

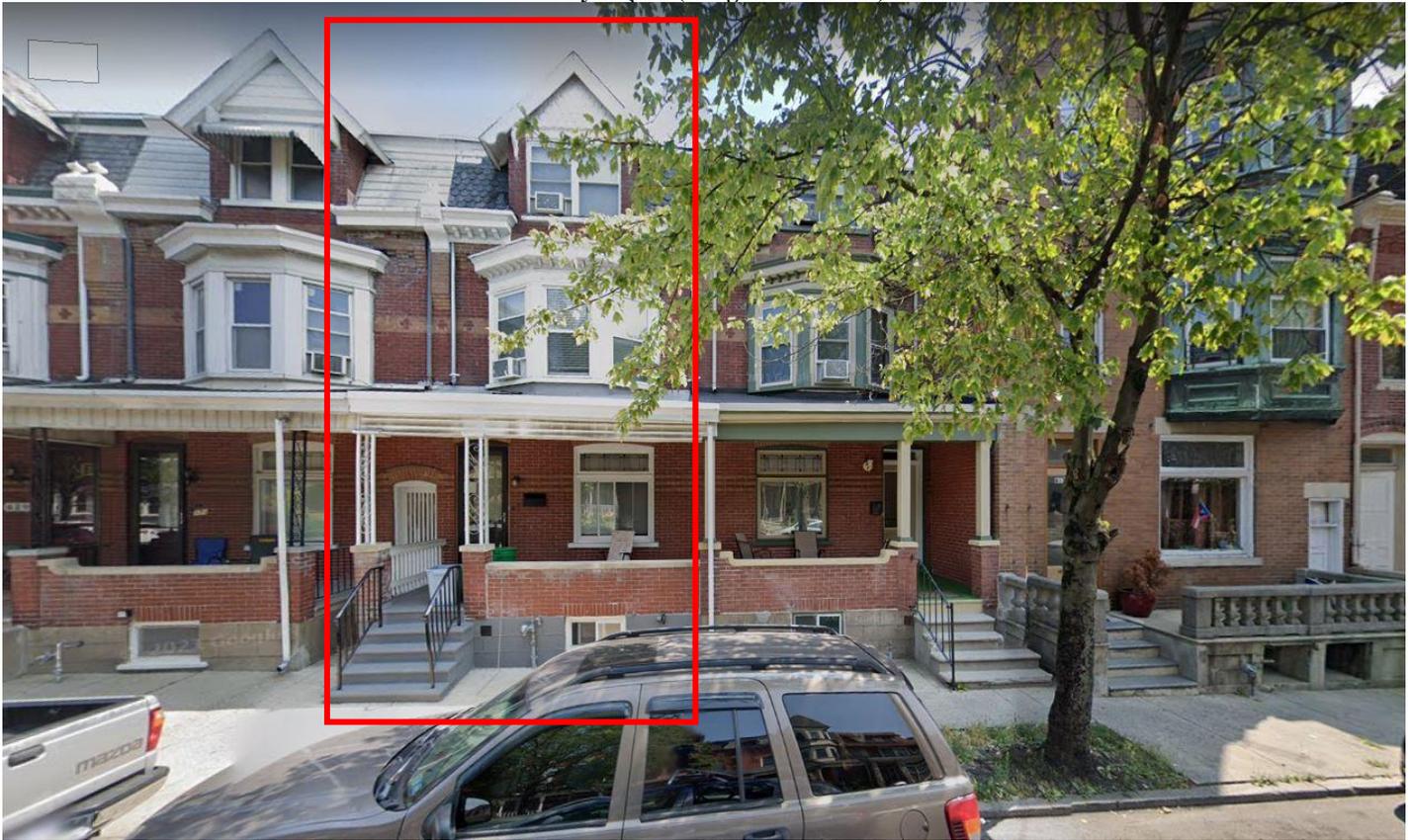
**HDC-2022-00023****Address: 617 N. 6<sup>th</sup> Street****Applicant: Manuel Fernandez, Owner****HARB Meeting Date: June 6, 2022****Building Description:**

This building is located in the Old Fairgrounds Historic District. This 3-story brick row house, ca 1911 is a porch house. The 3<sup>rd</sup> floor mansard had shingles, a double dormer with gable roof, 1/1 sash windows and aluminum awning. The 2<sup>nd</sup> floor has a bay with 1/1 sash windows and decorative brick string across the front. The 1<sup>st</sup> floor has a picture window with a stained-glass transom, a single  $\frac{3}{4}$  glazed door and concrete porch with brick knee walls with wrought iron columns and a visible basement window.

**Project Description:**

Provided by Applicant and Staff: Replace 2 vinyl windows in 3<sup>rd</sup> floor front façade with vinyl windows of the same size.

**Primary Façade (Google Street View)**

**Applicable Guidelines:****3.5 Windows**

**3.5.9** Replace windows with alternate materials if in-kind replacement is not feasible. Replacement windows must match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum-clad wood windows are an appropriate alternate because they can replicate the original appearance and material. Composite wood or fiberglass windows with paintable exterior surfaces can be appropriate alternates if they match the original appearance but are not recommended from a sustainability perspective. Vinyl windows are not appropriate due to short lifespan, poor performance, and inability to match historic profiles.

**Observations & Recommendations:**

Installation of new vinyl windows is not consistent with the Guidelines, specifically Guideline 3.5.9. Replacement of existing vinyl windows is appropriate; however, an alternative replacement material—such as aluminum-clad wood windows—would be appropriate.

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**HARB Discussion:**

No one present for the application.

Discussion among HARB members on replacement of non-original windows, and the definition of in-kind replacement. It was determined that in-kind replacement refers to original and historic material and not what might be present currently. A range of appropriate replacement materials for non-original, previously-altered windows is allowed by the Guidelines.

GL stated vinyl is not an acceptable replacement material according to the Guidelines.

**Action:**

HARB member Glenn Lichtenwalner made a motion to deny the application presented *on 06/06/22* for replacement of 2 vinyl windows on the 3rd floor front façade at *617 N. 6th Street* as submitted and finds the application is not in compliance with Chapter 3, Section 3.5 Windows of the Historic District Design Guidelines. Recommendation is for applicant to comply with in-kind replacement materials and acceptable alternative materials as described in the Historic District Design Guidelines and there are no unique circumstances to this application.

Motion to deny made by HARB member Glenn Lichtenwalner motion was seconded by HARB Chair, David Huber. Motion carried with unanimous support.