

22-COA-0112
141 Pope St.



Clifton Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
June 3, 2022

Request

1. The applicant seeks after-the-fact approval for replacement of 3 front facing windows.
2. The applicant seeks approval for the replacement of 2 front facing windows on the second level.

Site Map

141 Pope St.



Google Photo



Site Visit Photo











Google Photo

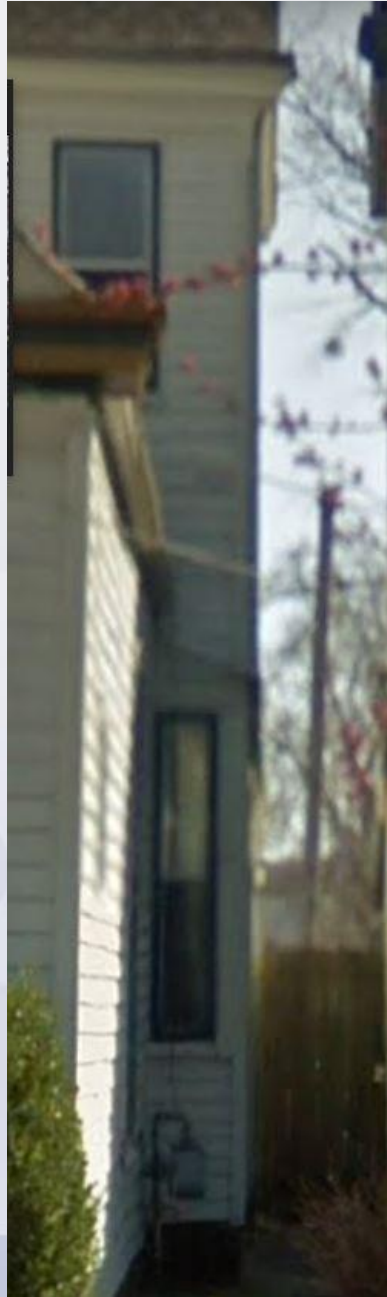




Google Photo



Google Photo



Google Photo



Applicant Photo



Applicant Photo



9600 SERIES

The 9600 series double hung window encompasses advanced technology and a bold design to create an exceptionally unique window. United's 9600 series boasts a vinyl frame and is comprised of solid core cellular PVC material.

This material is able to provide both the aesthetic appeal of classic architecture, and the raw efficiency of a high-performance material. Cellular PVC material is ideal when looking for a combination of timeless visual appeal with meticulously engineered longevity. In addition to its strength, the 9600 series window also replicates the timeless aesthetics of a wood window.



9600 Series

Composite Hybrid Double Hung Window

The 9600 series double hung window encompasses advanced technology and a bold design to create an exceptionally unique window.

United's 9600 series boasts a vinyl frame and is comprised of solid core cellular PVC material. This material is able to provide both the aesthetic appeal of classic architecture, and the raw efficiency of a high-performance material. Cellular PVC material is ideal when looking for a combination of timeless visual appeal with meticulously engineered longevity.

In addition to its strength, the 9600 series window also replicates the timeless aesthetics of a wood window.

Construction Innovations

Engineered to Perform Like Wood

- Hybrid design incorporating cellular technology

Integrated Insulation

- Cellular material outperforms foam filled

Maintenance Free/Cost Effective

- Never needs painting/refinishing

Structurally Precision Joined Architectural Corners

- Innovative assembly process ensures secure sash joints

Best Air Performance

- Six points of sash-frame contact
- Interlocking sash/sill design
- Dual bulb seal

T Bar Pivot Pin - Both Sashes

- Ensures 100% alignment from jamb to sash
- Easier for installer
- Trouble-free long-term operation of window
- Recessed rust-resistant placement

Architectural Aesthetics

Blinds Between-the-Glass Option

- White and satin gray blinds available

Clean Sightlines

- Distinct design allows for maximum amount of visible glass

Replicates Wood Window Aesthetics

- No unsightly vinyl sash welds

Architecturally Correct Sized Stile/Rail

- Designed with routed trough for high-end aesthetic wood look

Black/Black Available

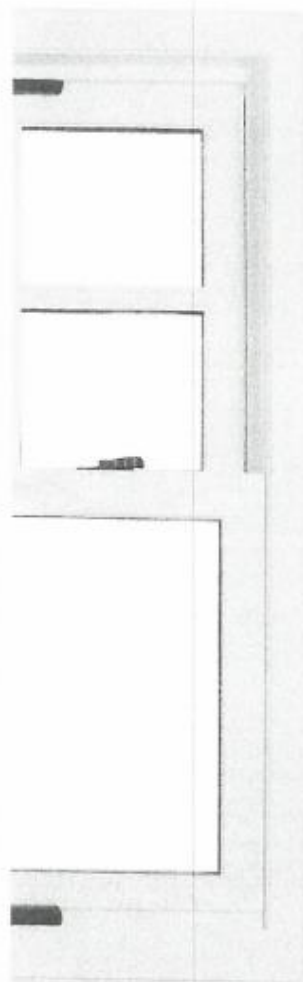
- Acrylic co-extrusion (no white showing)

Optional SDL (Simulated Divided Lite)

- Authentic look of true divided lite with shadow bar

Low Profile Locks

- Aesthetically pleasing



Recommendation

On the basis of the information furnished by the applicant, staff recommends a Certificate of Appropriateness be **denied** as the proposed vinyl replacement windows do not meet the design guidelines.

However, if the ARC determines that the proposed vinyl is an appropriate material, or if the applicant is willing to change replacement window material, then staff recommends a Certificate of Appropriateness be **approved with the following conditions**:

1. The three after-the-fact replacement windows shall be replaced with one-over-one replacement windows that closely match the dimensions of the historic wood windows.
2. The replacement windows for the two front facing second-story windows shall be one-over-one and shall closely match the dimensions of the historic wood windows..
3. All glass shall be clear and non-reflective.
4. The applicant shall not wrap the window trim or sills with vinyl or aluminum.
5. The applicant shall take precautions to preserve any existing wood elements to be reapplied to the building and shall submit photographs of all elements proposed to be reconstructed.
6. The applicant shall take appropriate precautions with the handling of potential lead paint.