AZ 85281	480-203-7588	phoenixwoodworkers@yahoo.com
Krants Door & Windows	Wood Window Repair	2944 W. Northern Ave., Phoenix, AZ 85051	602-622-1813	krantsdoorandwindow@gmail.com
Stanton Advantage	Wood Window Repair	1122 W. Lynwood St., Phoenix, AZ 85007	602-462-5359	dstanton@basewest.com
Bjerre Glass Design	Leaded/Stained Glass Repair	10422 W Encanto Boulevard, Avondale, AZ 85392-4602	623-979-3766	
Amerizona Products	Window Film	420 N 15th Ave, Phoenix, AZ 85007	602-277-8468	www.amerizonaproducts.com/contact/
Intellifilm	Window Film	5948 W. Chandler Blvd., Chandler, AZ 85226		

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Replacement Window Providers

Manufacturer	Window Type	Model	Vendor	Address	Phone	Email/contact
Hope's Steel & Bronze Windows		steel casement windows	Duane Tuhy (Sales Rep) Southern Architectural Sales	18015 W. Royal Palm Rd., Waddell, AZ 85355	623-535-4070	www.hopeswindows.com/hopes.shtml
Continental Steel West	Continental Steel	steel casement windows		3101 E 46th St., Tucson, AZ 85713	520-792-0151	
A & S Window Associates	A & S Windows	steel casement windows			718-275-7900	www.aswindowassociates.com/
Pella Windows	Simulated And True Divided Lite	Architect Series (wood)	Lowes	7950 E. McDowell Rd., Scottsdale, AZ 85257	480-874-8120	www.lowes.com/
		fiberglass and vinyl	Arcadia Window and Door	6425 E. Thomas Rd., Scottsdale, AZ 85251	480-656-4600	http://www.arcadiawd.com/
			Pankow Construction	3620 E. Campbell Ave., Phoenix, AZ 85018	602-595-0799	www.pankowconstruction.com/
			Pella Window and Door Showroom of Scottsdale	15507 N. Scottsdale Rd., Ste. 120, Scottsdale, AZ, 85254	480-998-8023	http://www.pella.com/
Jeld-Wen	Simulated Divided Lite (SDL) and Grille Between Glass (GBG)	Auralast wood and vinyl	Lowes	7950 E. McDowell Rd., Scottsdale, AZ, 85257	480-874-8120	www.lowes.com/
			Home Depot	9170 E. Indian Bend Rd., Scottsdale, AZ 85250	480-951-8211	www.homedepot.com/
Kolbe Windows & Doors	Performance Divided Lites (PDI) & True Divided Lites	Heritage Series wood windows	Sienna Custom Window & Door	7329 E. Greenway Rd. Ste. A, Scottsdale, AZ 85260	480-991-5252	siennacustom.com
		vinyl	Roadrunner Glass Co.	3033 W. Thomas Rd., Phoenix, AZ 85017	602-269-2543	www.roadrunnerglassco.com/
			Fenestra Window and Door	2622 N. Ogden Road, Mesa, AZ	480-836-1308	www.fenestrawindows.com/

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Simonton Windows & Doors	Colonial and Diamond Divided Lites	wood, bronze, vinyl	Home Depot	85215 9170 E. Indian Bend Rd., Scottsdale, AZ 85250	480-951-8211	www.homedepot.com/
Milgard Windows	Essence (wood), Ultra (Fiberglass), Tuscany (vinyl), Montecito (vinyl)	wood, fiberglass, vinyl	Freelite, Inc.	331 W. McDowell Rd., Phoenix, AZ, 85003	602-223-1981	www.freeliteaz.com/
			Illumination Window and Door Company	9332 N. 95th Way Ste. B-102 Scottsdale, AZ 85258	480-588-4718	www.illuminationco.com/
Cascade Windows		vinyl	K & J Windows	2031 W. Glendale Ave., Phoenix, AZ 85021	602-942-0954	www.kjwindows.com/

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Historic Residential Exterior Rehabilitation (HRER) Program Application Guidelines



Program Purpose

Demonstrating its commitment to the preservation of the significant historic neighborhoods of Scottsdale, the City offers assistance to help residents sensitively rehabilitate and/or expand homes located in historic districts listed on the Scottsdale Historic Register. To promote continued reinvestment in these areas, the Historic Residential Exterior Rehabilitation (HRER) Program makes monies available to private property owners that can be used to complete exterior rehabilitation, repair or restoration work on homes still used as residences. The program reimburses owners on a 50/50 matching basis for pre-approved work costing at least \$2,000 and up to \$7,500. In return for receiving this financial assistance, the property owner agrees to sell the City a conservation easement to protect the historic character of the property's exterior.

Eligible Improvements

All work performed must be exterior work which results in the repair, improvement, reconstruction or enhancement of the facades or exterior features of the home. This includes:

- Roofs
- Foundations
- Exterior Walls
- Porches
- Carports
- Windows (refer to Windows Policy handout)
- Doors
- Masonry repointing
- Trim
- Reversal of previous inappropriate alterations
- Reconstruction of missing architectural details

An addition to a house is also an eligible improvement, but the eligible expenses are limited to the building shell only including the roof, exterior walls and foundations, windows and doors. All expenses related to interior improvements, including mechanical, plumbing and electrical systems must be borne by the owner.

The only eligible landscaping item is replacement of the citrus trees that were historically found within the Village Grove 1-6 subdivision and are considered an important character-defining feature of that historic district. Fencing, paving and other site improvements will not be considered for funding. Painting is not an eligible activity on its own but, if it is a component of an eligible repair, then the cost of painting can be included in the project's scope of work.

Competitive Selection Process for Projects

A goal of the HRER program is to demonstrate the best practices and the most appropriate treatments for historic buildings that are in conformance with the City's preservation guidelines. Consequently a competitive application process is used to select the projects that undertake work sensitive to the home and neighborhood's historic character and provides significant reinvestment in the property. When reviewing the applications, the City will consider the merits of the proposed project, the quality of the application and

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the support the project provides in advancing historic preservation in Scottsdale. Priority will be given to applications that:

- Repair or reconstructs the character-defining feature of a house in conformance with the Historic Preservation Plan and Design Guidelines adopted by the Scottsdale Historic Preservation Commission for the historic district in which it is located.
- Addresses a critical need or maintenance problem that threatens the structural integrity or continued viable use of the house.
- Include work items that are highly visible and substantially improve the historic appearance of the house and/or the district's streetscape
- Provide significant reinvestment by overmatching (greater than 50/50) with private funds the monies provided by the City
- Are submitted for owner occupied houses
- Demonstrate sensitive ways of expanding the living area of the house or undertaking functional upgrades

Due to the competitive selection process, applicants are encouraged to meet with City Historic Preservation staff to review a project proposal that can meet multiple criteria. Staff also will be available to work with an applicant that is unsuccessful with their original proposal in order to improve their project proposal for resubmittal.

Selection of the projects to be considered for funding will be made on a first-come first- considered basis by the Scottsdale Historic Preservation Commission, based on a recommendation from Historic Preservation staff.

Application

Application forms, sample program and associated legal agreements, and other support materials can be obtained by calling the Scottsdale Historic Preservation Office at (480) 312-2831 or visiting the Historic Preservation Office at 7447 East Indian School Road. Applicants are encouraged to make appointments in advance of their visit if they would like to discuss their project with the Historic Preservation staff. Application materials can also be downloaded from the City's web site at:

<http://www.ScottsdaleAZ.gov/historic-zoning/resources>

Applications for this fiscal year may be submitted between now and May 1, 2015. All required information and materials must be included in the submittal. Incomplete applications will be returned to the applicant and not reviewed.

Homeowner projects in Village Grove 1-6, Town and Country Scottsdale, and Villa Monterey 1-7 historic districts have received HRER Program funding in past years for exterior home improvements. Budgeted funds are available for qualified projects for this fiscal year, 2014-2015, so new applications are being accepted while funds remain uncommitted.

Instructions for Completing the Application Plans & Related Data

Section II. "Application Narrative" is where you provide a narrative description of the work you are planning to undertake in your project. Explain how the project will retain or enhance the historic features, materials and/or finishes of your home. Describe the specific techniques or methods that will be employed. Where the preservation of historic materials is not feasible or prohibitively cost effective, explain what in-kind replacement is planned and why it should be acceptable.

Section III. "Project Justification" is part of the application narrative were you've provided the opportunity to describe how the project meets the selection criteria. The accompanying photographs should help illustrate

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the information presented in this section. In this portion of the application you should show that you understand the applicable preservation guidelines for the work planned as well as the appropriate preservation principles related to repair, restoration or replacement of historic materials and/or architectural features and details.

Under a separate heading in the application narrative titled *“Project Justification,”* separately address the following:

- How will the work stabilize, preserve or enhance the home.
- How visible will the work be from the street and adjoining properties.
- How it will the work contribute to the views of the property and/or surrounding streetscape.
- If the proposed work will repair a maintenance issue, explain how it will improve the physical condition of the property.
- 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.
- 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.
- Provide any additional information as to reasoning your work should receive HRER funding.

Section IV. “Request for Funding” is where the property owner provides the budget for the proposed project. To complete this section, the property owner shall submit:

- two (2) independent cost estimates for each item listed in your scope of work; and
- the completed Request for Historic Residential Exterior Rehabilitation Scope of Work and Estimates form.

The estimates shall:

- be on the letterhead or forms used by a qualified contractor, tradesperson, or building product supplier;
- Include all hard costs (i.e. materials and labor);
- Include soft costs (i.e. overhead, profit and taxes); and
- be dated within 60 days of the submittal of the application.

A project may include work that is performed by the owner such as the repair and or replacement of trim or windows. In this case provide the cost of and information about the materials or products to be used in the budget. The value of your labor is considered a donation to the project and cannot be used in the calculation of your match for the City funds.

Please indicate clearly on the estimates which work items you have selected to substantiate the cost.

- Building permit fees, if applicable, are the responsibility of the owner and cannot be included as a project cost.

The property owner is encouraged to select the contractor, subcontractor or tradesperson(s) most qualified to perform the work planned. The choice of the contractor used is at the sole discretion of the property owner. A change from the companies or individuals originally submitting estimated for your application is acceptable as long as the approved scope of work is completed. Selection of the lowest price is not required. In fact, a higher bid that utilizes more appropriate materials or provides evidence of skilled workmanship may increase your chance of being selected for funding.

Section V. “Plans, Photographs and Related Data” are to be provided with application. Your application checklist indicates what information is required to be submitted with the application. The information

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below is to assist you with the preparation of the most common plans, photographs and information requested.

1. Photographs

Submit at least 2 sets photographs or digital images, minimum size 3" x 5," for each aspect of the planned work that illustrates the need for the work to be undertaken. Show the level of deterioration; the location for the planned rehabilitation and/or improvement and the effect the deterioration or work will have on the building.

Provide additional photographs as needed to show the relationship of the house to adjacent properties, the visibility of the improvement and/or the contribution the work will make to the streetscape.

2. Plans and Additional Information

A. Site plan: Drawings need not be professionally done but should be correct in scale and detailed enough to illustrate the proposed scope of work. The site plan should include:

- An outline or "footprint" of all existing building and structures on the lot
- The location of property lines, streets, alleys and easements;
- The location of driveways, parking areas , sidewalks, patios, fencing, walls and other major landscape or site improvements; and
- The location of the proposed work with notes referencing the scope of work described in Section III of the application.

B. Elevations: Include line drawings of the exterior elements of the building that will be impacted by the proposed work. Depending upon the nature of the work the drawings should show:

- Wall and roof configurations,
- Location and size of window and/or door openings
- Style and configuration of windows
- Notations as to materials to be used

C. Replacement Window Details: If you are proposing to replace windows, include the following information:

- Note on the site plan or floor plan the location of each window being replaced and any new window locations; label each location with a number (1,2,3) or letter (a,b,c) and use the same label for photos and drawings of each window;
- Include photos of each original window being replaced and label each photo with a number or letter and identify which side of the house it is on (front, side, back);
- Describe the types of windows proposed including how each operates (casement, sliders, double-hung, fixed), the material used for the frame, whether it is single pane or double-pane, and how the appearance of each replacement window compares to (is similar to) each original window;
- Include elevations, drawings or photo simulations of each replacement window, and list the dimensions of each window including the width of the frame/sash and the width of the muntins (grille);
- List the manufacturer and the product line proposed and include, if available, a brochure of the product proposed.

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- Describe the muntin/grille pattern for each replacement window and whether it is on the outside of the glass (preferred), or if it is also between the panes (on double-pane) and on the inside of the window; and
 - Provide EPA energy efficiency rating for the proposed window (U factor of 0.40 or less and SHCC rating of 0.40 or less);
- D. Archival Documents: If you are planning to reconstruct or replicate a feature originally on the house or historically found within the subdivision, provide documentation on which you are basing the planned work. Documentation can include:
- Original plans or footprints,
 - Historic photographs, and
 - Contemporary photographs showing evidence of the original structure or feature.
- E. Building Product Information
- Include product information materials for items to be used including manufacturer's specification, product brochures or other items which detail materials, appearance, finishes and installation requirements. This information will be used to determine the appropriateness of replacement materials or features.

Program Agreement

If approved for funding, a legal agreement must be executed between the City and the property owner before work can commence. No work started before the execution of the 'Historic Preservation Exterior Rehabilitation Program Agreement' is eligible for reimbursement. The Agreement sets forth project scope of work, the award amount that is the purchase price of the conservation easement, the conditions for disbursement, schedule, provisions for dispute resolution and other standard contract provisions. A sample agreement is available from the City Historic Preservation Office and web site.

Building Permit Required

After the Historic Preservation Commission approves eligible improvements it is the owner's responsibility to obtain appropriate building permits before work can commence.

Conservation Easement Required

An easement is a legal mechanism whereby a non-possessory interest in a property is conveyed by the owner to another entity. The owner retains the property rights associated with full ownership but the holder of the facade easement has the right to control what is done to the exterior of the building for which the easement is subject. A 'Deed of Conservation Easement' is a private legal mechanism that must be voluntary created by the execution of a deed that is recorded as part of the property's title. Under the HRER program, funding to rehabilitate designated historic homes is given in return for an owner agreeing to dedicate a facade easement to the City. A facade easement has a set term. During the term of the agreement the owner agrees to maintain and preserve the significant features of the historic building that have been rehabilitated with funds from the City. The Deed of Conservation Easement must be signed and notarized by the homeowners before reimbursement.

Inspection of Completed Work

Upon completion of the project, the owner shall notify the City Historic Preservation Office and an inspection will be made to determine if all the items in the agreed upon scope of work have been satisfactorily completed in accordance with the Historic Preservation Plan and Design Guidelines adopted by the Scottsdale Historic Preservation Commission for the historic district in which it is located.

Disbursement of Funds and W-9 Form

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If the work is in conformance, the owner can then present the City with an invoice for the purchase price for the conservation easement. The Scottsdale Accounts Payable division must receive a W-9 form, available from the Internal Revenue Service, from the owner before the reimbursement check will be mailed to a private individual.

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Sales Person:
25 - DAVID LANGER



Dealer Acknowledgement
Quote Date 7/31/2020
Date Ordered 8/14/2020

Dealer Name:
889100 WINDOW WORLD OF PHOENIX

Bill To:
WINDOW WORLD OF PHOENIX
2530 WEST HOLLY STREET
PHOENIX, AZ 85009

Ship To:
SAME

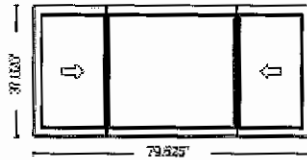
User Initials:

Quote Created By: cheyanne@windowworldphx.
Order Notes: onmicrosoft.com

Phone: (602) 454-0883 **Fax:**
Quote Name: STEINKEMPER MICHAEL
Project Name: DAVE LANGER

QUOTE #	RUSH	STATUS	PO#
2699074	No	Ordered	154-202263

Line Item #	Qty	Width x Height	UI	Description
1	1	79.625" X 37.625"	118	

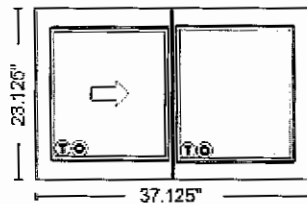


03S3-New 4000 Series XOX 79 5/8 x 37 5/8
Frame Width = 79.625, Frame Height = 37.625, Sash Split =
1/4 - 1/2 - 1/4
Operation / Venting = XOX
Frame Option = Standard Block Frame, Steel Reinforcement
Frame Color = White, Exterior Finish = No Exterior Finish
SolarZone SunShield, Double Strength, Glass Breakage
Warranty
Lock Height = Standard Lock Height
Standard Screen
U-Factor = 0.28, CR = 59, SHGC = 0.14, VT = 0.29, CPD =
ASO-A-93-59926-00001
Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

1

Line Item #	Qty	Width x Height	UI	Description
2	1	37.125" X 23.125"	62	



03S2-New 4000 Series XO 37 1/8 x 23 1/8
Frame Width = 37.125, Frame Height = 23.125, Sash Split =
Even
Operation / Venting = XO
Frame Option = Stucco, Steel Reinforcement
Frame Color = White, Exterior Finish = No Exterior Finish
SolarZone SunShield, Double Strength, Tempered,
OBSCURE FULL
Lock Height = Standard Lock Height
Standard Screen
U-Factor = 0.28, CR = 59, SHGC = 0.14, VT = 0.29, CPD =
ASO-A-93-59926-00001
Net Overall
Line Item Notes:

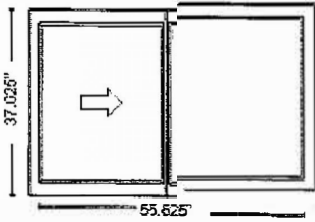
Comment / Room:

3

QUOTE #	RUSH	STATUS	PO#
2699074	No	Ordered	154-202263

Line Item #	Qty	Width x Height	UI	Description
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3 3 55.625" X 37.625" 94



03S2-New 4000 Series XO 55 5/8 x 37 5/8
 Frame Width = 55.625, Frame Height = 37.625, Sash Split = Even
 Operation / Venting = XO
 Frame Option = Standard Block Frame, Steel Reinforcement
 Frame Color = White, Exterior Finish = No Exterior Finish
 SolarZone SunShield, Double Strength, Glass Breakage Warranty
 Lock Height = Standard Lock Height
 Standard Screen
 U-Factor = 0.28, CR = 59, SHGC = 0.14, VT = 0.29, CPD = ASO-A-93-59926-00001
 Header Expander, Foam Wrap, Net Overall

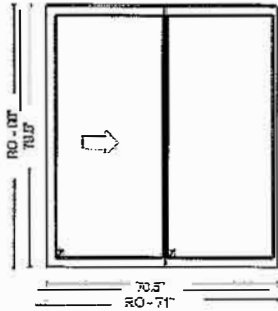
Line Item Notes:

Comment / Room:

4 5 6

Line Item #	Qty	Width x Height	UI	Description
-------------	-----	----------------	----	-------------

4 1 70.5" X 79.5" 151



AC72-West Custom Doors XO 70 1/2 x 79 1/2
 Frame Width = 70.5, Frame Height = 79.5
 Operation / Venting = XO
 Rip Fins, Rip Fin Location = All Sides
 Frame Color = White, Exterior Finish = No Exterior Finish
 Double Glaze, SolarZone SunShield, Tempered
 Tandem Rollers
 Premium Screen
 Net Overall

Line Item Notes: ADA HANDLE

Comment / Room:

2