

**Historical Architectural Review Board
COA Preliminary Review Sheet**

HDC-2024-00046

Address: 620 N 6th Street

District: Old Fairgrounds Historic District

Owner: Jose Rivas

Applicant: Jose Rivas

Proposal: Replacement of three aluminum windows. (Violation Correction)

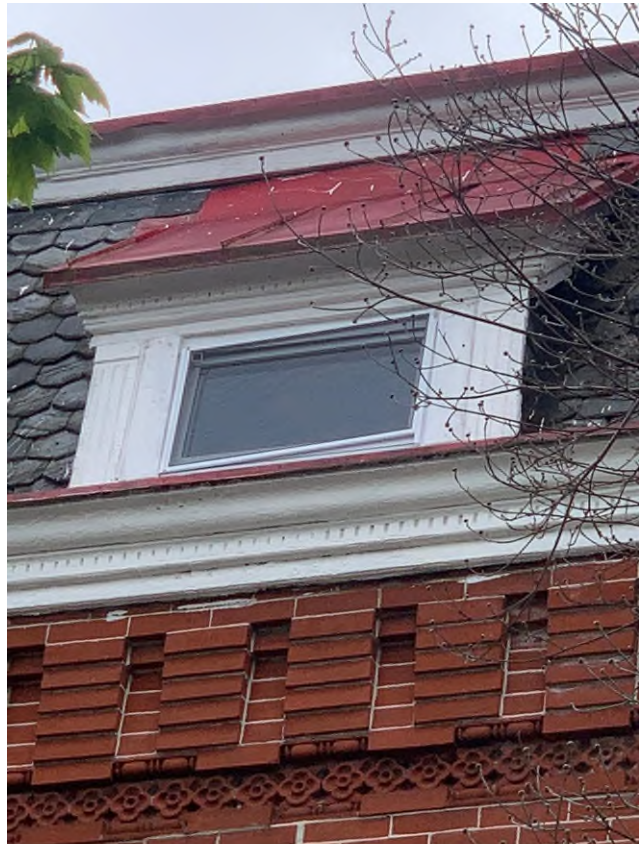
Building Description: This 3-story brick end of row house, ca 1880 is a porch house. The mansard roof has shingles, a large triple dormer with a gable roof, projecting decorative cornice, the center window has a curved upper sash with decorative muntins and the small side windows are Queen Anne windows. There is a decorative muntin window with a shed roof to the left of the dormer. The 2nd floor has a two-sided bay with 1/1 sash windows, decorative wood cornice, with brick corbels and decorative wooden tops. There is a window to the left of the bay with a curved upper sash. The main entry is a double glazed door with transom, there are two windows with transoms and carved lintel on the 1st floor. The concrete porch has wrought iron columns and railings.

Project Description:

This application presents the replacement of two first-floor and one third-floor windows with aluminum windows.



Current Front Elevation (Applicant)



Installed Third Floor Window (Applicant)

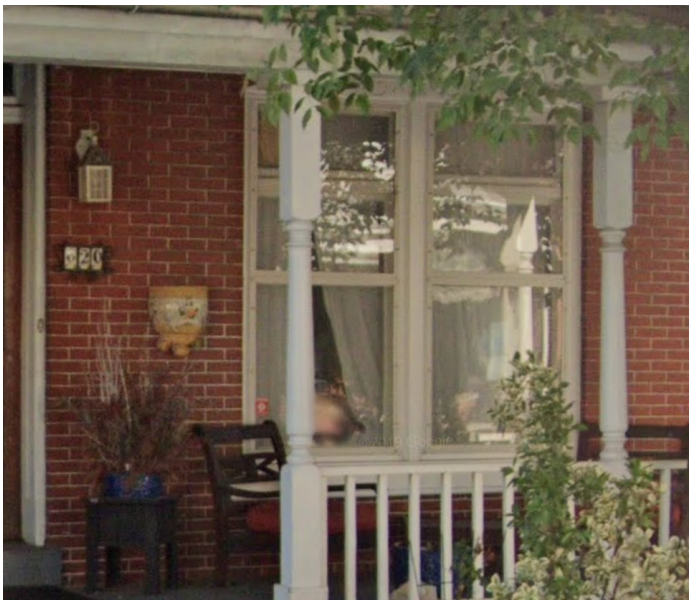
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Previous Third Floor Window (Applicant)



Installed Third Floor Window (Applicant)



Previous First Floor Windows, c.2019 (Google)



Installed First Floor Windows (Applicant)

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Applicable Guidelines:

Section 3.5 – Windows

- 3.5.1** Retain and preserve historic windows and all associated components whenever possible, including window sash, frame, hardware, lintel, sill, trim, hood, shutters, and glazing (glass). Retain original windows in type, shape, size, operation, and material. Preserve existing glazing including stained glass as a distinctive feature of the window.
- 3.5.2** Keep historic wood windows in good condition by maintaining sound layers of paint at exterior and interior surfaces. Where wood has been exposed by paint failure, clean with the gentle methods possible and using lead-safe practices prior to repainting. Scrape peeling or flaking paint using hand tools down to the next sound layer of paint and ensure that the surface is clear of dirt and debris before priming and repainting.
- 3.5.3** Maintain operable windows, which have inherent energy-efficient advantages for air circulation. Remove paint that has sealed a window closed from the exterior and/or interior.
- 3.5.4** Inspect and test hardware. Ensure sash locks bring sashes together tightly to keep windows watertight.
- 3.5.5** Consider weatherization improvements that have minimal impact to historic fabric including sealing or recaulking around exterior and interior trim, installing weatherstripping, and installing storm windows (either exterior or interior) to improve energy efficiency.
- 3.5.6** Install storm windows customized to fit each window frame properly. Wood and aluminum materials are appropriate. The horizontal rails should align with window sashes. Window finishes should match the window trim or blend with the color scheme of the building. Interior storm windows may be recommended for windows with distinctive lites, artistic glazing, or irregular shapes to preserve the exterior appearance.
- 3.5.7** Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.
- 3.5.8** Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement windows should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of muntins, or unique decorative lites. Match sash and frame thickness and window depths. For existing nonoriginal windows, it is preferred to replace with wood windows rather than new alternate materials.
- 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.
- 3.5.10** Preserve the ratio of window openings to solid wall surfaces. Increasing or reducing openings can impact the proportions of a facade and can look out of place within the larger streetscape. Changing the size of openings will also require a Building Permit because it changes the amount of enclosed space on a facade.
- 3.5.11** Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a facade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a facade and can be a character-defining feature of an architectural style or a type of building use. If creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.

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3.5.12 If replacing a single window on a facade, replicate the existing windows of that facade.

3.5.13 Replace single-pane glazing in-kind whenever possible. Install double-glazed windows with simulated divided lights only upon consultation with Staff/HARB. Replicate the dimensions, details, and appearance of the original window. Simulated divided light muntins should be attached to the window exterior, not sandwiched between the panes of glass.

3.5.14 Avoid reflective glazing in restored or new windows. Reflective glazing makes a window's lites and muntins difficult to see and alters the visual impact from the street. This change makes alterations in the historic district more conspicuous. Clear (non-tinted) and non-reflective glazing and low-e coatings are appropriate.

3.5.15 Replace deteriorated window trim or decorative elements only as necessary to match the size, profile, and material of the original elements. For window lintels or hoods that project from the facade plane and are vulnerable to water collection, consider installing of metal drip edges to shed water away from windows. Copper is recommended and should be left to weather naturally; aluminum is acceptable and should be painted to match surrounding materials. Avoid encasing wood sills with metal or vinyl, as this will trap moisture and may cause more damage.

Observations & Comments: The installed replacement windows do not reflect the historic detailing and material, and are therefore not appropriate. It would be helpful if the owner/applicant can provide photos of the windows beforehand, or evidence that they needed to be replaced rather than repaired. It appears that the upper story window did have special detailing that was not replicated and should have been. The first floor windows appeared to be fixed windows with a transom above and exterior storm windows, and the installed replacements are 1/1 sash windows with no transoms. Staff request clarification on the material of the window construction. The application indicates the windows were replaced with "aluminum." Unlike aluminum clad wood, aluminum-only is not acceptable, as aluminum-only windows cannot replicate the detailing of muntins and trim.

Staff Recommendation: It is recommended to deny the application.

Presenters:

- Ms. Baade presented the application to HARB
- Jose Rivas represented the applicant

Discussion: The applicant is looking for a solution for what they need to do to resolve this. Ms. Baade asked the applicant to clarify what the material of the windows is; the applicant noted to review the provided photographs. Mr. Jordan noted that the applicant should review Section 3.5 of the Guidelines for the evidence required for window replacement. Mr. Jones noted he provided the pertinent sections of the guidelines to review. The applicant asked who he could contact to assist; Mr. Jordan noted that the board could not provide specific contractor information, but a letter from any licensed contractor could be provided to indicate the need for repair. Mr. Jordan also noted the window will need to be re-built to match the previous windows. The applicant noted he does not know any contractors that can assist. Mr. Jordan noted there is a timeline required to review, so he believes the board may need to deny the application. Mr. Jordan noted the board does not have the ability to table the application again given the timeline requirements. In the meantime, it was recommended the applicant look for a contractor that will be able to perform this work. The applicant noted concern that he has replaced the windows and does not know where he'd find the materials to match the original windows.

It was noted that his application will go in front of city council, who will make the final decision; the applicant is welcome to attend the city council meeting on August 21st.

Action: Mr. Jordan made a motion to deny the application presented on August 5, 2024 for the replace of windows at 620 N 6th Street because it did not comply with the Guidelines for Historic Districts: Chapter 3, Section 3.5 – Windows and there were no known unique circumstances that would apply.

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Mr. Huber seconded the motion, which was approved unanimously.