

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-549
ADDRESS: 305 LAMAR ST
LEGAL DESCRIPTION: NCB 519 BLK 24 LOT 12
ZONING: R-5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Michelle McKenna
OWNER: Michelle McKenna
TYPE OF WORK: Window replacement, exterior modifications
APPLICATION RECEIVED: October 27, 2017
60-DAY REVIEW: December 26, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace three existing wood windows with new vinyl windows.
2. Replace four existing non-original aluminum windows with new vinyl windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass,

opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

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

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

- a. The primary structure located 305 Lamar is a 1-story single family home designed in the Folk Victorian style. The home features a front gable and side wing configuration and an asymmetrical front porch with spindlework detailing. The home is a contributing structure in the Dignowity Hill Historic District.
- b. **WOOD WINDOW REPLACEMENT** – The applicant is requesting approval to replace three existing one over one wood windows with one over one vinyl windows with faux divided lites. The applicant has stated that the windows will match the size of the existing openings. According to the Historic Design Guidelines, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair. The existing wood windows are one of the few that remain in a structure that has been heavily modified over the years. Staff does not find the use of vinyl windows appropriate as replacement for wood windows.
- c. **ALUMINUM WINDOW REPLACEMENT** – The applicant is requesting approval to replace four non-original aluminum windows with one over one vinyl windows with faux divided lites. The existing aluminum windows are not appropriate for the style of the home in terms of profile, inset, and dimensions. According to the Historic Design Guidelines, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds that vinyl windows may be appropriate for replacing incompatible aluminum windows if the windows meet all the required specifications listed in the recommendation.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the replacement of the existing wood windows with vinyl windows based on finding b. Staff recommends that the windows be restored in place. If the windows are deteriorated beyond repair, the applicant should furnish evidence to that effect to staff. Staff recommends that windows deteriorated beyond repair be replaced with one over one wood windows. Final window manufacturer specifications must be submitted to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

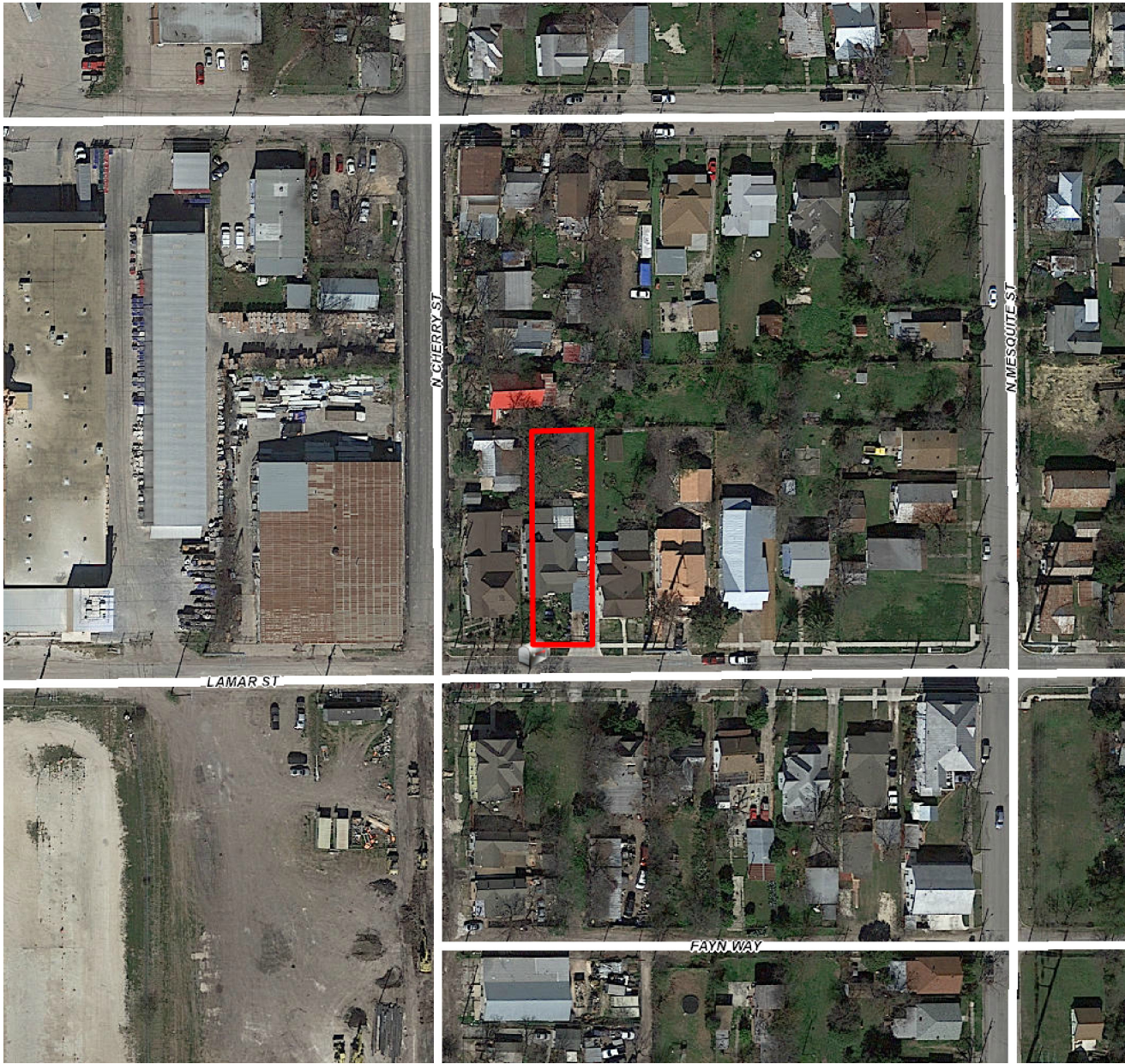
Item 2, Staff recommends approval of the replacement of non-original aluminum windows with vinyl windows based on finding c with the following stipulations:

- i. That the windows be one over one configuration and do not feature faux divided lites.
- ii. That final window manufacturer specifications must be submitted to staff for review and approval and meet the following stipulations: that meeting rails be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be

accomplished by recessing the window sufficiently within the opening. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 30, 2017

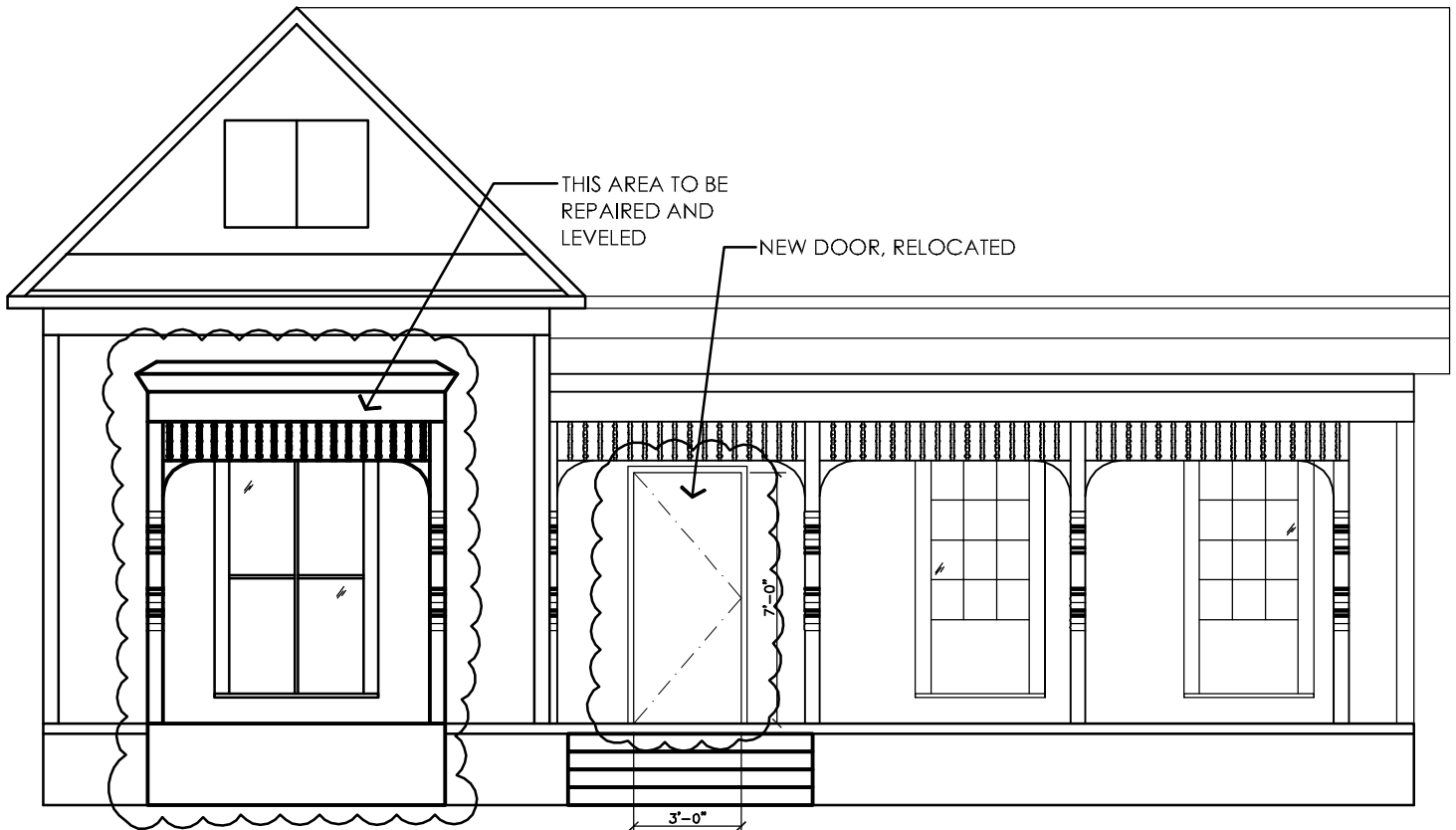
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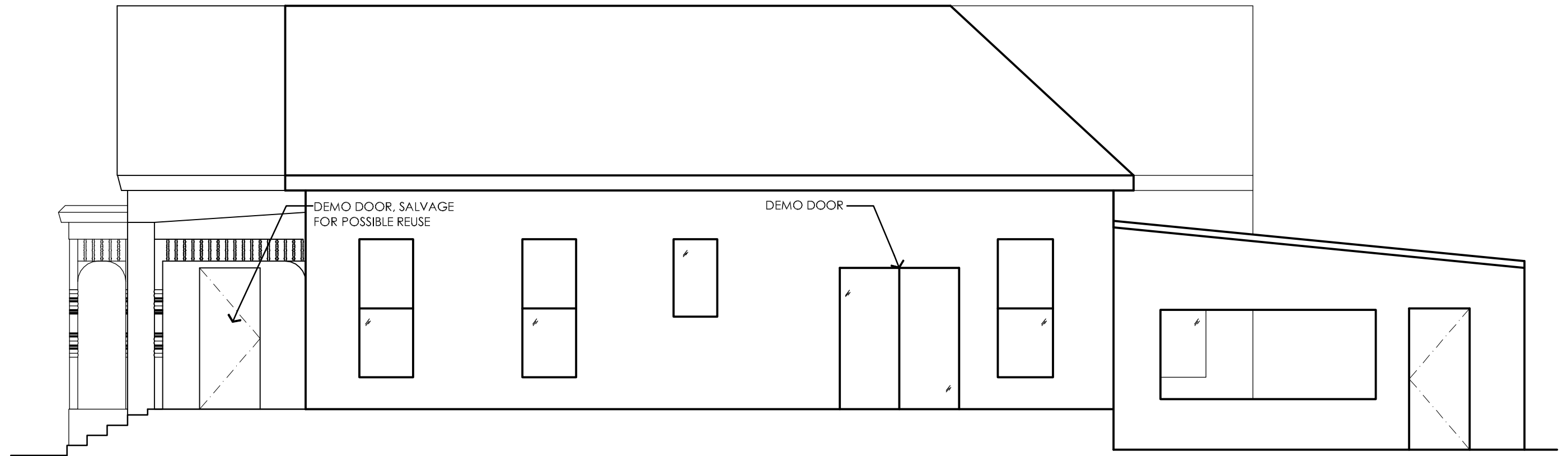




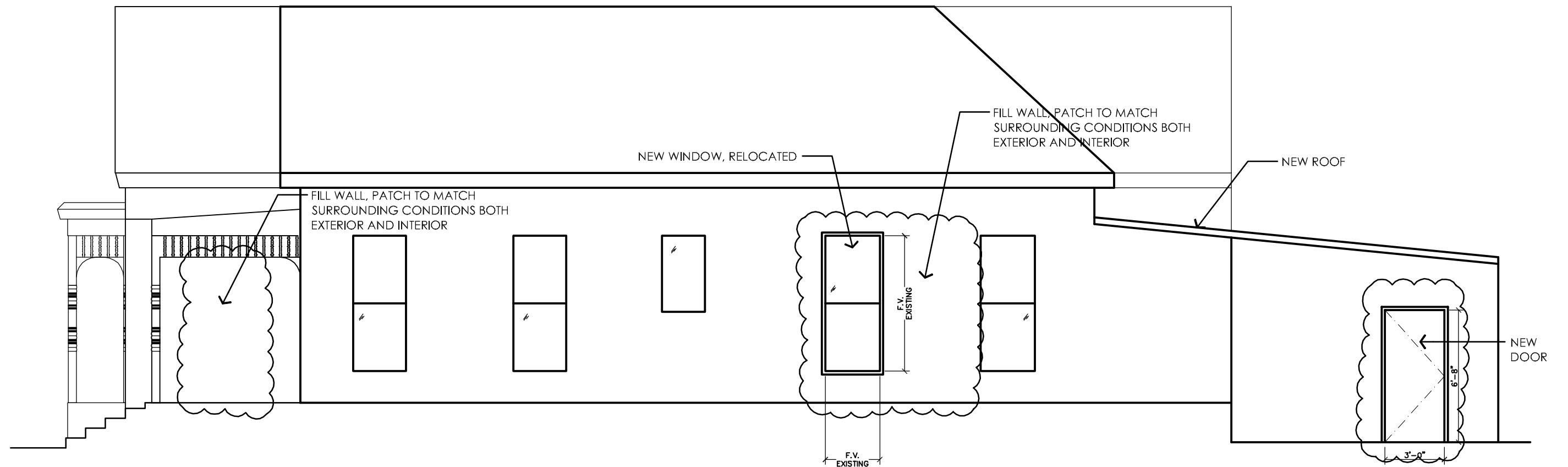
1 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



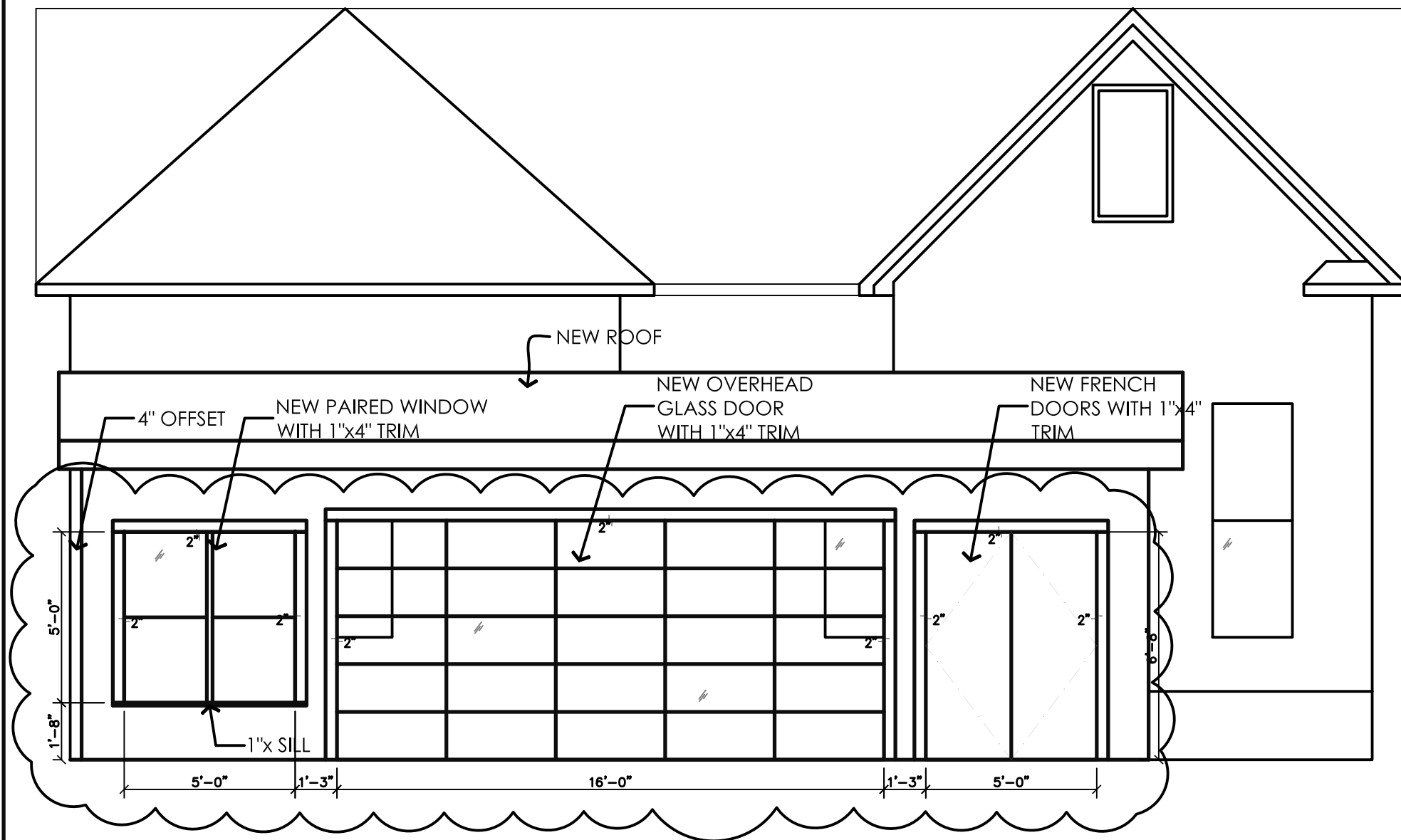
2 NEW FRONT ELEVATION
SCALE: 3/16" = 1'-0"



1
1 **EXISTING SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



2
1 **NEW SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



LAMAR HOUSE























Ply Gem Model # 101 ★★★★★ (2)
 31.5 in. x 71.5 in. Single Hung Vinyl Window - White

\$160⁰⁰



Product Overview

Specifications

Dimensions & Weight

Customer Reviews

Product Overview

Our Single Hung vinyl windows are available in single, double, triple, combinations. Each with a wide selection of architectural shapes. They feature a traditional appearance and come with simple, strong sash system. Frame options include 1 in. or 1.68 in. rail for sill-out or finger.

- Dual life cycle on bottom sash
- Bottom sash lifts in for easy cleaning
- Wood-grain finish laminate
- Fully fused welded corners

Info & Guide

Installation & Warranty

You will need standard hand tools to install this window. Download a free copy from the bottom left tab.

Specifications

Dimensions

Sash Width (in.)	31.5	Product Width (in.)	31.5
Sash Depth (in.)	4.75	Rough Opening Height (in.)	71
Product Depth (in.)	4.75	Rough Opening Width (in.)	33
Product Height (in.)	71.5		

Details

Exterior Color/Finish Family	White	Number of Lashes	2
Features	Single Hung/Double Hung Included Low-E Glass Includes	Privacy Glass	No
Frame Material	Vinyl	Product Weight (lb.)	40lb
Glazing Type	Double Pane	Water Tight Seal Coefficient	.20
Grid Pattern	Colored	Storm Window	No
Hardware Color/Finish Family	White	tilt-in cleaning	No
Insert screen included	No	Tinted glass	No
Interior Color/Finish Family	White	U-Factor	.32
Lash Type	Clave Action	Window Type	Single Hung
Locking	No	Window Use Type	New Construction

Warranty / Certifications



my team

31.5 in. x 71.5 in. Single Hung
Vinyl Window - White

★★★★ (2) — [Write a Review](#) — [Questions & Answers](#)

\$160⁰⁰

Product Overview

2008 Single Ply Vinyl Windows are available in single, double, triple, quadruple, fixed and a wide variety of architectural shapes. They feature a full view.

 Pick Up on Store

Unavailable in Germany

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 We'll Ship It to You

► Experts Estimate

Support of
the National Science Foundation



the growing-by-ways and grass, we'll return
but also return in triumph.

Real-time share trading
David Smith & Associates

M. J. J. van't Hof et al. [20]

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