

21-COA-0011
2132 Baringer Ave.

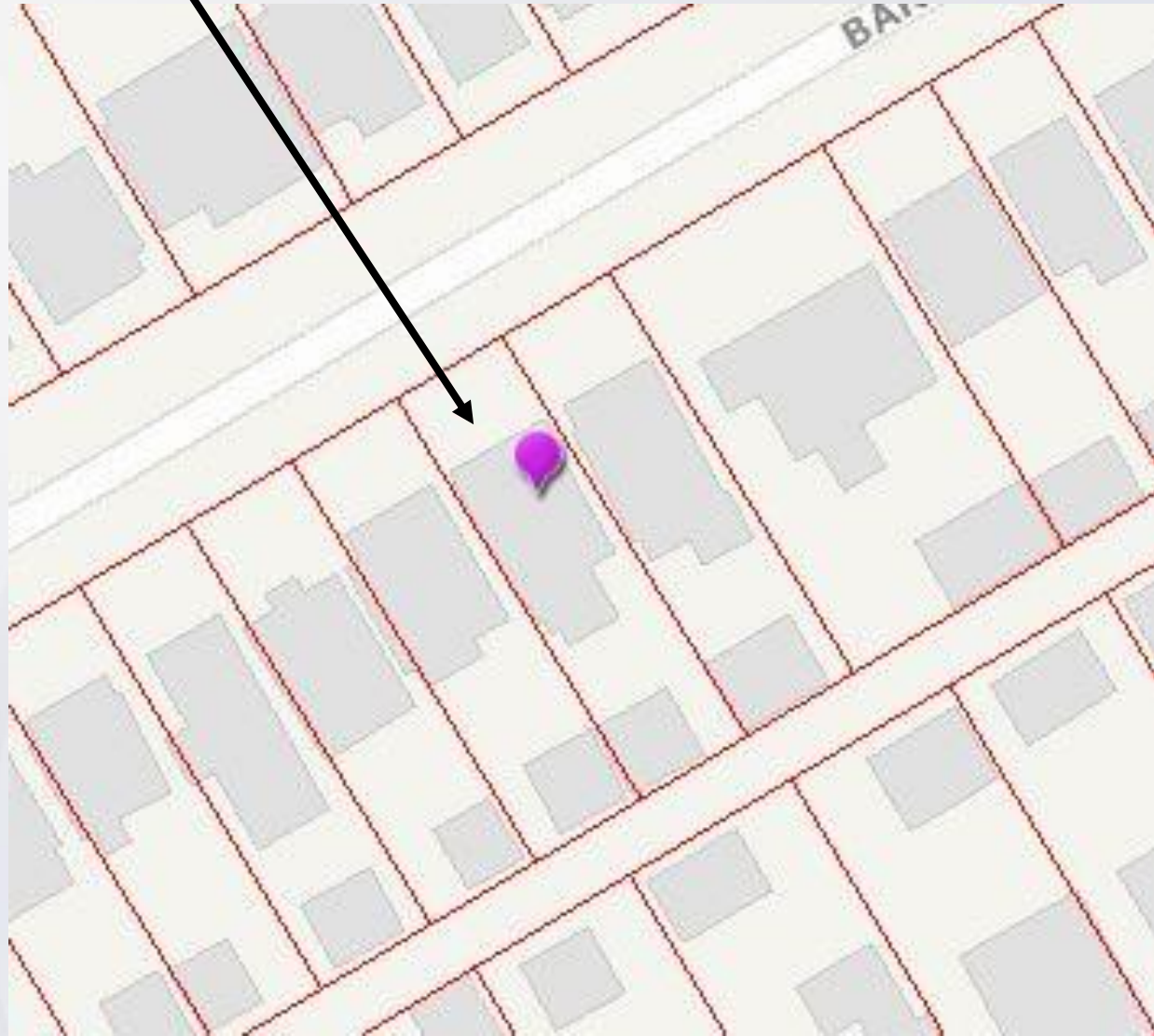


Cherokee Triangle Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
March 03, 2021

Site Map

2132 Baringer Ave.



Aerial Image





Site Context / Background

The R5B zoned property in the Traditional Neighborhood Form District is located on the southeast side of Baringer Avenue, seven lots west of Willow Avenue. The home is a two-and-a-half-story Arts and Crafts-style masonry home with a limestone foundation. The surrounding buildings are predominately two- and three-story masonry homes.

Request

Certificate of Appropriateness:

1. The applicant requests approval to remove the existing wood front door and sidelights in order to replace it with a new, fiberglass pre-hung door and sidelight unit. The new pre-hung door unit proposed will fit in the same opening as the existing door. The proposed sidelights will be a more simplified contemporary style.

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Proposed Replacement Door



ⓧ Picture of proposed front door...

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Proposed Replacement Door



Proposed Replacement Door



picture
of another
proposed
front door,
consistent
with the
original
door in
place.

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Request

Certificate of Appropriateness:

2. The applicant requests approval to replace the existing wood side door, and replace it with a new fiberglass pre-hung door to fit the same opening as the existing door.

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Proposed Replacement Door

④ picture of proposed side door, not visible from the street.



Request

Certificate of Appropriateness:

3. The applicant also requests approval to replace the existing wood replacement windows in the front facing dormer, with new wood clad full divided light replacement windows.

Site Photos

Previously Replaced
Windows



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Request

Certificate of Appropriateness:

4. The applicant requests approval to replace 23 of the existing historic wood windows located on the front, sides and rear of the house.

Site Photos



Site Photos



Site Photos



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Site Photos



Proposed Replacement Windows

Interior



FUNCTIONAL REQUIREMENTS
- Track in window

ENGINEERING SOLUTION
- Integrate weatherstrips into track

HOMEOWNER BENEFIT
Reinforced seals provide a high level of protection against drafts.

FUNCTIONAL REQUIREMENTS
- Drain hardware

ENGINEERING SOLUTION
- Sloped sill
- Drainage

HOMEOWNER BENEFIT
Sloped sill drains water away from the window.

FUNCTIONAL REQUIREMENTS
- Safe design option and historical compatibility

ENGINEERING SOLUTION
- Strong interior and exterior grilles with window design

HOMEOWNER BENEFIT
Add grilles to the inside, outside, and even between the glass of your new window.



FUNCTIONAL REQUIREMENTS
- Window operation

ENGINEERING SOLUTION
- Integrate hardware system

HOMEOWNER BENEFIT
Effortlessly open and close your window.

Double Hung Window
Free Interior / Custom Grilles
Satin Nickel Estate Hardware

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SPOTLIGHT ON

Mortise-and-Tenon Construction



Beautiful,
clean look

Stronger
corner joints

A true sign
of quality

While traditional mortise-and-tenon joinery has been used for thousands of years by quality woodworkers around the world, less expensive windows are typically glued together which can produce unsightly corner welds. We believe our customers deserve a better looking and better quality window. We've combined new manufacturing technology with traditional mortise-and-tenon corner construction to create a more beautiful window with unprecedented performance. As the replacement window division of Andersen Corporation, we build our windows to last year after year.



Mortise-and-tenon corner seams
with beautiful, clean lines



Typical welded vinyl corner seam
with distracting ridges

Beauty IN THE DETAILS

Our mortise-and-tenon corner construction eliminates those unsightly corner welds seen in many vinyl windows so all you see is smooth, clean lines that enhance any view.

STRONGER Performance

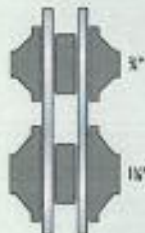
Our mortise-and-tenon corner construction provides greater strength and durability which means your window won't sag even after several years. In fact, our mortise-and-tenon joinery, combined with our Fibrex® composite framing material, is so strong that we can provide one of the largest gliding window sizes in the industry so you can easily enjoy those breathtaking views without sacrificing performance.

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Profiles



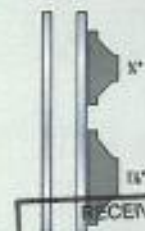
Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.



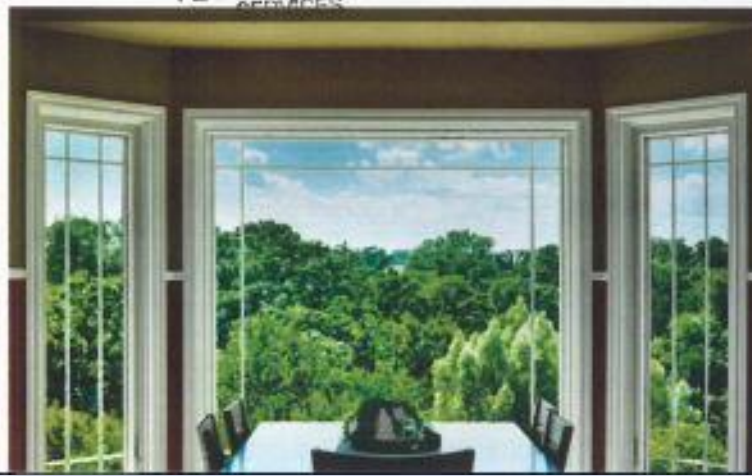
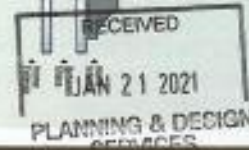
Grilles Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.

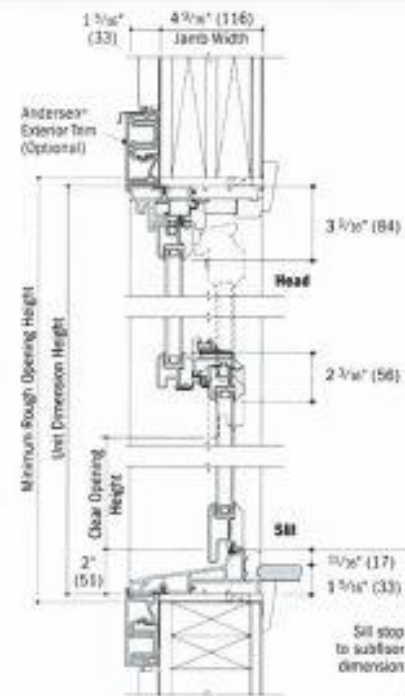
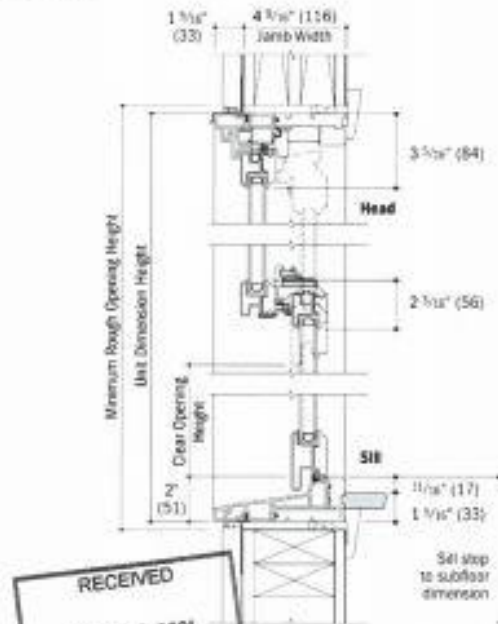


Interior Wood Grilles

Made of hardwood, these grilles snap into clips on the interior of the sash and can be easily removed to make glass cleaning a breeze. Available in two widths.



and Rough Opening Details 1'-0" (1:8)



Vertical Section - Double-Hung

as well as the colored areas are additional Andersen® parts required to complete unit assembly as shown and must be specified. vent is from backside of installation flange to inside edge of window frame.

ing codes for sill height requirements.

ation only and are not intended to represent complete or appropriate product installation methods or materials for application. Refer to unit installation guide. See note on installation on page 7.

ing Window Opening Specifications

Clear Dag. Sq. Ft. (m²)	Clear Opening in Full Open Position		Glass Sq. Ft. (m²)	Vent Sq. Ft. (m²)	Top of Subfloor to Top of Inside Sill Stop Inches (mm)	Overall Unit Area Sq. Ft. (m²)
	Width Inches (mm)	Height Inches (mm)				
1.37 (0.13)	35 1/4 (386)	13 (330)	2.24 (0.21)	1.46 (0.14)	48 1/4 (1,242)	4.71 (0.44)
1.58 (0.15)	35 1/4 (386)	15 (380)	2.99 (0.24)	1.67 (0.16)	44 1/4 (1,146)	5.25 (0.49)
1.79 (0.17)	35 1/4 (386)	17 (431)	2.94 (0.27)	1.88 (0.17)	40 1/4 (1,036)	5.78 (0.54)
2.00 (0.19)	35 1/4 (386)	19 (482)	3.29 (0.31)	2.09 (0.19)	36 1/4 (937)	6.32 (0.59)
2.21 (0.21)	35 1/4 (386)	21 (533)	3.64 (0.34)	2.30 (0.21)	32 1/4 (836)	6.85 (0.64)
2.42 (0.23)	35 1/4 (386)	23 (584)	3.99 (0.37)	2.51 (0.23)	28 1/4 (734)	7.39 (0.69)
2.64 (0.24)	35 1/4 (386)	25 (634)	4.34 (0.40)	2.72 (0.25)	24 1/4 (632)	7.92 (0.74)
2.85 (0.26)	35 1/4 (386)	27 (685)	4.69 (0.44)	2.94 (0.27)	20 1/4 (531)	8.46 (0.79)
3.06 (0.28)	35 1/4 (386)	29 (736)	5.04 (0.47)	3.15 (0.29)	16 1/4 (429)	8.99 (0.84)
3.27 (0.30)	35 1/4 (386)	31 (787)	5.39 (0.50)	3.36 (0.31)	12 1/4 (328)	9.52 (0.88)
3.48 (0.32)	35 1/4 (386)	33 (838)	5.74 (0.53)	3.56 (0.33)	8 1/4 (226)	10.06 (0.93)
3.69 (0.34)	35 1/4 (386)	35 (889)	6.09 (0.57)	3.78 (0.35)	** (124)	10.59 (0.98)
4.11 (0.38)	35 1/4 (386)	39 (991)	6.79 (0.63)	4.3 (0.39)	** (264)	11.86 (1.08)
4.53 (0.42)	35 1/4 (386)	43 (1092)	7.49 (0.70)	4.62 (0.43)	** (65)	12.73 (1.18)
1.73 (0.16)	39 1/4 (488)	13 (330)	2.95 (0.27)	1.84 (0.17)	48 1/4 (1,242)	5.69 (0.53)
2.00 (0.19)	39 1/4 (488)	15 (380)	3.41 (0.32)	2.11 (0.20)	44 1/4 (1,146)	6.34 (0.59)
2.26 (0.21)	39 1/4 (488)	17 (431)	3.87 (0.36)	2.38 (0.22)	40 1/4 (1,036)	6.98 (0.65)
2.53 (0.24)	39 1/4 (488)	19 (482)	4.33 (0.40)	2.64 (0.25)	36 1/4 (937)	7.63 (0.71)
2.80 (0.26)	39 1/4 (488)	21 (533)	4.80 (0.45)	2.91 (0.27)	32 1/4 (836)	8.27 (0.77)
3.06 (0.28)	39 1/4 (488)	23 (584)	5.26 (0.49)	3.18 (0.29)	28 1/4 (734)	8.92 (0.83)



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SPECIFICATION
AND
TECHNICAL
MANUAL





Renewal by Andersen® Products and Installation Transferable Limited Warranty (UNITS INSTALLED AFTER MAY 1, 2018)

Your *Renewal by Andersen®* products are warranted under a fully transferable limited warranty covering parts, labor and original installation services.

Transferable Limited Warranty on Glass

The glass in *Renewal by Andersen®* factory glazed windows including high-performance Low-E glass, high-performance Low-E glass, high-performance Low-E SmartSun® glass, high-performance SmartSun glass with HeatBlock® technology, patterned glass (including obscure, fern, reed and cascade designs), Finelight™ grilles, divided light grilles and beveled windows of these glass options is warranted to be free from defects in manufacturing, materials and workmanship for twenty (20) years from the original installation date. It is also warranted not to develop, under normal conditions, any material change in appearance resulting from manufacturing defects or as a result of premature failure of the glass or organic seal for twenty (20) years from the original installation date. This limited warranty on glass does not apply to special order glazings, art glass, insulated air glass, impact-resistant glass or glass that is not factory installed by *Renewal by Andersen*.

In the event a glass failure occurs as a result of a defect in manufacturing, materials or workmanship within the limited warranty period, *Renewal by Andersen*, at its option, will: (i) provide and install the appropriate replacement glass product or (ii) provide a factory-authorized repair to the existing glass. Such replacement or repair is warranted for the remainder of the original limited warranty period.

Transferable Limited Warranty on Fibrex® Material Components

The Fibrex® material components of your *Renewal by Andersen* windows (including frame, sash, and exterior grilles) are warranted not to fade, rust, blister, peel, crack, pit or corrode and be free from defects in manufacturing, materials and workmanship for a period of twenty (20) years from the original installation date.

In the event a Fibrex material component fails as a result of a defect in manufacturing, materials or workmanship within the limited warranty period, *Renewal by Andersen*, at its option, will: (i) provide and install the appropriate replacement parts or (ii) provide a factory-authorized repair to the existing product. Such replacement or repair is warranted for the remainder of the original limited warranty period.

Transferable Limited Warranty on Components Other Than Glass

The non-glass portions of your *Renewal by Andersen* windows (including non-electric operators, locks, lifts, balance systems, hinges, handles, insect screens, weatherstripping, sash and frame members) are warranted to be free from defects in manufacturing, materials and workmanship for a period of ten (10) years from the original installation date.

In the event a component other than glass fails as a result of a defect in manufacturing, materials or workmanship within the limited warranty period, *Renewal by Andersen*, at its option, will: (i) provide and install the appropriate replacement or (ii) provide a factory-authorized repair to the existing product. Such replacement or repair is warranted for the remainder of the original limited warranty period.

Transferable Limited Warranty on Exterior Color Finish

The color finish on the Fibrex® material exterior components (frame, sash, window sills and grilles) on *Renewal by Andersen* windows is warranted to be free from manufacturing defects resulting in color fade greater than 5 Delta E* measured in accordance with ASTM D5244 for a period of ten (10) years from the original installation date.

What is not covered by this exterior color finish warranty: weatherstripping, accessories and hardware, including insect screens, handles, trim sets and lock components, exterior trim profiles and exterior aluminum coil stock.

In the event there is a defect covered by this limited warranty for exterior color finish within the limited warranty period, *Renewal by Andersen*, at its option, will: (i) refinish the product - labor is included (the finish will be applied with standard commercial refinishing techniques and may not be the same finish as originally applied to the product) or (ii) repair or replace the product. Such replacement parts or repairs are warranted for the remainder of the original limited warranty period.

Transferable Limited Warranty on Installation

Installation of your *Renewal by Andersen* windows or other Andersen window and/or door products by an authorized *Renewal by Andersen* contractor is warranted for a period of ten (10) years from the date of original installation. During this period, should your *Renewal by Andersen* window or door fail to perform according to our specifications due to improper or illegal installation, we will bring the workmanship up to our professional standards, at no cost to you.

This limited warranty on installation does not extend to accessories performed by anyone other than the original authorized installer or other authorized *Renewal by Andersen* contractor, nor to the installation or repair of any finishing or other materials that have been applied to or adjacent to the product after the initial installation.

No Other Warranties or Representations

THIS LIMITED WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ALL WARRANTIES ARE LIMITED TO THE APPLICABLE STATE OF LIMITATIONS, BUT IN NO CASE WILL IT EXTEND BEYOND THE LIMITED WARRANTY PERIODS SPECIFIED ABOVE. *RENEWAL BY ANDERSEN* EXCLUDES AND WILL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, WHETHER ARISING OUT OF CONTRACT, TORT OR OTHERWISE. THE REMEDY OF REPAIR OR REPLACEMENT OF THE ACTUAL PURCHASE PRICE OF THE PRODUCT PROVIDED BY THIS LIMITED WARRANTY IS THE EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL ISSUES OR DAMAGES.

Applicable Law

This Limited Warranty is only applicable in the U.S.A. (i.e. the fifty states and the District of Columbia) and Canada. This Limited Warranty gives you specific legal rights, and you may have other rights which vary from state to state or province. Some states do not allow the exclusion or limitation of incidental or consequential damages or limitation of the duration of an implied warranty, so the above limitations or exclusions may not apply to you. If any specific term of this limited warranty is prohibited by any applicable law, it shall be null and void, but the remainder of this Limited Warranty shall remain in full force and effect.

DG DOUBLE-HUNG WINDOW

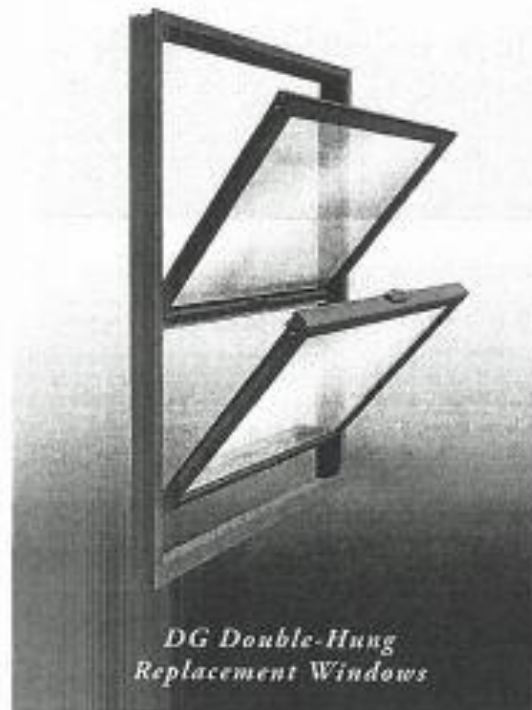
ADVANTAGES AND APPLICATIONS

A DG Double-Hung window consists of two vertically sliding sash in a single frame. Each sash is counter-balanced by a uniquely configured block-and-tackle balance mounted into the sides of each sash. Each sash may be tilted in for easy cleaning by actuating the hidden tilt-latch mechanisms. When locked, a cam-type sash lock securely closes the upper and lower sash and seats them snugly into their weather-stripping systems. An insect screen may be installed into the outside track of the window frame.

**Renewal
by Andersen.**



WINDOW REPLACEMENT an Andersen Company



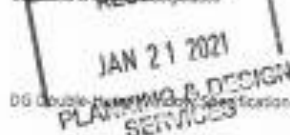
ADVANTAGES

- Both sash can be operated for ventilation at the top and the bottom of the window.
- Both sash tilt in for safe and easy cleaning.
- Patented lower sash tilt-latch cassette and interlock assembly offers safe and secure sash tilting while providing maximum security and structural performance.
- Finemesh upper sash tilt-latch cassette offers single point activation for safe and easy tilting for cleaning.
- Rotomolded Fibrex® Material is stronger than vinyl, providing greater durability.
- Rotomolded Fibrex® Material with low maintenance Rema-Shield® capping gives a rich, low luster finish to sash and frame, similar to painted wood.
- Surfaces on the sash and frame are designed with smooth radii which are visually pleasing and easier to clean.
- Mortise-and-tenon appearance on both the interior AND exterior sash corners provides a traditional, hand-crafted look.
- Sash and frame corners are joined utilizing precision molded corner keys, EPDM (ethylene propylene diene monomer) gaskets and injected hot melt adhesive for superior strength, durability and weather tightness.
- Weatherstrip system is designed utilizing cutting edge materials providing superior weather tightness and durability while allowing easy sash operation.
- Sash are counter-balanced by coil-spring powered block-and-tackle balance mounted into the sides of each sash. Each balance is uniquely configured and engineered for that exact sash size and weight which minimizes operating force.

APPLICATIONS

- Excellent choice for homes and condominiums where traditional styling is important, appropriate for many restoration projects.
- Suitable in areas facing walkways, decks and other traffic areas because sash do not project outward.
- Convenient in areas where the sash need to be cleaned from the interior.
- Visually compatible with other Renewal by Andersen® products.

"Rema-Shield" and all other marks where discussed are trademarks of Andersen Corporation



12-2

DG Double-Hung Window Specifications

CONFIDENTIAL

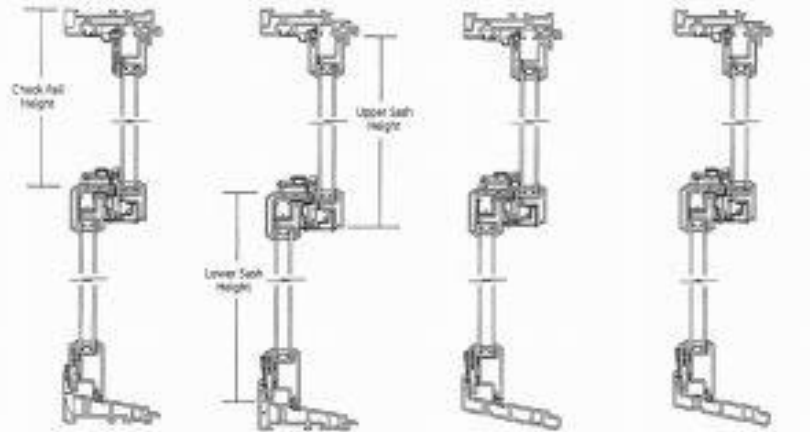
APRIL 2018

21-LOA-0011

21-COA-0011

INSERT APPLICATION DG CONFIGURATIONS

VERTICAL SECTIONS



Flat Sill Base Frame

Flat Sill Insert Frame

Sloped Sill Base Frame

Sloped Sill Insert Frame



Clear Opening Height



Flat Sill Base Frame

Flat Sill Insert Frame

Sloped Sill Base Frame

Sloped Sill Insert Frame

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12-24

DG Co. Inc. Window Specifications

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21- COA-0011

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A true sign
of quality[illegible]

The first six days were devoted to instruction concerning the basic principles and goals of the program. The next three days were spent in field work, during which the students observed the various activities of the program.

Our equipment and service specialists provide efficient and accurate field testing your vehicles won't get here often several years in the future. We have a state-of-the-art facility, equipped with an F150's computer, trained personnel, a 24-hour lab and a 24-hour lab for the largest global vehicle fleet in the industry. Call us today. We're here to help you get the most out of your vehicle.

OPTIONAL FULL
DOUBLE-HUNG WINDOW

Grille between
angles (GBG)



Available Grille Types

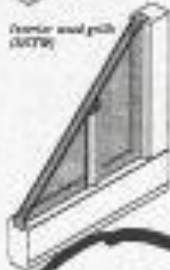
Three grille types are available. The interior and exterior sides of the grille are color-coordinated with each side of the window frame. Consult the color combination chart in each window product section for detailed color information.

Grille Between the Glass (GBG)

Extruded aluminum grille members are sandwiched between the glass panes, and are available in two widths. Exposed finish replicates interior and exterior face of window. If wood interior, interior facing surface will be gray.



Interior wood grille
(INTW)



Interior Wood Grille (INTW)

With the option of hardwood, maple or oak, these grilles may use clips placed around the interior side of the oak and may be removed to clean the glass. These high-definition interior wood grilles are available in two different widths.

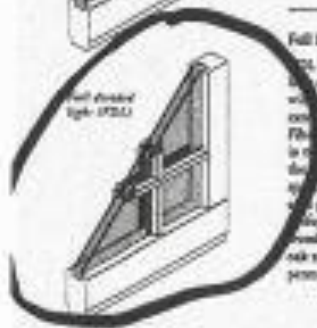


Full Divided Light (FDL) Grille

FDL grilles provide the classic look of a true-divided light window. The high-definition exterior grille is made from Fibrex material and is available in two different widths. Between the glass panes, an aluminum spool stands directly away from the pane to maintain structural integrity. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths and may be permanently attached or removable.



Full divided
light (FDL)



applicable

OPTIONS

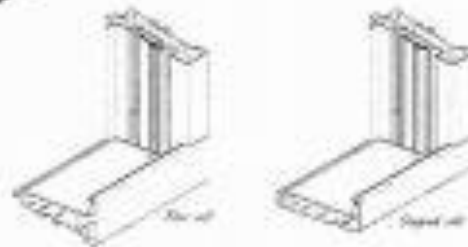
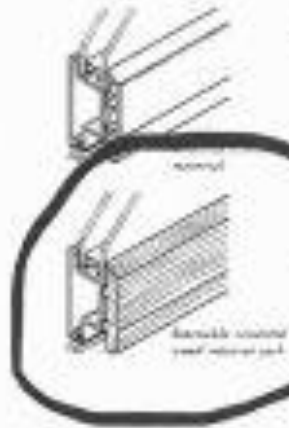
OG DOUBLE-HUNG WINDOWS

The following options are available for all Renewed by Andersen® OG Double-Hung windows:

- **Dual-Colors and Seizable Insulated Vinyl Interior** – Dual-color windows are available that have different interior and exterior colors. Seizable vinyl interior screens are also available in solid, pleated, and engineered pine. The Double-Hung Window Components Color Combination Chart on page 12-14 shows available color combinations and the default color of individual components for these combinations. Andersen's composite (e.g., insect screens, grilles, hardware, etc.) finish/color combinations are available upon request.

Finishing and staining guidelines for Fibrex® material and seizable vinyl interior screens are available in this manual, the Product Installation Manual and in the Color and Maintenance Guide.

- **Sill Options** – The OG double hung is available with two different sill configurations: A 12" Sloped Sill for use in storm applications where the entire window sill is angled to the exterior and a Flat Sill for use in various other applications.



OPTIONS

DC Double-Hung Windows



Basic Frame

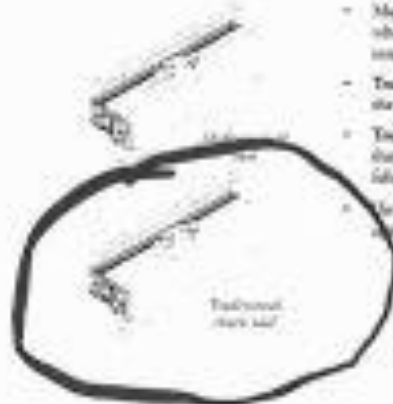


Inset Frame



EJ Frame

- **Frame Options** – The DC Double-Hung is available with 3 different Universal Frame options.
 - A **Basic Frame**, which consists of a full outer frame mull and insulating kerf that is compatible with the Universal Storm Window (UPW), and a **CLOSED** insulator frame profile. The Basic Frame is available with both the Sloped Sill and Flat Sill.
 - An **Inset Frame**, which consists of a beveled outer frame member with a kerf ready to fit into an existing curb top of an existing 3-1/4" jamb pocket, and a **CLOSED** insulator frame profile. The Inset Frame is available with both the Sloped Sill and Flat Sill.
 - An **EJ Frame**, which consists of a full outer frame mull and insulating kerf that is compatible with the Universal Storm Window (UPW), and an **OPEN** insulator frame profile factory prepared to receive an Extension Jamb. The EJ Frame is **ONLY** available with the Flat Sill.
- **Enhanced Performance Upgrade** – The Double-Hung (DC) window is available in a standard Design Pressure (DP) upgrade to ± 15 PSF. The restrictions apply.
- **Modern Check Rail** – The check rail is available in a contemporary version where the innermost 1/2" of the top of the check rail curves gently to the inner face of the window.
- **Traditional Check Rail** – The check rail is available in a squared version where the top of the sash remains flat to the face of the window.
- **Enduro™ Inset Sashes** – Wire-free sashes and mull (21 x 21 per inch mesh) that provide over 50% more light than standard Andersen Inset sashes. (See following chart for restrictions.)
- **Universal Storm Profile** – Can be used in either Inset OR full frame applications.



Conclusion

The existing door and sidelights appear to be original 1920 character-defining elements to the home. The existing door and sidelights are approximately 100 years old and maintain their historic form, material, location, setting, and integrity. D1 states not to alter the character of entrances by either removing historic elements or through the addition of elements for which there is no historic precedent. Staff recommends that the existing character defining historic door and sidelights to stay in place. Staff recommends repair to any portions of the wooden door and sidelights that show signs of wear and rot.

Conclusion

The existing side door appears to be an original 1920 character-defining element to the home. The door is a custom sized wood raise paneled door. Staff recommends that the existing character defining historic door shall stay in place. Staff recommends repair to any portions of the wooden door that show signs of wear and rot, as well as the addition of weather stripping.

Conclusion

The existing front facing dormer windows have already been replaced previously with windows that did not keep the same configuration. Staff recommends that the new dormer replacement windows match the same configuration and muntin pattern as the original windows (as seen in the designation photo).

Conclusion

The existing (approximately 23) historic windows located on the front, sides, and rear of the house do not appear to meet W1, which is the standard per the Design Guidelines for total replacement. Staff recommends based on the design guidelines for the windows to be repaired not replaced. The proposed replacement windows are Renewal by Anderson true divided light wood replacement windows.

Recommendations

1. On the basis of the information furnished by the applicant, staff recommends part 1 (door and sidelights) of the application for a Certificate of Appropriateness be **denied**.
2. On the basis of the information furnished by the applicant, staff recommends part 2 (side door) of the application for a Certificate of Appropriateness be **denied**.

Recommendations

3. On the basis of the information furnished by the applicant, staff recommends part 3 (replacement windows) of the application for a Certificate of Appropriateness be **approved with the following conditions.**

Recommendations

- 1. The applicant shall replace the existing front facing wood replacement windows located in the dormer with an in-kind material window (wood).**
- 2. The applicant shall replace the front facing windows, located in the dormer with windows that match the same configuration and muntin pattern as seen in the designation photo.**
- 3. If the scope of the project should change, the applicant shall contact staff for approval**
- 4. The applicant shall obtain any and all permits required prior to starting.**

Recommendations

On the basis of the information furnished by the applicant, staff recommends part 4 (replacement of 23 windows) of the application for a Certificate of Appropriateness be **denied**.