

**20-COA-0073**  
**1279 Bassett Avenue**



**Cherokee Triangle Architectural Review Committee**  
**Public Hearing**

**Kat Groskreutz, Historic Preservation Specialist**  
**June 10, 2020**

# Request

- **Certificate of Appropriateness:** to allow five boarded up basement windows to be replaced with new glass block windows.

# Case Summary / Background

- The subject site is located in the R-5 Single-Family zoning district and Traditional Neighborhood Form district.
- The applicant requests approval to replace five boarded up basement windows with new glass block windows to maximize security and daylight into the basement, and obscure the view into the home and of pipes that run directly in front of two windows.

# Case Summary / Background

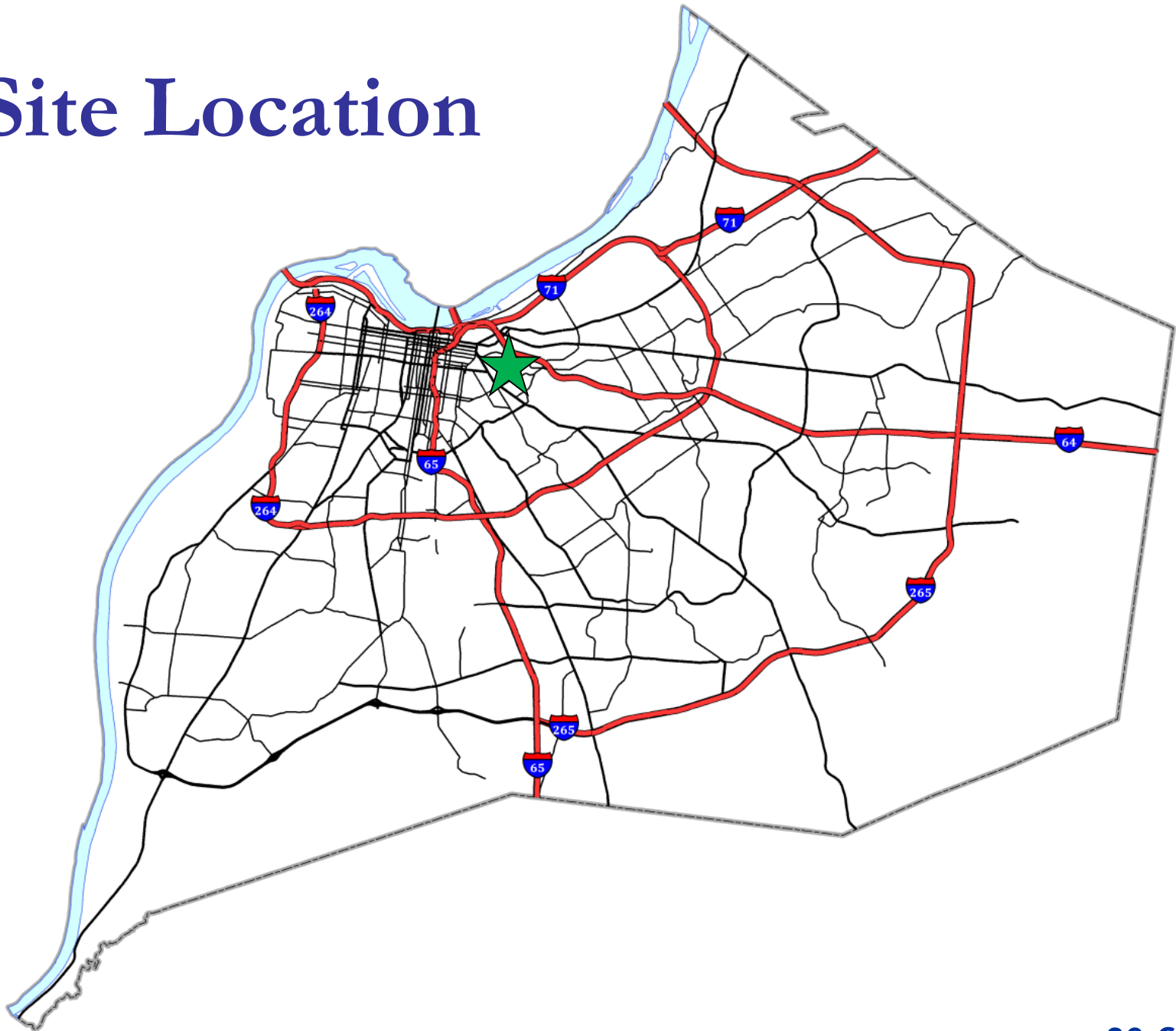
- Due to Covid19 restrictions, staff was unable to conduct an in-home site visit to assess the condition of the windows.
- They are boarded from the outside, so staff would not have been able to see the frames during an exterior only visit.
- The applicant provided multiple photographs to help staff review the request.
- The existing windows are a mix of wooden hoppers and wire mesh.

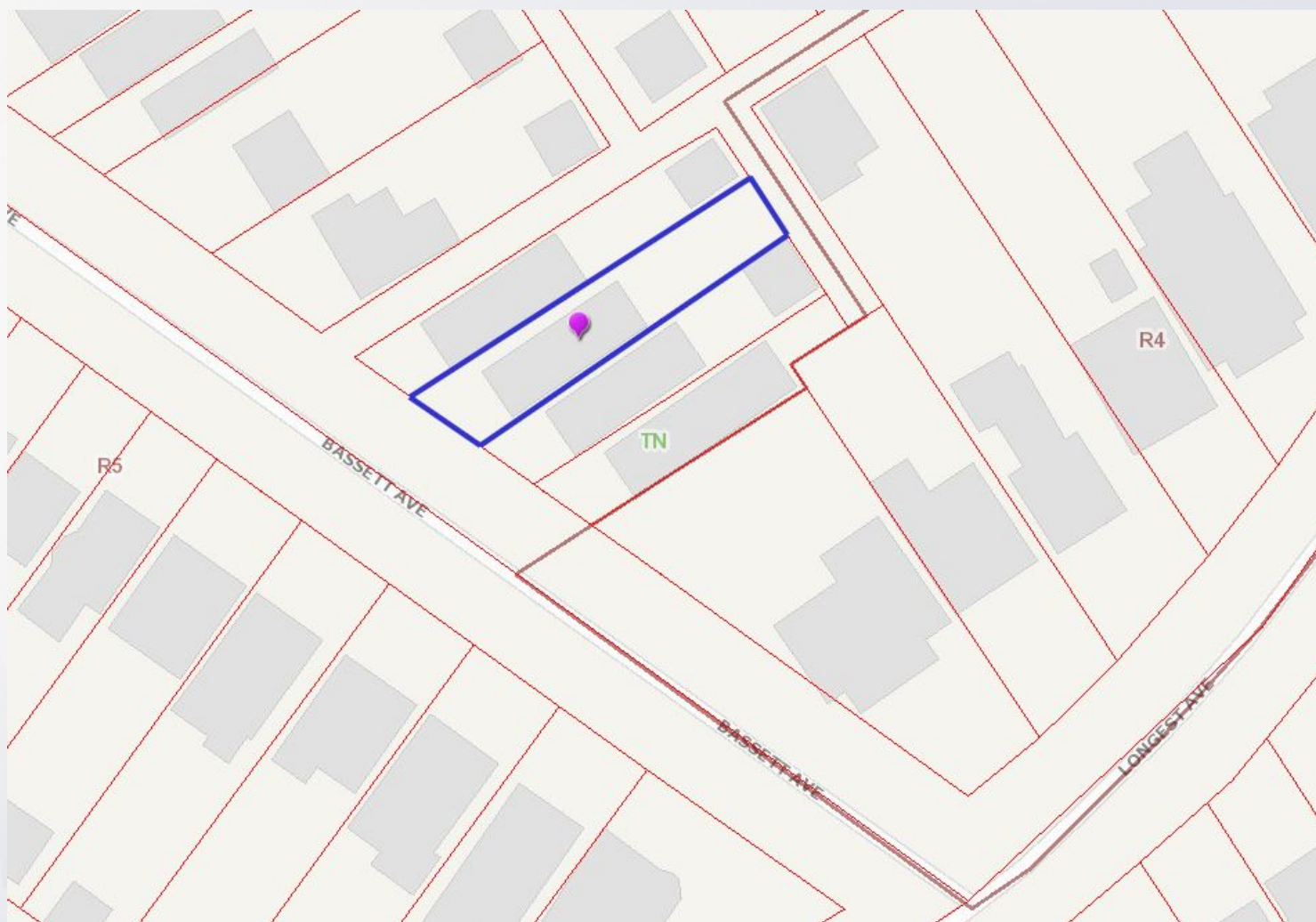


# Case Summary / Background

- The home is situated in close proximity to both neighboring homes, and the basement windows are low to the ground and set back, making them difficult to see from the street.
- Some of the windows are large enough for a person to slide through the opening.
- The windows are also flush or almost flush with the grade on either side of the home, making the window openings easy to access and susceptible to water leakage.

# Site Location











# Site Photos



# Site Photos





# Site Photos





# Site Photos



# Site Photos



# Site Photos





# Site Photos



# Site Photos



# Site Photos



Interior of Windows



# Site Photos



# Site Photos



Interior of Windows

# Site Photos





# Site Photos



# Conclusion

- Staff suggests approval based on the following:
  - Staff believes the windows are reaching the end of their useful life, and are not character defining.
  - The glass block is not visible from the street, or located in a larger main floor or prominent window.
  - Glass block is mortared in which provides a high level of security from attempted break-ins and additional protection from water leaks for windows that are flush with the grade.
  - Glass block provides obscured vision into the home, which provides additional security, and obscures the neighbor's view of pipes that run directly in front of two of the windows.

# Recommendations

1. The glass block windows shall fit the historic window openings. No part of an opening shall be blocked-in to accommodate stock windows.
2. If the design or material changes, the applicant shall contact staff for review and approval.