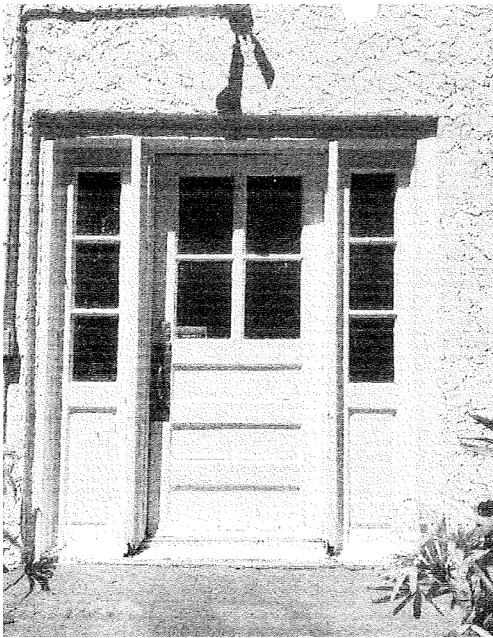




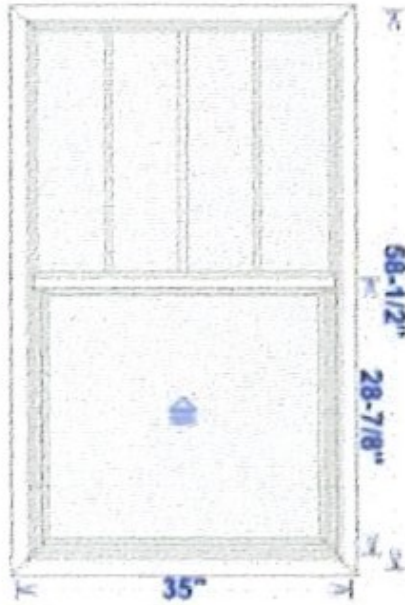
Aerial of the subject property



Front façade



Windows and door proposed for replacement



**Proposed new window
SH5500 Vinyl Single Hung**

Configuration: 35.X58.5X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,3V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

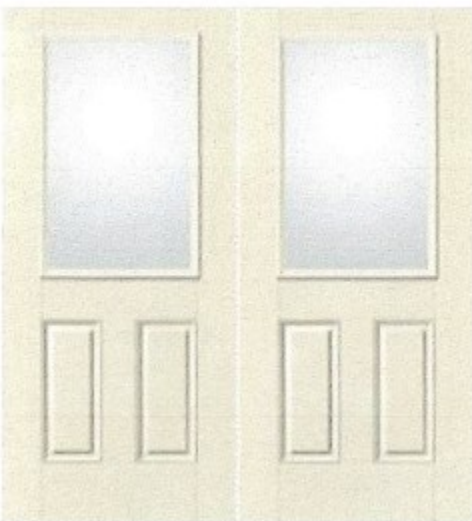
Certification Type: MIAMI
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 58 1/2
 Rough Masonry: 36 3/4 X 59 1/2
 Egress: 30 3/4 X 24 5/8 (5.252 SQFT)
 Balance Type: CONSTANT
 Glass Family: Laminated Insulating
 Interlayer Type: PVB090
 Glass Color: CLEAR
 Privacy Glass: NONE
 Grid Style: U.COL.LITES
 Summary Top: 4A1D LITES (3V0H BARS)
 Screen Type: 1816 Charcoal
 Anchor Group: A.SH5500
 Vent Latch: N
 Lift Rail: N
 Lock Type: Sweep Latch
 Reinf. Upgrade: None
 Upgrade Hardware Finish: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 35.0000
 Actual Size: 35 X 58 1/2
 Wood Frame: 35 1/4 X 58 3/4
 Frame Color: White
 Does unit need to meet Turtle Code: NO
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Argon Gas: NONE
 Low E: ENERGY SHIELD MAX
 Grid Type: 9/16" Flat GridBETWEEN GLASS
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Frame Type: ROLLFORM
 Boxing Options: None
 Comfort Lift: Y
 WOCD: N
 Decralite: N
 Acc Glass Breakage: N
 Vent Ht: 28.8930
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

STAFF ANALYSIS

Secretary of Interior Standards for Consideration

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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



Proposed entry door

5-0 X 6-8, Right Hand Outswing Active, Smooth-Star Embossed/Molded Open, Clear glass, WBDR-COMPLIANT, S206-ILE, Double Doors, Double Bore, 2-3/8" Backset, 2-1/8" BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center, White Aluminum Astragal, Final Frame Rot Proof Bttm Jamb, 4-9/16", No Casing, Outswing Bumper with NO Thermal Break, Sill Finish Mill, 6 Self-Aligning Hinges, Satin Brass (Zinc Dichromate) - US2D, Wh Comp Weatherstrip, *** 6'8" CutDown height - 2-3/4" (2.75) ***

Staff Recommendation

The current proposal seeks to remove wooden windows and door and install vinyl windows and aluminum door that are non-compatible with the materials appropriate to protect the historic integrity of the residence. However, the Secretary of the Interiors Standards for the Treatment of Historic Properties recommends "Undertaking work to prevent or minimize the loss, damage or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building" and "Ensuring that, when planning work to adapt for natural hazards, all feasible alternatives are considered, and that options requiring the least alteration are considered first".

Based upon Secretary of Interior Standards 2, 5 and 6, staff recommends that the Board approve the request for installation of the new windows and door with condition that the new windows and door will have the same design style, and if possible, be made with the same material as the old one.