

21-COA-0064
1267 Willow Ave.



Cherokee Triangle Architectural Review Committee
Public Hearing

Kat Groskreutz, Historic Preservation Specialist
April 7, 2021

Request

- **Certificate of Appropriateness:** to allow three original, 1/1, double-hung, wooden windows on the front façade to be replaced with new Marvin, 1/1, double-hung, aluminum clad wooden windows
- The applicant states repair of the sashes is problematic due to the condition and size of the units
- They also state there is a safety concern for the residents regarding difficulty of operation and at least one windows being the only point of egress

Case Summary / Background

- The subject site is located in the R5B Zoning district and Traditional Neighborhood Form district.
- The home is a 2 ½ story, Dutch Colonial Revival style, clapboard home built circa 1905. It has a full, one story front porch, front facing gambrel roof, wooden fishscale and shale gable shingles and an offset bay window on the second floor

Case Summary / Background

- Staff conducted a site visit on March 12 to assess the windows
- Staff determined most of the windows could be approved for replacement at a staff level by meeting W1 or being prior replacements
- Both first floor front façade windows and the large, right-hand window on the second floor were determined to not meet W1 and were requested to be filed as a separate application request for ARC

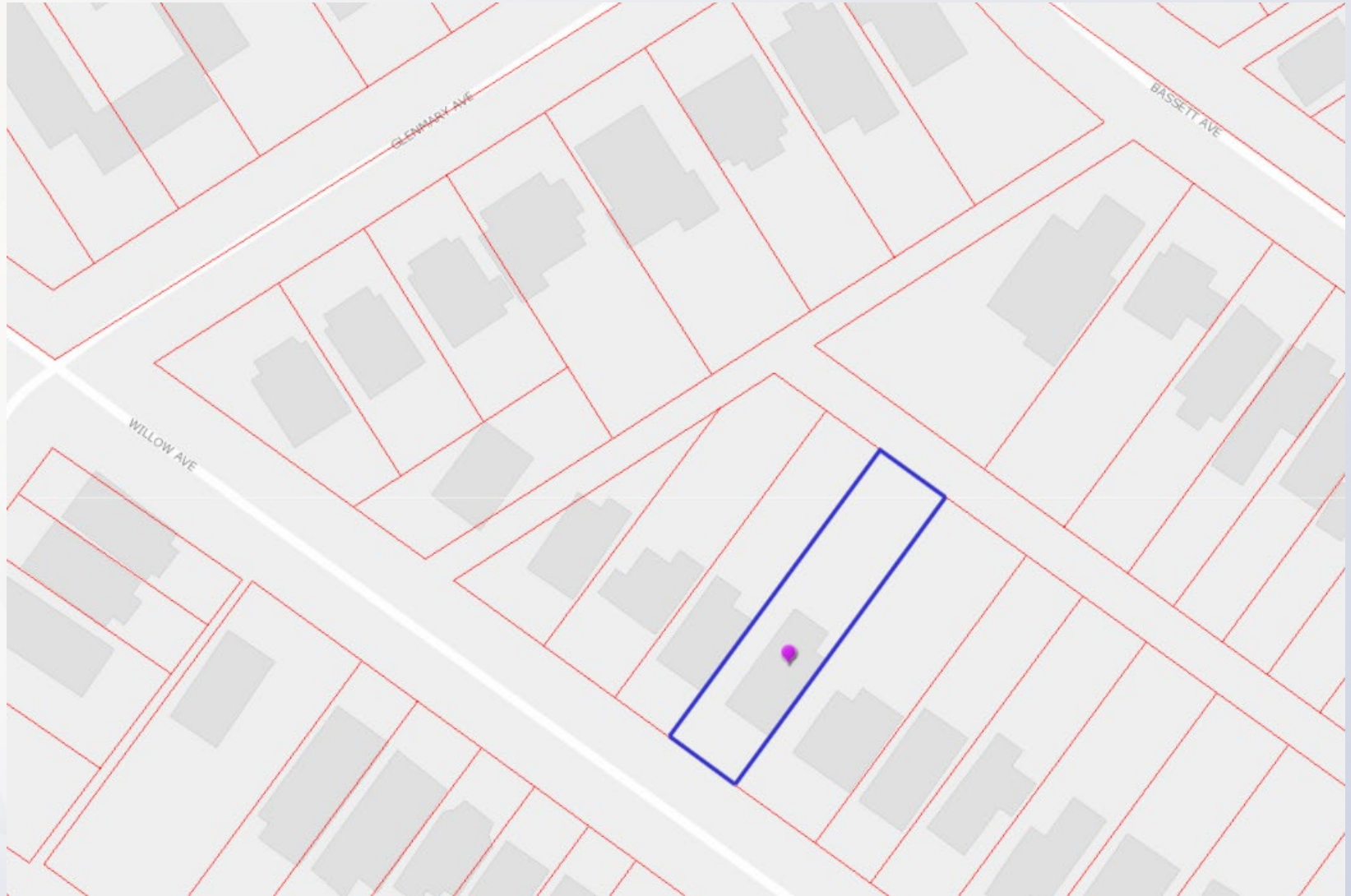
Case Summary / Background

- The existing windows proposed to be removed and replaced are wood and original to the home
- They are character defining regarding the front façade placement and the size of the larger two
- However, they are not character defining in design as simple 1/1, double-hung windows
- Applicant proposes Marvin, 1/1, double hung, aluminum clad wood replacements in the same profile and dimensions to match the historic windows

Case Summary / Background

- The sashes and sills do not appear to be severely deteriorated
- There is evidence of prior poorer quality repair attempts on the sashes
- Some of the larger panes of glass are cracked which may make retention of the glass difficult
- They are currently non-operational, but Staff observed the sash weights were still present

Site Location



Site Location



Site Photos



Site Photos



Site Photos



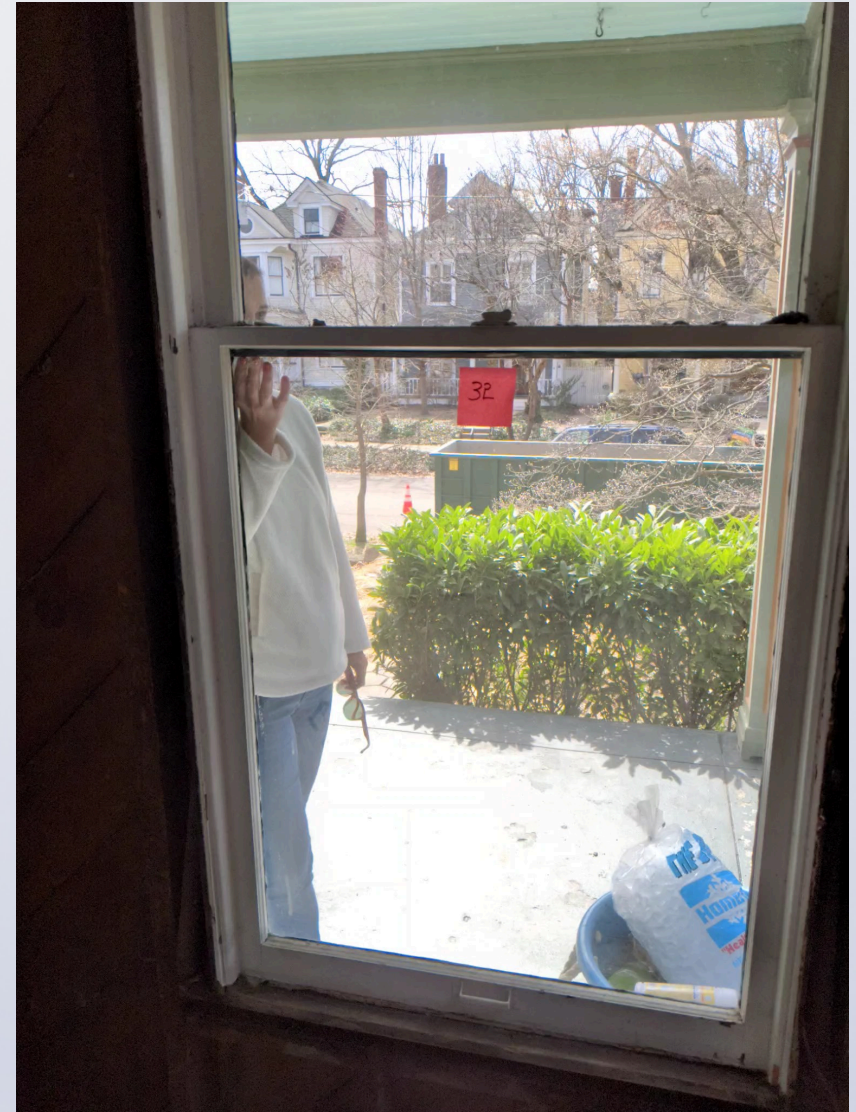
Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Conclusion

- Staff recommends the application for a Certificate of Appropriateness be **denied**:
 - Staff does not find that the windows meet design guideline **W1** for complete replacement.
 - Staff believes the windows fall within Stage Two “Stabilization” or up to Stage Three “Partial Replacement” of the Window Conditions Checklist
 - The proposed replacement *does* conform with the applicable Window Guidelines **W2, W4, W6, and W7**