

HISTORIC LANDMARK COMMISSION
MAY 23, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2009-0020
Ralph and Anna Cloud House
1718 Summitview

PROPOSAL

Rectify unauthorized window replacements with modifying the replacement windows to more closely match the original windows on the house.

PROJECT SPECIFICATIONS

The applicant proposes to add additional muntins and mullions to the replacement windows in the house to give a 4:4 configuration to the casement windows. The windows have exterior profiles and will be fitted with the additional muntins and mullions to better match the windows that had rotted and were replaced.

The old photographs of the house show wooden screens on the windows that give them the look of divide lights.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

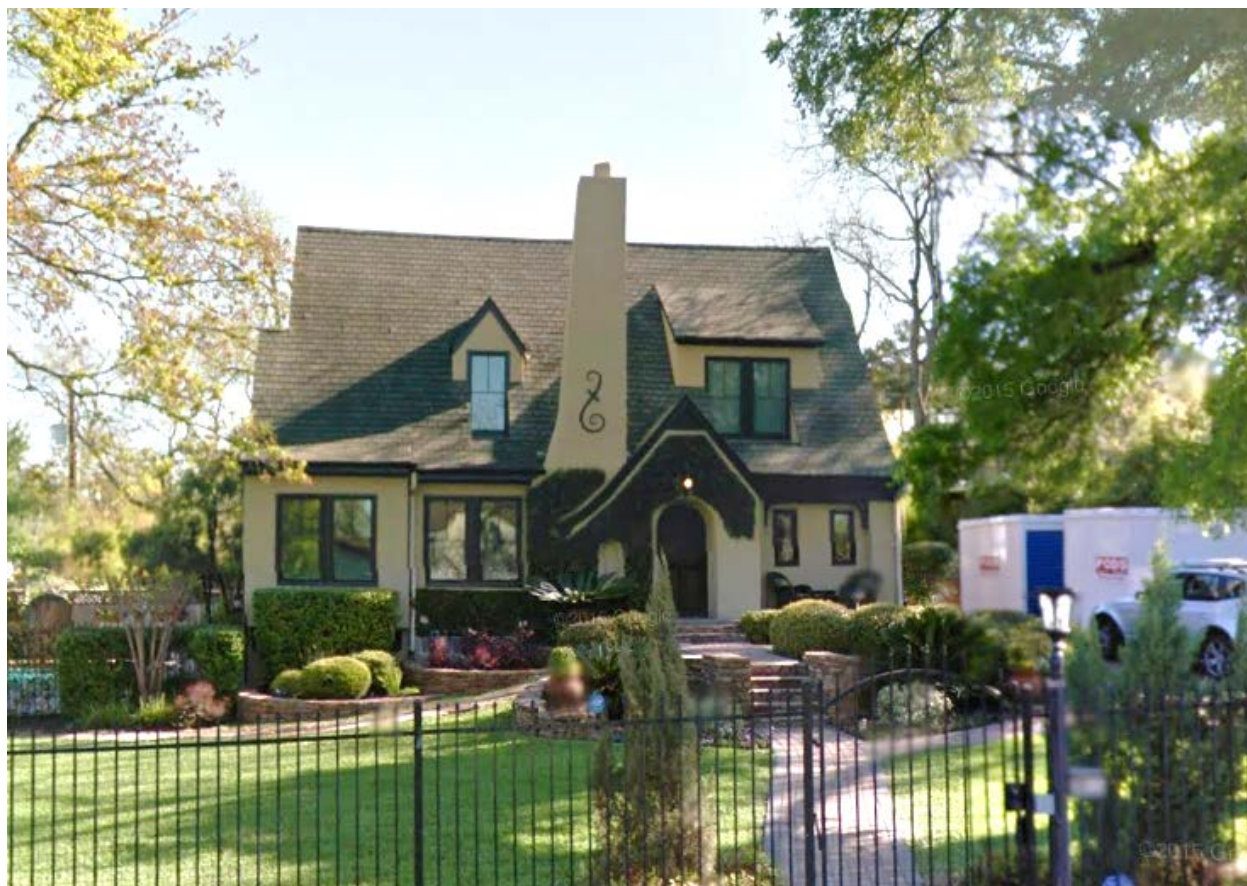
- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

The Committee advised going with a 4:4 configuration for the casement windows on the house.

STAFF RECOMMENDATION

Concur with the Committee's recommendation.





Close-up of a replacement window



Photograph taken near the time that the house was landmarked (2009)



Previous windows





Proposed window modifications