

Tann Windows Narrative

Slide 4

Window A

Sandra Tann first approached Tesano Contracting in February because of the condensate on the inside of the windows that was causing damage to the wood and walls themselves. This is a major concern for an historical building especially. The integrity of the building itself is threatened if the windows are not replaced properly, and soon!

We are applying for 10-30.30.030 Consent Approval for a 1.b. "Certificate of No Effect for minor work that has a limited impact in relation to the total cultural resource, including: (4) Minor alterations such as storefront windows."

Slide 5

Window B

It was determined that the damage needed to be corrected quickly and competently. Andra was put in touch with Paul Malis, a long-time window salesman here in town. They worked diligently to select windows that were as similar as possible, while still meeting the new energy codes.

According to the US Secretary of the Interior Standards for Rehabilitation: 2. "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided." In order to accomplish this we are working with a local cabinet maker to reproduce the look of the bars on the top of Windows A and B. These are the primary windows, and will have no visible change.

Slide 6

Window C

Then Sandra and Paul brought Ton and Tesano in to make sure that every fact of the facade would be replicated exactly when replacing these windows. From the quarter round between the frame and the glass, to the stone and mortar, to keeping as much of the existing frames as possible, each detail was taken into consideration.

Windows C-F are considered by the Heritage Preservation Officer to be secondary windows. Even so, Rehabilitation Standard 6. still applies. It states that, "deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

Slide 7

As you can see here, the build-up of the window frames is quite extensive, implying that these windows have all been altered several times in the past. We have no receipts of this, however the materials and layers of framing suggest this is not in fact original. Nevertheless, we have

recorded the exact measurements of each part of the set-backs within every window, including the quarter round, to be duplicated precisely at the end of the process. The quarter round will be placed directly on the glass. The rectangle piece in the third picture is the “new” frame from the last time these windows were replaced. The piece nearest the outside is most likely to original frame and will be left in place, or the rot will be cut out and matched exactly. This pertains to all the windows, but specifically for the primary front two windows.

Rehabilitation Standard 5. “Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.” We are working with local welders, cabinetmakers, and masons to ensure this happens.

Slide 8

Window D, Bathroom

The bathroom window will not have the full grid that exists now. We are returning it to the original look with a grid just at the top to match the rest of the windows on the alley side of the building. Existing grades were added 20 years ago and done incorrectly. We will fix that at this time.

Slide 9

Window E

While eliminating the water penetration problem by removing and replacing rotted wood in the frames and wall themselves, we will maintain the existing frames as much as possible. This will be accomplished by cutting out only the rotted sections and matching the replacement wood exactly.

This meets the Heritage Preservation Standard 10-30.30.060 C. c., d., and e. “The cultural resources associated with the proposed work have been sufficiently identified and evaluated; There are no major impacts to any on-site cultural resources; and The proposed work is consistent with applicable Development Standards and Design Guidelines.”

Slide 10

Window F

We will remove the existing windows, cut out sections of existing frames that were rotten and maintain the existing position of the windows within the footprint of the wall (the set-back on the interior and the exterior of the building will stay exactly the same), and maintain the ability to remove and replace the ($\frac{3}{4}$) in- quarter round between the frame and the glass.

Heritage Preservation 10-30.30.060 E. Certification of Appropriateness 1. Applicability: “This approval is appropriate if the proposed work alters a cultural resource, but does so in such a way that is compatible with the historic or archaeological character of the resource and all major impacts are mitigated such that the work does not diminish, eliminate, or adversely affect the significance or integrity of the resource.”

*That says it all right there.

Slide 11

Window F Replacement

The biggest difference in the window design is to the secondary windows in the alley. Two of the windows will have sliders. The front two primary windows will have no significant changes.

Rehabilitation Standard 3. "Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken." If anything, we are restoring a few features, mainly the bathroom window, to historic correctness.

Slide 12

The windows have been painted many times. Sandra would have liked to maintain the color that she has on the building now, which is a gray blue color. This color was not available in window manufacturing, so we went with black. She has agreed to paint all the new trim black, most likely the original color on the building.

Slide 13

Sandra Tann, the owner of the building, and Tesano Contracting, LLC are working diligently to keep the look and feel of the windows the same, while achieving the U-value required by code. All facets have been taken into consideration, documented, and duplicated to match. The build up of framing around the windows will be matched as closely as possible. The look of the bars on the top of windows A and B will be matched by a local cabinet maker. The aluminum thresholds on the exterior of the windows running from the window frame out to the brick window-sill will be matched by a local welding shop, who will fabricate the identical aluminum trim out of 22-gauge galvanized steel. The mason who has done a great deal of pointing and masonry repair in the downtown area is waiting to re-point the window-sills and the facade as necessary around the new windows.

Slide 14

Guidelines

Heritage Preservation Division 10-30.30.050

Pursuant to Heritage Preservation Division 10-30.30.050 Subsection D-Determination of Major Impacts to Cultural Resources finds g. Neglect of a cultural resource resulting in its deterioration or destruction.

E. Mitigation Measures will be followed by b (2): Preservation of cultural resources in place by keeping as much of the original material as possible and (3): Minimizing major impacts by limiting the degree or magnitude of the action and its implementation. The only proposed change is to the windows themselves. All of the structural integrity around the windows will be absolutely preserved and/or duplicated.

F. Standards and Guidelines followed found in the 1: Archeology and Historic Preservation: Secretary of the Interior's Standards and B=Guidelines and 2. The Secretary of the interior's

Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are as follows:

Slide 15

U.S. Department of the Interior

Rehabilitation as a Treatment and Standards for Rehabilitation

Rehabilitation as a Treatment

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

-All uses will remain the same

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

-The exact shape and size of the windows in question will be maintained. No other alterations will be made.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

-Nothing new will be added.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

-Much care will be in place to ensure that the integrity of the window set-backs, materials, etc. and the general façade of the building will have no changes.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

-This is why local cabinet makers, qualified masons, and welding shops have been recruited for work and are on standby for this project. The pointing will be superb, as will the recreation of the current window-sills.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

-This is the crux of our purpose and concern. The windows themselves are creating a condition that is deteriorating the walls. When rectified, the deterioration will be mitigated while maintaining the integrity of the historical significance of the building.

Slide 16

Sandra Tann, and Tesano Contracting LLC, are excited to have this opportunity to prevent future damage to such a marvelous testament to Flagstaff's unique history, and to correct damage that

has already been done. We are concerned that if this is not done now, the walls themselves are going to rot from the inside due to the current state of the condensation pouring down the interior of the existing windows. We are confident that we will be able to remove any rot with the least amount of invasion and replace the necessary components while maintaining the current look and feel of the building. When the work is done, anyone walking by will have no idea that anything has changed, but we will have prevented further damage to a beautiful building. That is and always has been our goal, one we believe is perfectly achievable. Thank you.