

## Take Away from Window and Shutter Workshop

In my view a significant number of those attending and speaking put forward the argument that they or their clients were unreasonably penalized and incurring costs because the City has been requiring the retention and repair of original windows on historic properties

Their arguments were

1. There is a lack of clarity in the guidelines (page 29 intro para para 1 and 2) Lack of definition as to what constitutes "whenever possible" "prevent not change"
2. There is a conflict with the SOI Standards (Page 17 calls for evaluation of contribution to the overall character of the building together with physical condition) Calls for retention only when limited replacement of deteriorated or missing parts are appropriate
3. Guidelines adopted before modern replica impact timber and aluminum windows were commercially available and therefore the assumption that changing windows would change the historic character of the building no longer applies
4. In recent months there has been significant loading to windstorm insurance premiums where the owner is unable to secure mitigation credits
5. The guidelines are being applied across all historic buildings whether the original windows are totally as installed or significantly repaired in prior years - and irrespective of the relative importance of the component or building
6. The inability to obtain impact rating moves the burden of mitigation to shutters and this is resulting in a large number of properties being closed off throughout hurricane season because the owner is absent and/or labor is unavailable to close up the building when there is a danger of a storm - with significant adverse impact on historic districts

7. Failure to allow impact double glazing deprives the home owner of being able to obtain the highest levels of thermal insulation

It seems to me the first step we need to take is to seek an opinion from the SOI as to whether we have the ability to accept replica windows as part of a comprehensive mitigation proposal or indeed at the request of the applicant.