

21-COA-0014
151 N. Bellaire Ave. #1



Clifton Architectural Review Committee
Public Hearing

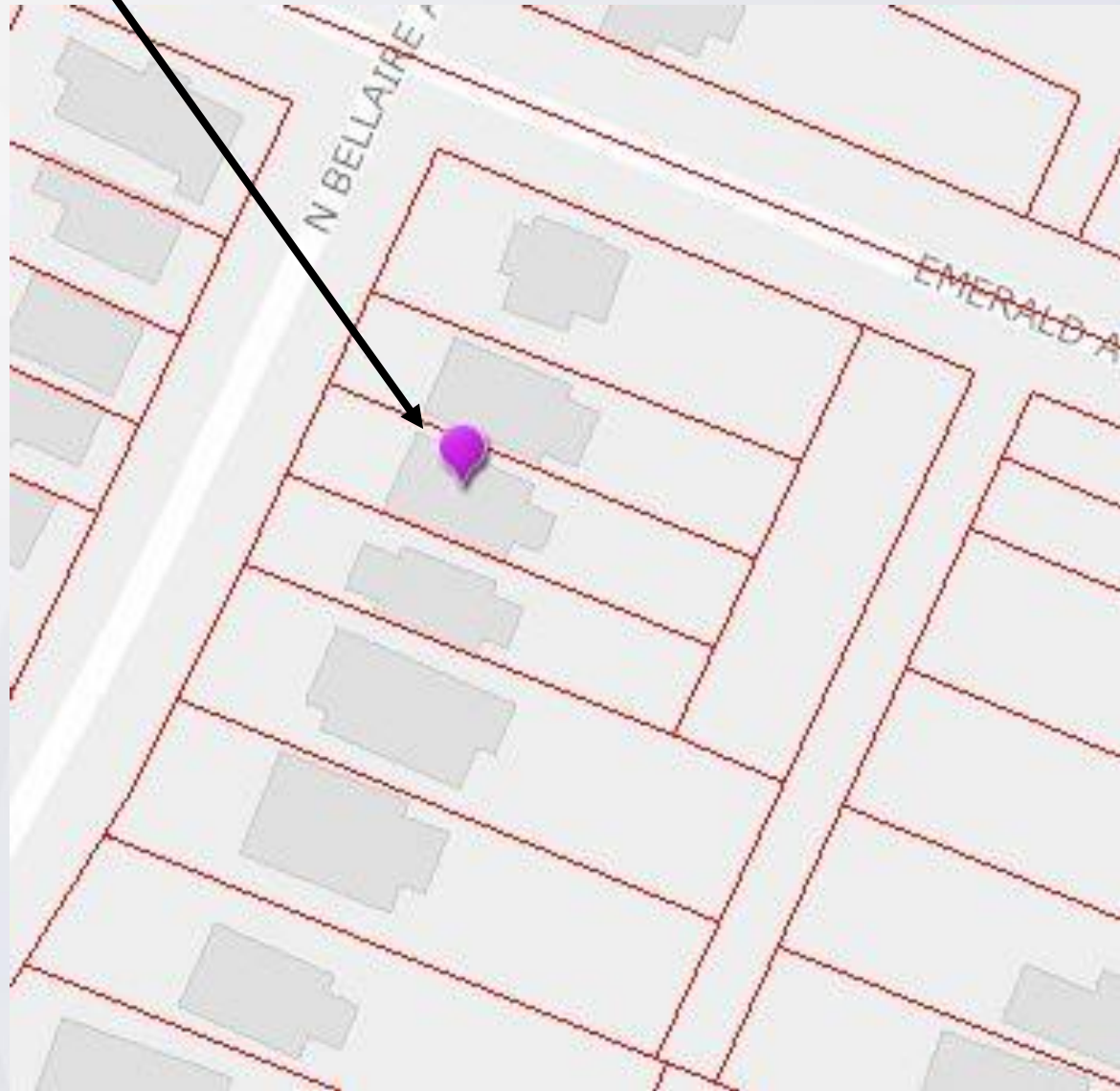
Bradley Fister, Historic Preservation Specialist
April 28, 2021

Request

Certificate of Appropriateness:

The applicant seeks after-the-fact approval to replace the three historic 1/1 wooden double hung windows on the front façade with new 1/1 vinyl double hung windows.

151 N. Bellaire Ave. #1 Site Map



151 N. Bellaire Ave. #1

Aerial Image



Site Context / Background

The property is located on the east side of N. Bellaire Ave., three lots south of Emerald Ave. The site is zoned R6 within the Traditional Neighborhood Form District. The two-story frame with stucco clad Bungalow style home was built circa 1920. It is surrounded by homes of similar style and age.



Site Photos



Site Photos



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Conclusion

- Had the applicant contacted staff prior to the installation of the new windows, staff would likely have recommended repair rather than replacement based on pictures of the previous windows. Staff would have also recommended wood as the replacement windows. However, the applicant has already installed the vinyl windows, and they contain a muntin configuration that matches the historic wood windows, which meets design guidelines **W2-W7**.
- Wrapping historic wood trim in aluminum does not meet **W-11**.

Recommendations

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions:**

- 1. The aluminum wrap on the wood trim shall be removed.**
- 2. If the design changes, the applicant and/or their representative shall contact staff for review and approval.**