

		HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
		Agenda Item Title/Address:		COA: 11 S. 2 nd Ave.	
		Proposal:		Windows	
		Petitioner:		Joel Slater	
		Please check appropriate box (x)			
		PUBLIC HEARING		MEETING 8/16/17	X
AGENDA ITEM CATEGORY:					
X	Certificate of Appropriateness (COA)			Façade Improvement Plan	
	Preliminary Review			Landmark/District Designation	
	Discussion Item			Commission Business	
ATTACHMENTS:					
Minutes from 7/5/17 <i>Previously reviewed materials:</i> Proposal Product information Examples of past window projects Photos of building					
EXECUTIVE SUMMARY:					
<p>This item was continued at the 5/3/17 and 5/17/17 meetings, tabled at the applicant's request at the 6/7/17 and 6/21 meetings, and continued at the 7/5/17 meetings.</p> <p>Proposed is replacement of 23 windows on the structure. The existing windows are steel. The proposed replacement windows are vinyl. Also proposed is replacement of a French door on the north side of the building with a fiberglass French door. The door is not visible from the streets or alley.</p> <p>The Commission has stated concern over the use of vinyl for the windows. The applicant has been directed to look into metal like-in-kind replacements.</p> <p>At the 7/5/17 meeting, the Commission requested additional information about the dimensions of the vinyl windows and whether they would be able to duplicate the look of the existing steel windows. They also requested the applicant explore other metal options.</p>					
RECOMMENDATION / SUGGESTED ACTION:					
Provide feedback and recommendations on approval of the COA.					

There were no updates.

9. Meeting Announcements: Historic Preservation Commission meeting Wednesday, July 19, 2017 at 7:00 P.M. in the Committee Room.

9.5 COA: 11 S. 2nd Ave. (windows)

Tom Tristano and Rebecca Strader, representatives from the Prairie Forge Group; and Paul Saha, a representative for the building owner, were present. Mr. Tristano said the owner had previously presented information on the proposal, but their firm is now engaged to assist with the Historic Preservation review of the proposal.

Mr. Tristano stated the windows are deteriorating and antiquated. He explained there has been significant water and air infiltration into the building. The goal is to improve the windows to stop this, and to enhance the inside of the building while complimenting the neighborhood and making it appealing to the neighbors.

The owner has looked at wood, steel and vinyl windows. The vinyl windows are the least costly and will solve the water and air seepage issues, along with providing greater energy efficiency. The vinyl windows they are proposing also have interior grids in the glass that will replicate the look of steel windows.

Mr. Tristano said steel windows would provide a more exact match to the current windows, but they do not meet proper insulation criteria. Wood is less expensive than steel, but more than vinyl. Wood would provide similar insulation values, but require more maintenance. Vinyl is least costly and solves all the performance issues, while still improving the image of the building.

Dr. Smunt asked if they would be able to duplicate the exact size, scale and proportion of the existing lights that are on the building now with the vinyl construction. He felt the vinyl option would need to be shrunk down and would look too residential. He noted the like and kind definition applies to materials, but also to scale & proportion. Mr. Tristano said there would be a ½ inch to ¾ inch increase in the reveal, and felt in relation to the cost of improving upon that, it should be acceptable. When viewed from the street you will not be able to tell the difference.

Ms. Malay expressed concern over setting a precedent if they allow a change in building materials. She would consider a wood replacement, but could not support vinyl.

Mr. Kessler noted there is a very large border around the outside of the sash, which along with the frame, brings in less visible light. He said that is not what they wanted it to be. He felt the measurement provided does not include the border. He said there are manufacturers that offer a narrow line window. They already established steel could provide the proper thermal grades.

Mr. Krahenbuhl felt the thickness and materials on the newer windows lack an historic feel. He understands cost is a factor, but he would like to hear more about the steel options that exist that would help preserve the historic look; and also why that cannot be done.

Chairman Norris advised the building is rated as Contributing. Dr. Smunt said that rating only applies to part of the building. The changes being proposed are on the non-contributing elevations. He said there is no evidence that wood ever existed on these windows. They need to consider if these windows are considered significant components of the building's architecture; or are they just utilitarian window systems. Mr. Pretz felt they are utilitarian. Dr. Smunt said if they decide to keep it original, then they need to be looking at some type of metal alloy material. Or they consider the proposal to be for changes to the utilitarian area of the building only, and not the contributing façade.

Dr. Smunt questioned why aluminum hasn't been considered. Ms. Malay said regardless of the material being used, the look still needs to be replicated. Mr. Saha said the Commission did not suggest aluminum at the previous meeting.

Mr. Tristano asked if the project would qualify for Facade Improvement Grant funding. Mr. Colby said the alleyway side would not be directly eligible, but the overall project cost could be included based on the fact they are replacing the entire window system on the building and some of the alleyway windows are visible from the street. Mr. Tristano suggested working with the owner to get further window bids, including aluminum, and pursue the grant funding.

Mr. Kessler asked why the Commission has a stigma against vinyl. Chairman Norris said they have been asked to follow the *Secretary of Interior Standards for Rehabilitation* criteria. He referred to item "B" which states the "distinguishing original qualities or historical characteristics of a building, structure, or site and the environment, shall be retained and preserved. The removal or alteration of any historical materials or distinctive architectural features should be avoided whenever possible."

Dr. Smunt referenced item "F" which states: "Deteriorated historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials." He noted the standards state that whenever historical material has deteriorated beyond repair, the first choice in replacing it should be with like and kind materials. Wood and vinyl are the least desirable for this project. His concern is that these materials cannot duplicate the current look without changing the dimensions. He noted that item "F" places more importance on the design, color, texture and visual qualities, rather than the materials.

Mr. Tristano said they received quotes for steel windows which ranged from \$97,000 to \$150,000. He said wood is roughly \$51,000 and vinyl is \$20,000. He felt aluminum would not come close to the \$20,000. Mr. Pretz noted his concern is with the proportions. He understands the cost structure and is willing to be a little flexible with the materials. However, he said the Commission is also being asked to consider a change in the look and that is where his struggle is.

Dr. Smunt said they have not been convinced that using vinyl will duplicate the existing appearance. He understands the functionality and energy efficiency of using vinyl and he is in favor of that. He requested detailed specifications to see exactly how much of a change there will be with the use of vinyl. He would prefer to look at a metal option. It does not have to be steel. Mr. Tristano will endeavor to get answers to these questions. Dr. Smunt thanked him for his efforts in helping to find a win-win solution.

A motion was made by Ms. Malay and seconded by Mr. Pretz with a unanimous voice vote to table the item pending the specifications and design of the window; and further details on using commercial aluminum.

10. Public Comment

Mr. Kessler asked about the former George's building. Mr. Colby said the review of the RFP and marketing materials at Government Services committee was delayed. He was not sure of the next steps.

11. Adjournment

With no further business to discuss, the meeting adjourned at 8:25 p.m.

Sales Person:



Customer
Acknowledgement

Quote Date
12/22/2016

Date Ordered
Quote Not Ordered

Dealer Name:

854540 WW WEST CHICAGO DBA SEQUAL REM

Bill To:

Ship To:

Order Notes:

Delivery Notes:

Phone: (331) 998-3141 Fax:

Quote Name:

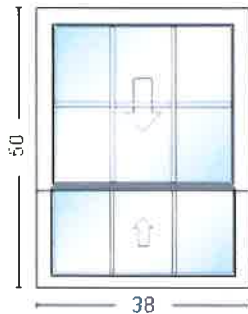
Project Name:

Test

Test

QUOTE #	RUSH	STATUS	PO#
1286174	No	None	

Line Item #	Qty	Width x Height	UI	Description
1	1	38" X 50"	88	



3001-NEW 4000 Series Double Hung 38 x 50
Sash Split = Custom, Custom Sash Split From Top = 32,
Custom Sash Split = 18
Operation / Venting = Double Hung
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = Beige
SolarZone ThermD, Double Strength, IE Liners, Glass
Breakage Warranty
U-Factor = 0.27, CR = 57, SHGC = 0.27, VT = 0.49, CPD
= ASO-A-89-09336-00001
Unit 1 Bottom: Contour, Colonial, Beige, 2V
Unit 1 Top: Contour, Colonial, Beige, 2V1H
Foam Wrap, Brickmould = No Brickmould, Frame Size

Line Item Notes:

Comment / Room:

None Assigned

ATTENTION

Please note that all weights provided are estimates and subject to change based on actual order shipment.

Total Unit Count 1

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By _____ Authorized Representative

Color Options



MEET STRINGENT ENERGY STAR® REQUIREMENTS!

WINDOW WORLD®

4000 Series Double-Hung and Sliding
Replacement Windows



4000 SERIES WINDOWS



Featuring a beautifully refined silhouette and advanced energy-saving technology, our 4000 Series delivers exceptional style, strength, energy efficiency and value – everything today's homeowners are looking for in a quality replacement window, and more.



Both sashes of Window World Double-Hung Windows tilt in for easier, safer cleaning from inside your home.

This next-generation 4000 Series is precision-engineered to meet or exceed stringent ENERGY STAR® requirements, providing triple-pane energy-saving performance in a dual-pane unit. The dual-pane, double-strength insulated glass, thermally optimized frame and sash and non-conductive composite reinforcements are just part of the advanced energy engineering that puts 4000 Series Windows in a class all their own – premium window performance with everyday affordability. With Window World Windows your home will have a fresh, energy-efficient, low-maintenance solution backed by a lifetime limited warranty.*



Best-in-Class Performance Features:

- **Reinforced narrow silhouette frame and sash profiles** make a statement of style with their low-profile design. The result is a beautiful and expanded glass area. Under the surface, internal chambers increase structural integrity, rigidity and energy efficiency.
- **Composite meeting-rail reinforcement** allows for secure mounting of hardware; the non-conductive material helps reduce the transfer of energy.¹
- **End-of-throw cam shift locking** delivers increased strength and protection to the recessed lock. It also includes an "unlocked" indicator.
- The smooth and uniform **true sloped sill** quickly directs water runoff without the use of weep holes, keeping the exterior of the window clean and attractive.²
- Our **telescoping sill dam** delivers a triple payoff: protection from air and water infiltration, increased structural stability and enhanced beauty.
- When extreme wind and weather hit, our proprietary **sill interlock** stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with our interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength.
- Our innovative **screen bulb** seal creates a snug fit that eliminates light and insect penetration between the screen and frame. It also aids in easy screen installation and removal.³

Additional Sliding Window Features:

- Sashes glide horizontally for easy opening and closing.
- Both sashes lift out for convenient cleaning.
- Nylon-encased dual brass roller system for smooth gliding performance.

Insulated Glass Packages to Meet Your Needs.

Maximize your energy savings by choosing a high-performance SolarZone insulated glass⁴ package to meet your specific climate challenges. The lower the U-Value, the less energy you'll need to heat your home. The lower the Solar Heat Gain Coefficient (SHGC), the more you'll conserve on air-conditioning.

	Thermal Performance Comparison ⁴			
	Double-Hung		Sliding	
	U-Factor	SHGC	U-Factor	SHGC
Clear Glass	0.46	0.59	0.45	0.59
SolarZone	0.29	0.30	0.28	0.30
SolarZone iE	0.28	0.30	0.28	0.30
SolarZone Plus	0.28	0.30	0.27	0.30
SolarZone Elite	0.28	0.21	0.28	0.21
SolarZone Plus Elite	0.27	0.21	0.26	0.21
SolarZone ThermD	0.28	0.30	0.27	0.30
SolarZone ThermD iE	0.27	0.30	0.27	0.30
SolarZone ThermD Elite	0.27	0.21	0.27	0.21

⁴ Whole window values are based on double-strength glass, standard 4000 Series offering with composite reinforcements. ST and HP performance values are also available.

Air/Water/Structural Results			
	Air cfm/ft ²	Water psf	Structural
Window World 4000 Base	.04	5.25	DP40
Window World 4000 ST	.08	7.5	DP50

Performance requirements meet or exceed Air, Water and Structural Loads as determined through ASTM (American Society for Testing and Materials) test methods.



Additional frame options are now available for enhanced appearance and installation of Window World 4000 Series Windows.



¹ Double-hung base model will automatically be converted to ST (steel reinforcement) for all units ordered in excess of 48\"/>

WINDOW ACCENTS



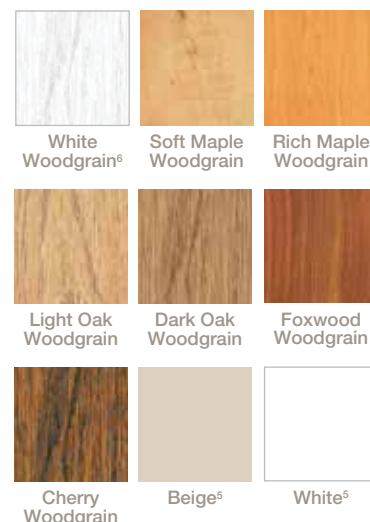
Interior Woodgrains and Exterior Colors.

Window World Windows are available in a variety of rich hues and natural-looking wood finishes that are remarkably strong and fade-resistant. Transform the appearance of your home both inside and out with visually exciting colors and warm spices of wood. Homeowners can achieve the appealing beauty of custom-crafted wood windows, without the time-consuming maintenance, with our architecturally coordinated exterior window colors in high-performance finishes.

Exterior Palette

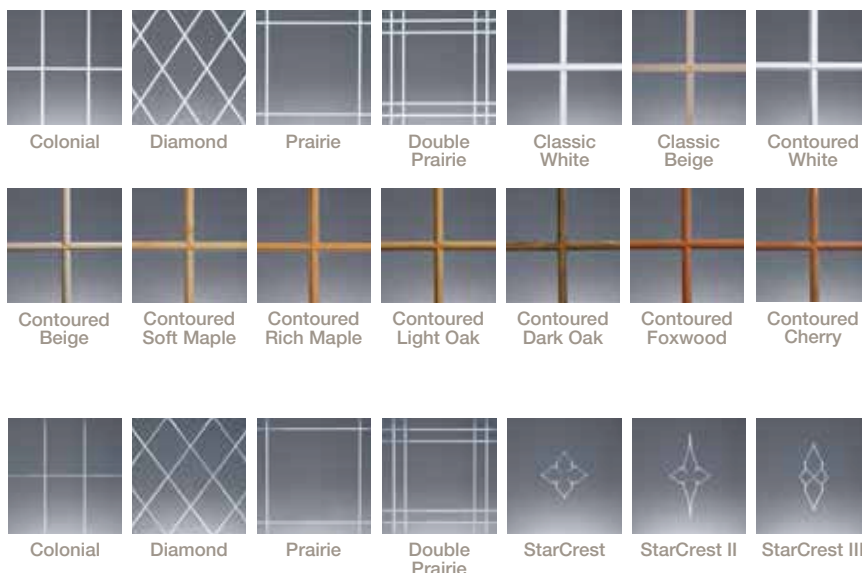


Interior Palette



Interior Grids.

Window grids are available in classic colors in the standard configurations of Colonial, Diamond, Prairie and Double Prairie patterns, all lending themselves to your unique décor. Contoured Colonial grids are available in complementary colors and matching woodgrains.



Cut Glass.

Looking for a touch of elegance that won't obstruct the view? A selection of V-grooved glass patterns is available in the Window World Collection.

⁵ Extruded solid color.

⁶ White woodgrain is available with a beige base only.



North Wilkesboro, NC 28659
1-800 NEXT WINDOW | 1-800-639-8946
www.WindowWorld.com



Before



After



Before



After



Before



After



11 S. 2nd Ave.
West Side (alley side)





Portion of south side (Walnut Ave.)



Portion of south side



