



Current Planning Services
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Historic Preservation Commission Meeting Memorandum

Item No. 6
Topic: Historic Residential Exterior Rehabilitation Window Policy
Action Requested: Discussion / Possible Direction
Meeting Date: March 3, 2016
From: Steve Venker, Historic Preservation Officer

Background

Recent requests for Historic Residential Exterior Rehabilitation (HRER) funding to replace windows at historic residential properties has led staff to review the current HRER window policy document.

Attachment 1 is a draft of proposed revisions for the HRER window policy document. The revisions include a summary of technical information that can be found in National Park Service bulletins and a document prepared by the City of Phoenix. There is also an updated list of suppliers and contractors that provide repair services and replacement windows.

Based on comments by the Commission at the February 4, 2016 meeting the policy document has been restructured to recommend that owners of historic property should analyze the practicality of repairing of existing windows before considering replacing them with new windows.

Discussion / Possible Direction

Staff is requesting that the Historic Preservation Commission review the proposed revisions for the HRER window policy document and provide comments and direction regarding refinement and publishing the document.

Attachment

1. Draft HRER Window Policy

WINDOWS POLICY FOR THE HISTORIC RESIDENTIAL EXTERIOR REHABILITATION (HRER) PROGRAM

Introduction:

The City of Scottsdale Historic Preservation Commission (SHPC) developed the Historic Residential Exterior Rehabilitation (HRER) program to assist homeowners ~~in the city's designated historic districts~~ with maintaining the special historic character of their homes: **that are located in the city's city-designated historic districts**. Under this program, many homeowners seek funding for more energy efficient and functional replacement windows. However, **many historic windows were built to high quality standards. Before replacing historic windows homeowners should consider changing just the damaged panes, sanding peeling paint, and repairing damaged muntins or frames with putty or other appropriate compounds.** 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 glass with thicker panes, 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 frame 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 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 adding an additional layer of glazing on the windowpanes.

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 ~~be used~~ 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.

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. ~~Further~~ Additional information ~~concerning applying~~ **regarding an application** for HRER funding is available online at <http://www.scottsdaleaz.gov/historiczoning/rehabilitation/>, or residents may call the Historic Preservation Office during regular business hours at (480) 312-2523 **2831**.

Historic Residential Exterior Rehabilitation program windows policy

Window Repair

Appearance:

Required

- Tightly and squarely fit the 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.
- For all windows, muntins must be true, divided-light muntins.

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 providing 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 U.S.
- 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, muntins must be either true or simulated through-the-glass muntins.

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 with like operation, i.e. replace casement windows with casement windows.

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 U.S.
- Certification by the National Fenestration Rating Council (NFRC).

The following **contractors**, manufacturers, and ~~venders~~ **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 vender. 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 ~~the product~~ **windows**.

Window Repair

Company	Repair Types	Address	Phone #	email/contact
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 Avenue, Phoenix, AZ 85051	602-622-1813	krantsdoorandwindow@gmail.com
Stanton Advantage	Wood Window Repair	1122 W. Lynwood Street, Phoenix, AZ 85007	602-462-5359	dstanton@basewest.com
Amerizona Products	Window Film	420 N 15th Ave, Phoenix, AZ 85007	602-277-8468	http://amerizonaproducts.com/contact/
Intellifilm	Window Film	5948 W. Chandler Blvd., Chandler, AZ 85226	480-320-3456	
Bjerre Glass Design	Leaded/Stained Glass Repair	10422 W Encanto Boulevard, Avondale, AZ 85392-4602	623-979-3766	
Brothers Glass & Glazing	Steel Casement Window Repair	2104 E. Freeport Lane, Gilbert, AZ 85234	480-626-5281	dstepp@brothersglassllc.com
Casement Window Restorations LLC	Steel Casement Window Repair	502 West Virginia Avenue, Phoenix, AZ 85003	602-279-5797	cwrlc@cox.net

Replacement Window Providers

Maker	Type	Model	Vender	Address	Phone #	Website
Pella Windows	Simulated and True Divided Lite	Architect Series (Wood)	Lowes	7950 E McDowell Rd Scottsdale, AZ 85257	480-874-8120	lowes.com
		Fiberglass and Vinyl	Arcadia Window and Door	6425 E. Thomas Rd Scottsdale, AZ 85251	480-656-4600	arcadiawd.com
			Pankow Construction	3620 E. Campbell Ave, Phoenix, AZ 85018	602-595-0799	pankowconstruction.com
			Pella Window and Door Showroom of Scottsdale	15507 N Scottsdale Rd Suite 120, Scottsdale, AZ, 85254	480-998-8023	pella.com
Jeld-Wen	Simulated Divided Lite (SDL) and Grille	Vinyl and Auralast Wood	Lowes	7950 E McDowell Rd, Scottsdale, AZ, 85257	480-874-8120	lowes.com

	Between Glass (GBG)					
			The Home Depot	9170 E. Indian Bend Rd, Scottsdale, AZ 85250	480-951-8211	homedepot.com
Kolbe Windows & Doors	Performance Divided Lites (PDI) & True Divided Lites	Heritage Series wood windows	Sienna Custom Window & Door	7329 E Greenway Rd. Suite A, Scottsdale, AZ 85260	480-991-5252	siennacustom.com
		Vinyl	Roadrunner Glass Co.	3033 W Thomas Rd, Phoenix, AZ 85017	602-269-2543	roadrunnerglassco.com
			Fenestra Window and Door	2622 N. Ogden Rd, Mesa, AZ 85215	480-836-1308	fenestrawindows.com
Simonton Windows & Doors	Colonial and Diamond Divided Lites	Wood, Bronze, Vinyl	Home Depot	9170 E Indian Bend RD, Scottsdale, AZ 85250	480-951-8211	homedepot.com
Milgard Windows	Tuscany (vinyl), Montecito (Vinyl), Ultra (Fiberglass), Essence (Wood)	Wood, Fiberglass, Vinyl	Freelite Inc.	331 West McDowell Road, Phoenix, AZ, 85003	602-223-1981	FreeliteAZ.com
			Illumination Window and Door Company	9332 N. 95th Way Ste. B-102	480-588-4718	illuminationco.com
Cascade Windows		Vinyl	K & J Windows	2031 W. Glendale Ave., Phoenix, AZ 85021	602-942-0954	kjwindows.com
Hope's Steel & Bronze Windows		Steel Casement Windows	Duane Tuhy (Sales Rep) Southern Architectural Sales	18015 W. Royal Palm Road, Waddell, AZ 85355	623-535-4070	hopeswindows.com
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	aswindowassociates.com