LOCAL HISTORIC DISTRICT:   Wilmore

PROPERTY ADDRESS:            2115 Wilmore Avenue

SUMMARY OF REQUEST:          Window replacement (sash kits)

APPLICANT/OWNER:             Jason Murphy, owner

Details of Proposed Request

Existing Conditions
The existing structure is a 1.5 story brick Cottage constructed in 1936. The building has wood windows and small engaged front porch. Adjacent structures are residential. The subject property is on a curve and has a pie-shaped lot measuring 110’ wide at the front and 30’ wide in the rear x 156’ (approx.) in length.

Project
The project is the replacement of window sashes around the house. There are number of non-original windows, including the triple ganged 4/4 windows on the front elevation, a replacement window on the left dormer, and clearly non-historic louvered windows in a rear addition. The applicant has supplied information regarding the condition of the windows and details of the proposed sash kits which will be full wood with Simulated True Divided Lights (STDL), replicate of existing patterns and dimensions. Areas of rotten trim will be repaired/replaced to match existing.

Design Guidelines-Trim, page 4.11
1. Repair rather than replace existing historic trim, matching original materials, details and profiles.
2. Match deteriorated trim with new trim to match as closely as possible in material, details and profiles. Do not remove elements that are part of the original design of the structure without replacing them in-kind.
3. Replace missing trim based on physical evidence. Do not replace original trim with material that conveys a different period of construction or architectural style.
4. Avoid using substitute materials such as fiberglass, composites, and PVC type products when repairing or replacing historic wood elements.

10. Replace entire windows only when they are missing or beyond repair.
11. To determine if replacement windows are necessary, first survey existing window conditions by noting the number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes, in order to clearly gauge the extent of rehabilitation or replacement necessary. See Section on Energy Conservation at the beginning of this chapter.
12. If only the original sashes are badly deteriorated, explore using sash replacement kits and retain existing wood window frames. This approach reduces potential damage to the surrounding interior and exterior historic materials.
13. Maintain the original size and shape of windows. Thin sash frames rarely maintain the overall appearance of historic sash.
14. Match window replacements to the height and width of the original openings.
15. Retain the appearance of a double-hung window whether one or both sashes are operable.
16. Do not reduce the glass surface area.
17. Maintain the original number and arrangement of panes.
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. Aluminum-clad wood that meet these guidelines may be considered on a case-by-case basis. Requests for vinyl windows, wood resin composite, or fiberglass windows must be reviewed by the full Historic District Commission.
20. Use translucent or low-e glass.

**Staff Recommendation**

Staff has the following concerns with the proposal:

1. HDC-2017-00652_1707 Lennox Avenue, a brick duplex c. 1930, was approved in November 2017 for sash-kit window replacement due to window condition.
2. Recommend requiring the 4-pane fixed window on the front elevation be retained and repaired.
3. The Commission will determine if the proposed replacement window and trim, where required, meet the Guidelines.
Existing Conditions Front
Front Dormer Windows – Existing Conditions
Front Triple Window (non-original, later replacement per HDC staff)

Front Double Window – Existing Condition
Front Entry Fixed Window – To Remain
Existing Conditions Left Elevation
Left paired window, entire opening to be repaired.
Right single window, first level, former location of A/C window unit
Left gable end
paired window
Existing Conditions
Right Elevation
Right elevation, window details
Right elevation, window details
Existing Conditions Rear Elevation
Full sash kits have been determined to be the appropriate action to replace the current deteriorated windows. Tucker wood sash kit product mimics the existing windows as close as possible without altering the historical integrity of the home.

Windows are not changing shape. No openings are being enclosed.

Sash-kit only replacement in wood with Simulated True Divided Lights (STDL) to match existing will be installed.

Tucker sash-kit windows are a wood product and low-e glass will be used.
Woodland Series: 1100

Stain Grade Windows

Tucker, Woodland Series 11000

**Woodland Series: 1100**

Tucker, Woodland Series 11000

**Standard Sash Features**
- 6/4 wood sash parts for strength, durability, including sash lock
- Treated with Woodlife 111 water-repellent and wood preservative for long life
- Natural exterior and interior ready for finishing
- Continuous items for easy operation
- Cardinal Low-e 220 1/4" insulated glass
- Root Block sash design to keep the gathering of moisture
- Sashes are designed to be easily replaced in some broken glass
- Adjustable Sash Pull for easy operation
- Dual action sash locks with deadbolt lock for better security
- Tilt in sashes for ease of cleaning

**Optional Sash Features**
- White Primer Grade
- Black Primer Grade
- Natural Stained or Tan
- SDL Options: 7/8" x 1 - 1/8" profile bars
- Cardinal Low-e 330 glass
- Argon Glass
- Custom sizes available

**Standard Frame Features**
- Full 4-1/4" trim for better strength and performance
- Standard 2" Wood back panel for easy installation
- Ten heavy-duty bronze back compression joints to meet or exceed performance codes

**Optional Frame Features**
- Factory applied estate trim: Brick, Stone, and Brick 88 trim
- Extension sashes
- Full length Screens
- CPF-0 Performance Upgrades

Available in Custom Sizes

https://user-pkq16eh.cld.bz/2016-Window/1
• Sash only to be replaced
• Brick Mold stays in place
• Trim/sills will be repaired/replaced to match existing
• Simulated True Divided Light, with fixed muntins in a 6 over 6, 4 over 4 pattern to match existing.
• Window Sizes to Remain