

Appeal
16COA1204
1359 Ouerbacker Court



Window Guideline W1

	Guideline
W1	Replace severely deteriorated historic windows with new windows that convey the same visual appearance. Replacement windows may either be accurate reproductions using historical, pictorial, and physical documentation or be a new design that is compatible with the historic character of the building and the district. Use of vinyl- and aluminum-clad wood window systems on primary elevations may be permissible if the proportion and detail closely match the original.

Historic Window Condition Checklist

The Following Checklist is to be used as a field observation guide to determine the condition of windows and to see if they meet the Design Guideline requirement of W1 for “Severely Deteriorated” qualifying for replacement. The checklist classifies the condition of the windows into (4) Group categories ranging from Class One to Class Four. Windows that meet the class four standards are the only candidates that shall be considered for window replacement.

Classification Definitions

Class One -“Routine Maintenance,” with small repairs including paint removal, reglazing, weather stripping, caulking, and repainting.

Class Two - “ Stabilization,” shows a small degree of physical deterioration but can be repaired in place by patching, water proofing, consolidating, and regluing the existing material.

Class Three- “Partial Replacement,” has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric.

Class Four- “Total Replacement,” if the entire fabric of the window has deteriorated; then the only feasible alternative is total replacement.

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Case# 16 COA 1204 1359 Overbaker Ct.

Window #	Location and side of structure	Window Classification	Remarks
1	Front 1st Fl.	1	Missing lower window pane of glass.
2	Front 1st Fl.	1-2	In fact window - not meeting top of window - probably a sash cord & weight failure
3	Front right door	1-2	broken cord
4	Front left door	1	
5, 6, 7	Rear right	1-2	#6 top rail not meeting top of window #7 broken pane
8	Rear middle	1-2	broken pane
9	Rear left	1	
10, 11, 12	East facade	1-2	routine maintenance for better functionality and efficiency.



Front façade windows #1 and #2 (from left to right)



Front façade windows #3 to the right of the front door



Front façade windows #4 left of the door





Rear façade window #6



Rear façade window #8



Window #9

