

# HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 1

**HDRC CASE NO:** 2015-152  
**ADDRESS:** 428 BURLESON ST  
**LEGAL DESCRIPTION:** NCB 520 BLK 24 LOT N 122.3 FT OF 7  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Lucas Davila/LOROM LLC  
**OWNER:** Lucas Davila/LOROM LLC  
**TYPE OF WORK:** Window replacement  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace aluminum windows with new vinyl windows.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

## FINDINGS:

- a. Consistent with the Guidelines for Exterior Maintenance and Alterations, non-historic windows should be replaced with windows that are typical of the architectural style of the building. Although replacement of the existing windows may be appropriate, the proposed vinyl windows are not consistent with the architectural style of the building. In addition, the proposed windows will be mounted flush on the wall instead of set inside the opening as typical with historic windows. A replacement window that matches historic windows in proportion, size and placement of brickmolds, blind stops, and rails would be more appropriate.

## RECOMMENDATION:

Staff recommend approval based on finding a with the stipulation that the applicant submits an appropriate replacement option to staff for approval.

## CASE MANAGER:

Adriana Ziga





## 428 Burleson

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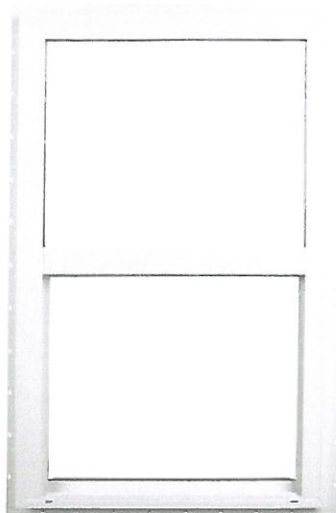
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**Ply Gem** Model # 510 Internet # 204293172 Store SKU # 1000013525

## Single Hung Vinyl Window

Write the First Review



**\$146.00** / each

### PRODUCT OVERVIEW Model # 510 Internet # 204293172 Store SKU # 1000013525

510F Single Hung Vinyl Windows are available in singles, twins, triples, combinations, fixed and a wide selection of architectural shapes. They feature a brickmold appearance and come with simple tilting sash system. Frame options include 1 in. or 1-3/8 in. nail fin setback or flange.

- Warm edge plus
- Low-E solar cooling
- Nail fin set back 1-3/8 in.
- DP50

### SPECIFICATIONS

#### DIMENSIONS

Assembled Depth (in.)	2.75 in	Product Depth (in.)	2.75
Assembled Height (in.)	71.5 in	Product Height (in.)	71.5
Assembled Width (in.)	35.5 in	Product Width (in.)	35.5
Grid Width (in.)	None	Rough Opening Height	72
Jamb Depth (in.)	0.75	Rough Opening Width	36

#### DETAILS

Exterior Color/Finish Family	White	Number of Locks	2
Features	Hardware Included,LowE Glass,Screen Included	Privacy glass	No
Frame Material	Vinyl	Product Weight (lb.)	54 lb
Glazing Type	Double-Pane	Solar Heat Gain Coefficient	.22
Grid Pattern	None	Storm window	No

Hardware Color/Finish Family	White	Tilt-in cleaning	No
Insect screen included	Yes	Tinted glass	No
Integral J-channel	No	U-Factor	.32
Interior Color/Finish Family	White	Window Type	Single Hung
Lock Type	Cam Action	Window Use Type	New Construction
Locking	Yes		
WARRANTY / CERTIFICATIONS			
Energy Star Qualified	Southern	Manufacturer Warranty	20 yr Glass

SHIPPING AND DELIVERY OPTIONS

Store Exclusive. This item is available for purchase in select stores only.