

Front/West Wall



Elevations with window numbers, interior photos and close-up exterior photos provided by applicant. Windows in yellow indicate applicant will retain them.



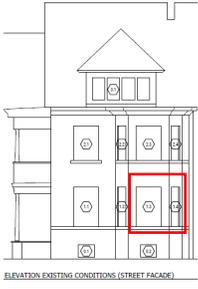
Window 1.1
First floor, single window opening
Window 1.2
North-side window in first floor bay window
Applicant requests replacement.
Staff recommends repair.

1.1



1.2





ELEVATION EXISTING CONDITIONS (STREET FACADE)

Windows 1.3 and 1.4

Central (1.3) and south-side windows (1.4) in first floor bay window.

Applicant requests they be replaced. Staff recommends #1.3 be retained and #1.4 be replaced with custom-fabricated wood window.



1.3



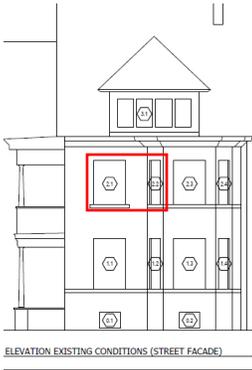
1.4



Above: Google street view, May 2019.

The above image shows an a/c unit installed, which was in place a minimum of six years. But due to time gaps in Google photos, it could have been in place longer. The exposure to the elements from the open window and a/c unit may be the main factor why this window sash is significantly more deteriorated than the other two bay window units.

It is staff's opinion this window may be deteriorated to the level of replacement. However, a new wood double-hung window, matching the sash dimensions and profile (and all other details) should be fabricated. This window opening is one part of the two-story bay window; a standard replacement window within this composition would stand out too strongly and would alter this distinguished character-defining feature on the façade.



2.1

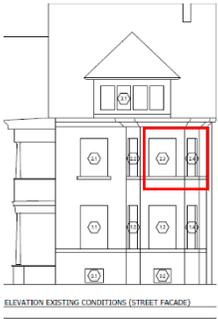


2.2



Windows 2.1 and 2.2–
 Front-facing single opening window at second floor.
 North-side window of second floor bay window.
 Applicant requests both windows be replaced.
 Staff recommends they be retained and repaired.





2.3

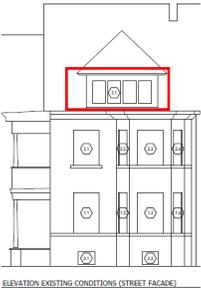


2.4



Windows 2.3 and 2.4 –
Center window and south-side
window of second floor bay
window.
Applicant requests they be
replaced.
Staff recommends they be
retained and repaired.





Window 3.1 –
Mulled windows in façade dormer.
Applicant requests they be replaced. Staff recommends they be retained and repaired.



3.1



South/Side Wall



1.5



1.6



Windows 1.5 and 1.6 –
Small windows flanking chimney.
Applicant requests they be replaced.
Staff recommends they be retained and repaired.
Additional analysis by owner of conditions of window openings can be helpful to fully assess condition.



SOUTH ELEVATION EXISTING CONDITIONS

Windows (3) 1.7 –

Applicant requests the windows be replaced.

Staff recommends they be retained and repaired.

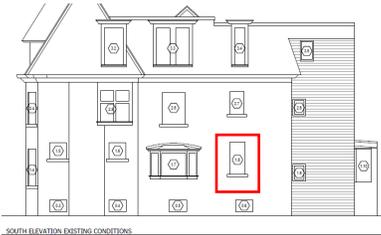
Additional analysis by owner of conditions of window openings can be helpful to fully assess condition.

The bottom sill of the west-facing window shows a higher level of deterioration, but the remaining sash appears intact.

Confusion over existing conditions: Exterior photo appears to show missing central unit, and applicant documents state the same. However, the interior photo shows it intact.

Central unit at minimum has missing glass, and staff doesn't know if the sash is present and if it is there, its condition due to exposure from missing glass. Staff recommends a new wood window matching all details of adjacent windows be fabricated for this opening. **These are oriel windows.**





SOUTH ELEVATION EXISTING CONDITIONS



1.8



Window 1.8 – Different design that the remaining windows at the first and second floor, the 2-over-2 double-hung (which at first appears to be 4-over-4 due to the interior moveable bottom storm window that is partially open) is also found in the same location on the north wall, as well as one window on the east wall.

This window pattern was popular from the mid-1850s to the beginning of the 20th century. It is possible, but can't be proven, that this window sash was from the original (pre-1897) dwelling and wasn't replaced in the 1913 remodeling.

Regardless, it is a window of historic age, and not a total outlier as there are two other identical windows in similar locations. The window is intact and appears to be in repairable condition.

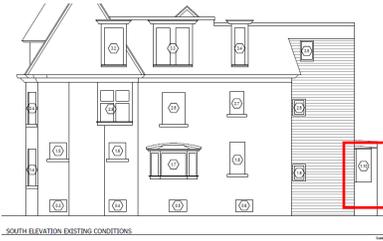


1.8_dtl1



1.8_dtl2

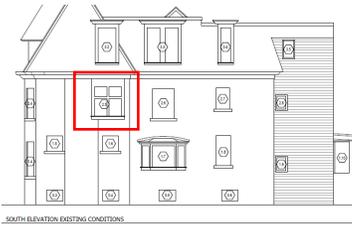




Windows 1.10 –

Applicant requests the window be replaced. Staff recommends it be retained and repaired.

This window is in the one-story addition, erected in 1920. The nine-light casement was a common window design for that period. While the surrounding walls appears to require a substantial amount of repair work, the window itself appears to be fully intact and repairable condition.



2.5

Windows 2.5
 The applicant requests these units be replaced. Staff recommends they be retained and repaired
 Staff isn't clear as to what appears to be open space between the interior wall of the house and outer window frame (bottom left photo), but inserting a replacement window would not fix this issue.





2.6



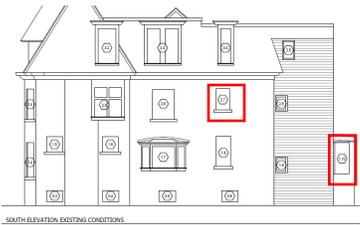
2.6

Window 2.6

Applicant requests it be replaced. Staff recommends it be retained and repaired.

This window appears to be a newer window (there is no open area on side of window frame for a sash cord), but the frame dimensions visually appear to be similar to the older double-hung windows.





2.7

1.10

Window 2.7

Applicant requests it be replaced. Staff recommends it be retained and repaired. However, detailed photos to confirm its condition were not available at the time of writing the report.

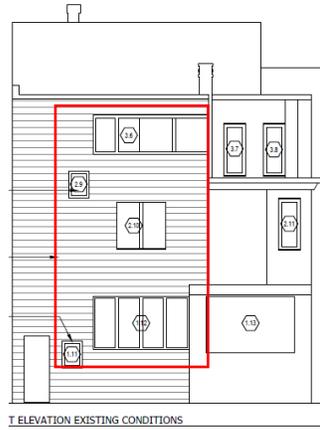
Window 1.10

Appears to be original to the 1920 rear addition construction. Applicant requests replacement. Staff recommends retention and repair.



Windows 3.2, 3.3 and 3.4
Existing windows are contemporary replacement units. Installation of new aluminum-clad wood windows is compatible within the parameters of the Standards.

East/Rear Wall



Window openings 1.12, 2.10 and 3.6

The existing openings do not contain historic window sash, and 2 of the 3 openings have been heavily altered.

The proposal, as shown in the "after" elevation (top right), will return a uniformity to this elevation.



1.12



2.10



3.6



Window opening 1.13
 The existing openings do not contain historic window sash the opening has been heavily altered.
 The proposal, as shown in the “after” elevation (at left), will return a uniformity to this elevation.

Window 2.11
 As discussed under Window 1.8, this is one of three historic age 2-over-2 double-hung windows within the house.
 Applicant requests replacement; staff recommends repair.



1.13



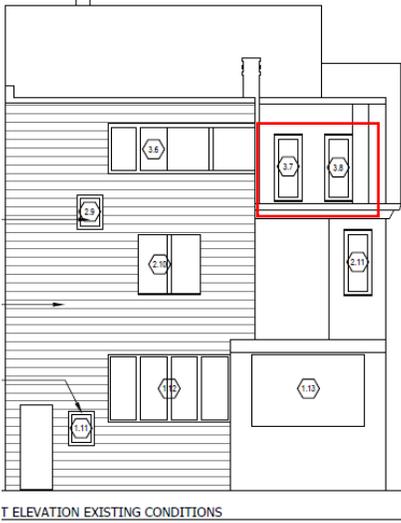
interior



2.11



2.11_dtl1



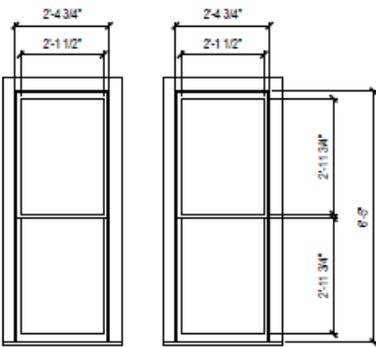
Windows 3.7 and 3.8

The applicant proposes replacement.

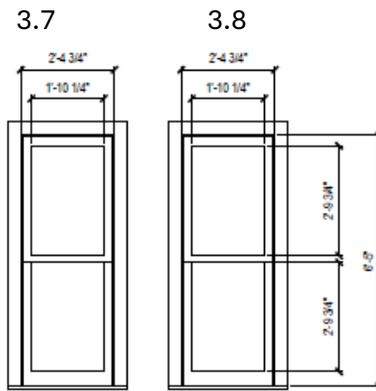
Similar to the façade window 1.4, window 3.7 suffers from additional deterioration due to long term exposure caused by a window a/c unit (although additional photos could help the assessment). The adjacent window, 3.8, appears to be in repairable condition.

However, as the windows are adjacent each other, it's staff's opinion they should be considered with the same action-repair or replacement. As these openings are on the rear elevation and recessed behind the three-story addition; they are not publicly visible.

The dimensions of the proposed windows are close to the historic units. And at the recessed second floor location, staff doesn't believe the replacement units will be noticeable, won't alter the historic features of the property and believes the replacement meets the National Park Service guidelines document [Replacement Windows that meet the Standards](#).



EXISTING ELEVATIONS



PROPOSED ELEVATIONS



3.7



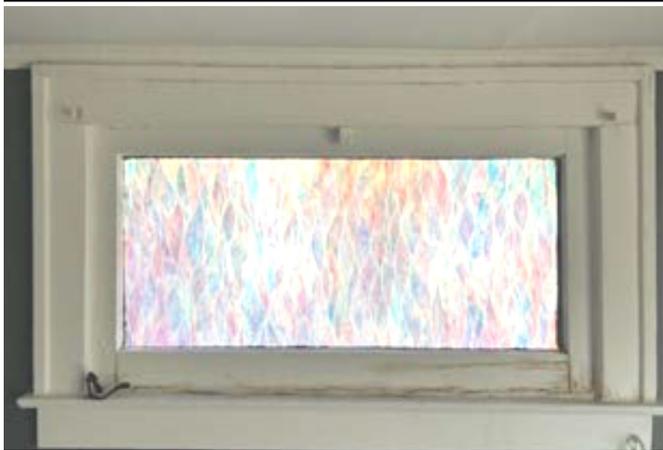
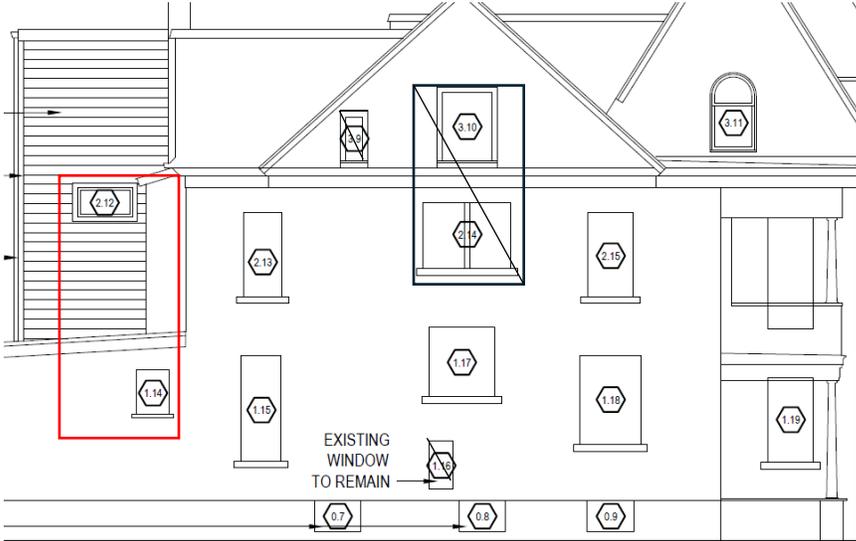
3.8 EXISTING MEETING RAIL



3.8



North/Side Wall



2.12



1.14

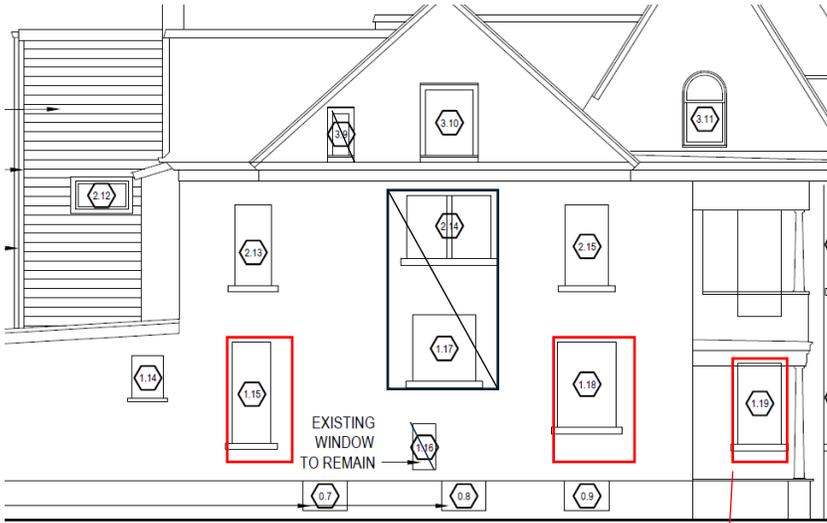


Applicant requests to replace 2.12 (on north wall of enclosed rear three-story porch).

Applicant requests to replace 1.14.

These windows are not visible from any public view. Both windows appear to be repairable, therefore, staff determines that the replacement proposal doesn't meet Secretary of the Interior Standard 6.

The Commission, however, may take additional circumstances under consideration when making its decision.



1.18



1.18 interior

The applicant is retaining windows 1.16, 1.17, 2.14 and 3.9 (crossed out on elevation).

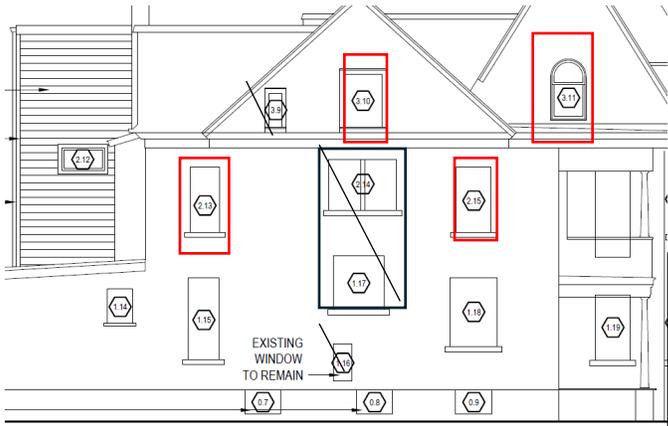
The applicant requests to replace remaining north elevation windows (shown on this and following pages).

It is staff's opinion that they all appear to be in good condition (likely due to their limited exposure) and can be repaired.

Should the Commission take visual appearance into consideration, it should be noted that the only window on this page that is in public view is the window at 1.19; it is located on the front porch and adjacent the front entrance.



1.16 - to remain in place; no photo of 3.9



Above: 1.17,
 Right: 2.14
 Windows being
 retained-
 included here as
 information only



2.13



2.15



3.10

