



March 24, 2020

RE: 630 Virginia Park, Historic District Commission Submission

Description of Existing Window Conditions

The home is outfitted throughout with a mix of original wood windows and vinyl replacement windows. The majority of the windows are double-hung, with some having upper sashes with divided lights (9 over 1, or 16 over 1).

Overall, the remaining wood windows are in various stages of disrepair and damage. Below are common deficiencies found in the existing windows:

- Single pane glazing which is loose in the sash and in need of re-glazing and sealing.
- Surfaces of sash that have deteriorated or been damaged to the point that hardware is missing and cannot be reattached to surface.
- Rotting of window opening framing
- Lack of or complete degradation of window opening weather seals.
- Missing/broken glazing

Given the current state of the existing wood windows, and the introduction of non-compliant vinyl windows, the recommendation is to replace all windows with new wood windows to match the existing window operation and configurations.

Window Replacement

The following section indicates existing windows proposed to be replaced, and outlines issues that have been observed in each window. Please refer to the floor plans for window locations.

FIRST FLOOR WINDOWS

Window 1-01 (First Floor, West Elevation, Kitchen)

- Painted shut on inside and outside



Window 1-02 (First Floor, East Elevation, Kitchen)

- Glass missing in upper Sash
- Upper sash blocked by existing addition (to be demolished)



Window 1-03-05 (First Floor, North Elevation, Kitchen)

- Vinyl Replacement Windows



Window 1-06-07 (First Floor, South Elevation)

- Double Hung



Window 1-08-10 (First Floor, West Elevation)

- fixed



SECOND FLOOR WINDOWS

Window 2-01-03 (Second Floor, South/West Elevation)

- Double Hung, 16 over 1
- Weak weather seal due to rot
- Extensive rot at sills and vertical framing



Window 2-04 (Second Floor, South Elevation)

- Double Hung, 9 over 1
- Extensive rot at sills and vertical framing



Window 2-05 (Second Floor, South Elevation)

- Double Hung, 9 over 1
- Extensive rot at sills and vertical framing
- Opening mechanism inoperable (painted shut)
- Broken lower sash



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Window 2-06 (Second Floor, South Elevation)

- Double Hung, 9 over 1
- Extensive rot at sills and vertical framing



Window 2-07 (Second Floor, East Elevation)

- Double Hung, 1 over 1
- Extensive rot at sills



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Window 2-08-09 (Second Floor, East/South Elevation)

- Double Hung, 16 over 1, 9 over 1
- Extensive rot at sills



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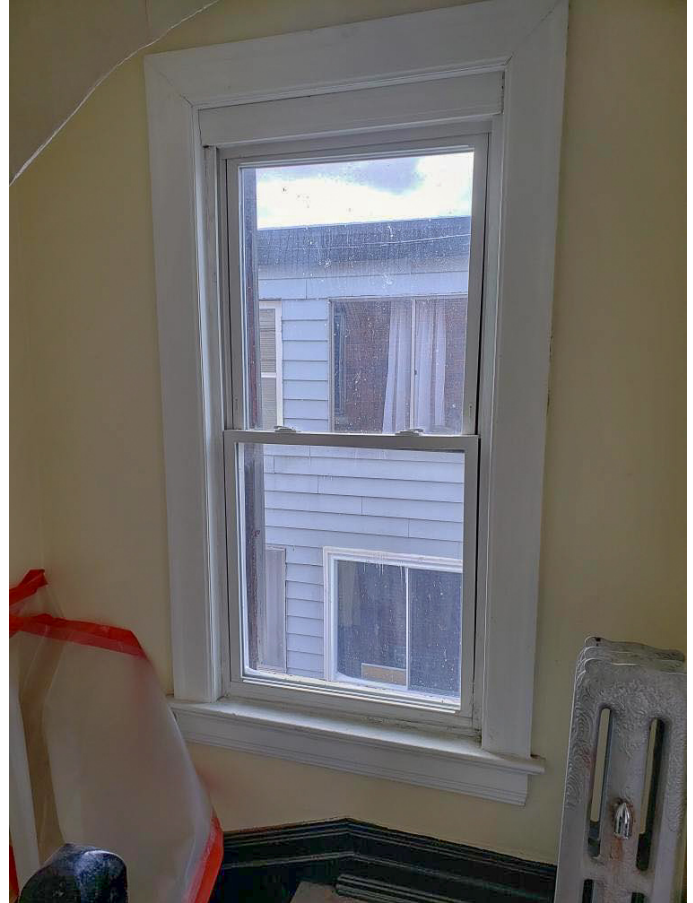
Window 2-10 (Second Floor, East Elevation)

- Currently door to fire escape that will be removed.
- Will be replaced with double-hung window



Window 2-11 (Second Floor, East Elevation)

- Double Hung, 1 over 1
- Vinyl Window



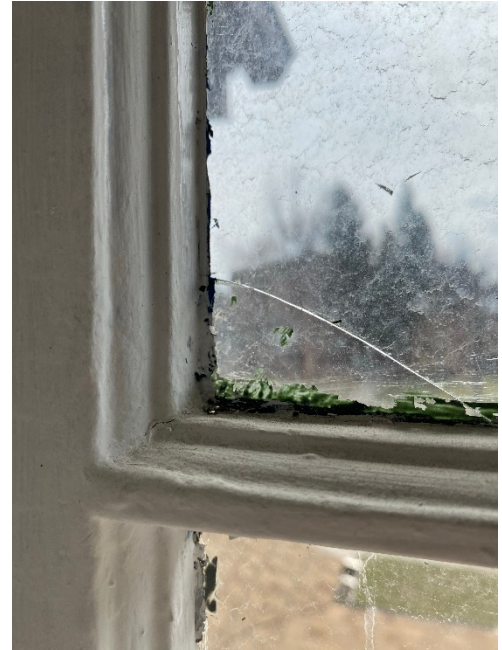
Window 2-12 (Second Floor, North Elevation)

- Double Hung, 1 over 1
- Vinyl Window

Window 2-13-14 (Second Floor, South Elevation)

- Double Hung, 1 over 1
- Vinyl Window
- Covered by existing addition (to be demolished)
- Door to be replaced

Broken Glass



Examples of typical damage

Operating hardware missing or inoperable



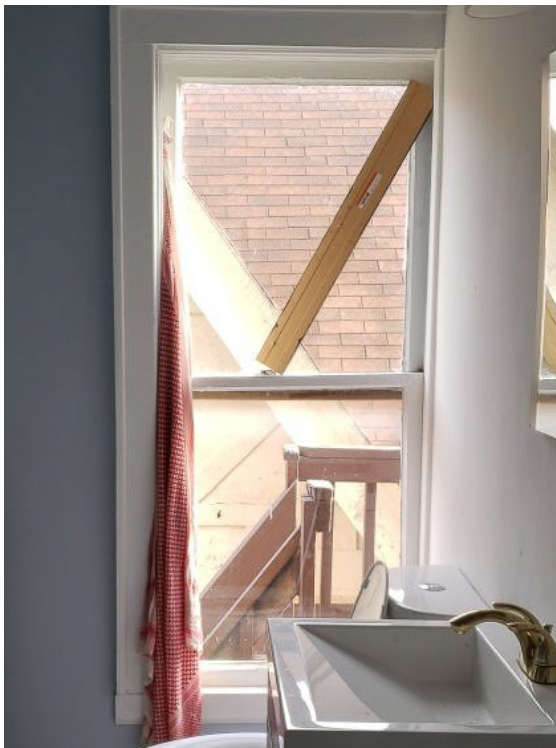
Rot at window sashes



THIRD FLOOR WINDOWS

ALL THIRD FLOOR WINDOWS ARE VINYL, AND ARE RECOMMENDED FOR REPLACEMENT WITH WOOD WINDOWS

Window 3-01



Window 3-02



Window 3-03-04



Window 3-05-07



Window 3-09-10



Window 3-11-12



Window 3-08

