



AFFILIATED

DESIGN & CONSTRUCTION MANAGERS, LLC

P.O. Box 5882, Key West FL 33045

(305) 296-6021 www.kwbuiders.com

Dar's cell (305) 797-1085 e-mail darcastillokw@gmail.com

Florida License #CGC1515977

To: Enid Torregrosa- Historic Preservation Planner
Kathleen McDonald- Historic Preservation Planner II
Brandon Celli- HARC Inspector
Bryan Green- Chair
Letsia Powell- Commissioner
Joel Cognevich-Commissioner
Tony Chatman-Commissioner
Michael Ingram-Commissioner
Haven Burke-Commissioner
Gregory Oropeza-Commissioner

09/30/21

First and foremost, a huge thank you to Enid and Bryan for conducting the Windows and Window Protection Workshop on September 23rd. Although I was unable to attend in person, I joined the meeting via zoom.

I want to share some of my thoughts on the discussion items:

I agree that some sort of metric needs to be established determining when an historic window is beyond repair. Having said that, once you start repairing the window, that window is no longer historic and in many cases is functionally inferior to a replacement window. I believe that once the historic materials are gone, the window should be changed to a 2 over 2 or whatever the mutin pattern was on the existing window to maintain the historic character and to allow the homeowner to utilize a sustainable material.

I agree with Michael Ingrams comment that we need to be open to other window materials other than wood.

With Key West being highly vulnerable to climate change and sea level rise, our clients are asking for a window that can provide energy efficiency, a window that is impervious to

termites and rot and a window that they do not have to shutter during our 6 months of hurricane season.

The reality is that we no longer have the old world craftsmen in Key West to refurbish historic windows nor the labor force to shutter windows upon a pending weather event. This forces many homeowners to remain shuttered for the entire hurricane season diminishing the wonderful character and fabric of our historic district.

Many of the historic windows that we encounter are actually painted shut making them impossible to allow for egress.

The facts are that our weather patterns are changing, our historic properties are now owned as 2nd, 3rd or 4th homes and our labor force has dwindled to the point where emergency shutter installation is not possible.

It is time to consider alternative, sustainable materials for use in our historic properties to retain the historic character of Key West. Thanks so much for allowing my input.



Dar Castillo