LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 609 Grandin Road

SUMMARY OF REQUEST: Replacement Windows

APPLICANT/OWNER: Glen Stancik, applicant

Details of Proposed Request

Existing Conditions
The existing structure is a one-story Colonial Revival-style house constructed in 1936. Notable features include wood siding with mitered corners, a front portico, and an engaged front porch.

Proposal
The project is replacement windows. The original wood double-hung Simulated True Divided Light (STDL) windows were replaced with new vinyl windows with grids between the glass (GBG) between October 28, 2017 April 2018 without a Certificate of Appropriateness (COA). The project received a permit for interior work only on October 17, 2018. A Stop Work Order was issued in October 27, 2017 for the addition of a dormer without a COA. The windows were replaced when an active Stop Work Order was on the property.


13. Maintain the original size and shape of windows.
14. Match window replacements to the height and width of the original openings.
18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

Staff Recommendation

1. The Commission will determine if the proposed replacement windows meet the guidelines.
2. Minor revisions may be reviewed by staff.
HDC-2019-00017
PID: 07102308
LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS
PROPOSED PROJECT: ADDITION
4 February 2019

609 Grandin Rd
Wesley Heights
Property Lines
Building Footprints
Park Property
Context/Adjacent Structures

609 Grandin Rd - Wesley Heights
Case No. HDC-2019-00017
BEFORE

609 GRANDIN RD- WESLEY HEIGHTS
CASE NO. HDC-2019-00017

2014 – POLARIS PHOTO

MAY 2016 (GOOGLE STREETVIEW)

BEFORE
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609 GRANDIN RD- WESLEY HEIGHTS
CASE NO. HDC-2019-00017

OCTOBER 27, 2017 – STOP WORK ORDER PHOTO