

20-COA-0010
1249 Everett Avenue



Cherokee Triangle Architectural Review Committee
Public Hearing

Kat Groskreutz, Historic Preservation Specialist
July 08, 2020

Request

- **Certificate of Appropriateness:** to allow two original, 1/1, double-hung, wooden windows on the second story front façade to be replaced with two new 1/1, double-hung, wooden windows.
- The applicant states they wish to replace the windows due to disrepair, that there is a wet wood smell when it rains, and a draft in the colder months.
- Currently there are twin storm windows over each larger original window on the second story. If new windows are approved, storm windows would not be reinstalled.

Case Summary / Background

- The subject site is located in the R-5B Single-Family zoning district and Traditional Neighborhood Form district.
- The home is a 2 ½ story, four-square style, masonry home built circa 1910. It has a full, one story front porch and a three-window attic dormer.

Case Summary / Background

- Due to Covid19 restrictions, staff was unable to conduct an in-home site visit to assess the condition of the windows.
- The windows are on the second floor, so staff would not have been able to inspect the frames during an exterior only visit.
- The applicant provided photographs to help staff review the request.
- The existing windows are original to the home, roughly 66" x 80", wood, 1/1, and double-hung.

Case Summary / Background

- The interior window sills and the bottom portions of the jambs show some signs of deterioration and water damage.
- There is paint alligatoring on both which is partially obscuring the condition of the wood underneath.
- One of the storm windows is no longer flush with the bottom of one of the windows which may be allowing water into the sill.
- The interior sashes do not appear to be severely deteriorated.

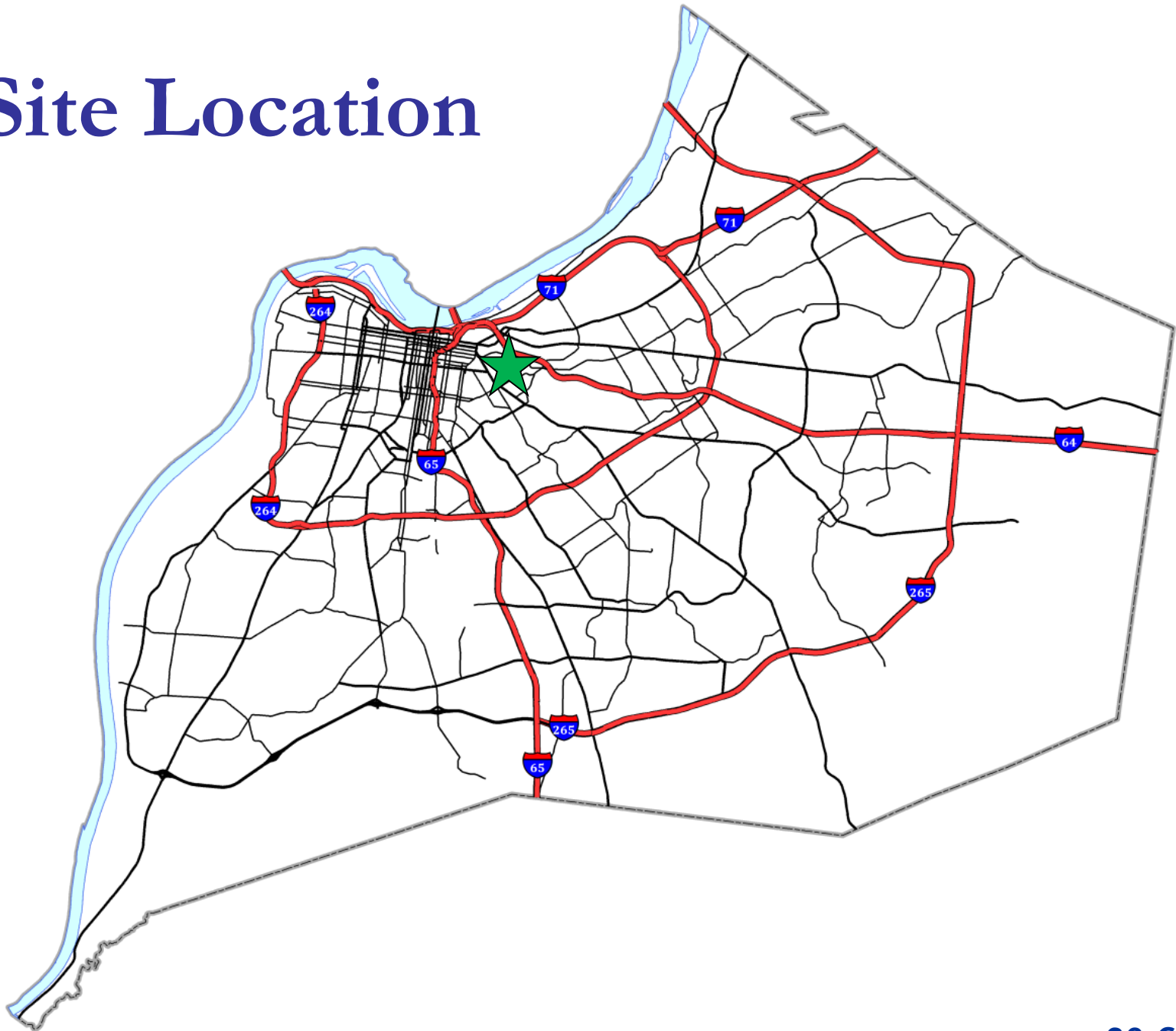
Case Summary / Background

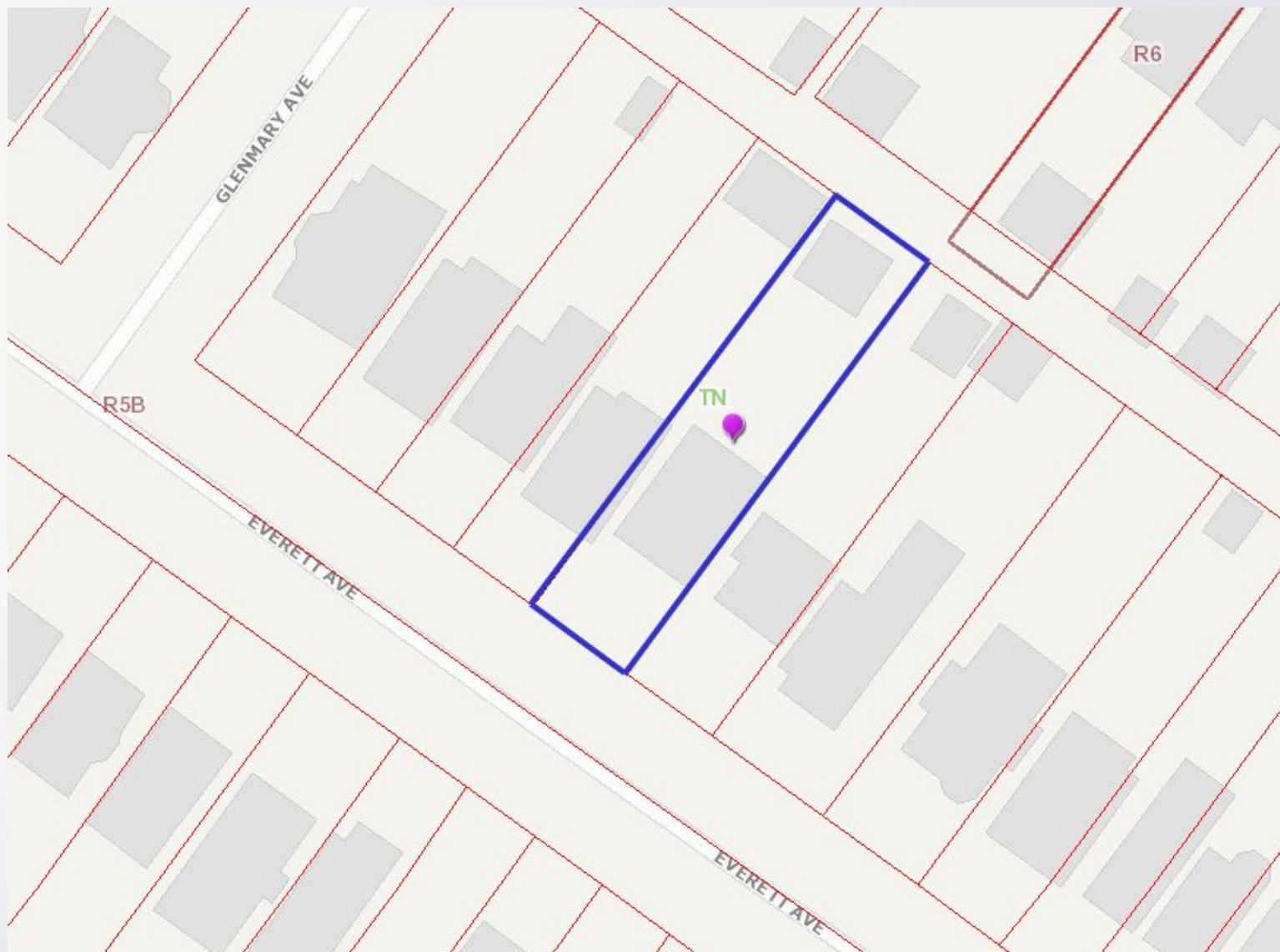
- The previous window-for-door replacement COA was restoring the home's historic fabric.
- The existing windows proposed to be removed and replaced are wood and original to the home.
- One of the storm windows is no longer flush with the bottom of one of the windows which may be allowing water into the sill.
- The interior sashes do not appear to be severely deteriorated.

Case Summary / Background

- The existing windows are not character defining.
- The proposed new windows are also wood and will maintain the 1/1, double hung design of the originals
- The current twin storm windows that are over each single, large existing window will not be reinstalled or replaced after the main window replacement. This would present a more historic look to the front façade.

Site Location







Site Photos



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Site Photos



Site Photos



Site Photos



Conclusion

- Staff suggests denial based on the following:
 - Overall, Staff does not find that the windows meet design guideline **W1** for complete replacement.
 - Staff believes the windows fall within Stage Two “Stabilization” or possibly up to Stage Three “Partial Replacement” of the Window Conditions Checklist.
 - The proposed replacement does conform with the applicable Window Design Guidelines **W2; W4; W6; W7; and W10**.
 - If more clear evidence of severe deterioration can be demonstrated, then the proposed replacement windows may conform to the applicable Window Design Guidelines **W1**.

Recommendations

1. The applicant shall use replacement sashes that fit the historic window openings. Original openings should never be blocked-in to accommodate stock windows.
2. The new windows shall match the historic sash dimension, muntin configuration, reveal depths, glass-to-frame ratios, glazing patterns, frame dimensions, trim profiles, and decorative features when repair of original windows is impossible.
3. The Low-E treatment shall not be smoked, tinted, or reflective.
4. If the design or material changes, the applicant shall contact staff for review and approval.