
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 223 East Park Avenue

SUMMARY OF REQUEST: Replacement windows

APPLICANT/OWNER: Mona Rhee

The application was continued from April for the following items:

1. A physical mock-up which may be either 1.) a first-floor window on this structure visible from the public right-of-way, or 2.) standalone, at the homeowner's discretion. The mock-up is only for illustrative purposes and further review. The mock-up may be required to be reversed if placed on the structure.
2. Head, jam, and sill details specific to this project

Details of Proposed Request

Existing Conditions

The existing building is an attached Townhouse-style residential structure constructed in 1997. Materials include wood siding, double-hung wood windows, and wood trim.

Proposal

The proposal is replacement windows on the front and rear elevations. The existing windows are the original 1997 double-hung and casement wood windows. The requested replacements are Anderson Fibrex composite windows in the same configuration/operation as the original windows. The applicant will present a window sample at the meeting.

Revised Proposal – May 8

1. Applicant is bringing a physical mock-up to the meeting.
2. Generic head, jam, and sill details provided from installation manual. Specific details not provided.

Design Guidelines –Replacement Windows, page 4.14

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.







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ADT







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ID#	ROOM	SIZE	DETAILS	PRICE
#	Room Field		Misc: Misc - THANK YOU!, We appreciate your business and look forward to exceeding your expectations.	\$200
#	Room Field		Misc: Misc - List Price and Applied Discounts, List -\$, Dicount 20% Monthly + 5% Sales Cost Savings Plan	\$0
10	LR	28 W 73 H	 <p>Window: Double-Hung , Cottage 2:3, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Insert Window Installation , Clad Wrap Exterior, Install Clad wrap on ext. window trim</p>	\$2,427
11	LR	28 W 73 H	 <p>Window: Double-Hung , Cottage 2:3, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Insert Window Installation , Clad Wrap Exterior, Install Clad wrap on ext. window trim</p>	\$2,427
12	Ktn	39 W 36 H	 <p>Window: Casement , Double, Vented, Base Frame, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Insert Window Installation , Clad Wrap Exterior, Install Clad wrap on ext. window trim</p>	\$3,196

14	Br 1	28 W 67 H		<p>Window: Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White</p> <p>Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Insert Window Installation , Clad Wrap Exterior, Install Clad wrap on ext. window trim</p>	\$2,144
15	Br 1	28 W 67 H		<p>Window: Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White</p> <p>Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Insert Window Installation , Clad Wrap Exterior, Install Clad wrap on ext. window trim</p>	\$2,144
16	Br 2	28 W 67 H		<p>Window: Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White</p> <p>Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Insert Window Installation , Clad Wrap Exterior, Install Clad wrap on ext. window trim</p>	\$2,144
17	Br 2	28 W 67 H		<p>Window: Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White</p> <p>Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Insert Window Installation , Clad Wrap Exterior, Install Clad wrap on ext. window trim</p>	\$2,144
13	Bath	19 W 36 H		<p>Window: Casement , Single, Left, Base Frame, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Insert Window Installation , Clad Wrap Exterior, Install Clad wrap on ext. window trim</p>	\$1,632
#	Room Field			<p>Misc: Misc - *Add New, PLEASE DO NOT COME AND DO THE FINAL MEASURE UNTIL WE HAVE CONDO ASSOCIATION APPROVAL. CUSTOMER TO BE REFUNDED IF THEY DO NOT GET THE APPROVAL.</p>	\$0

WINDOWS: 8 PATIO DOORS: 0 SPECIALTY: 0 MISC: 3 TOTAL **\$18,458**

UPDATED: 03/19/19







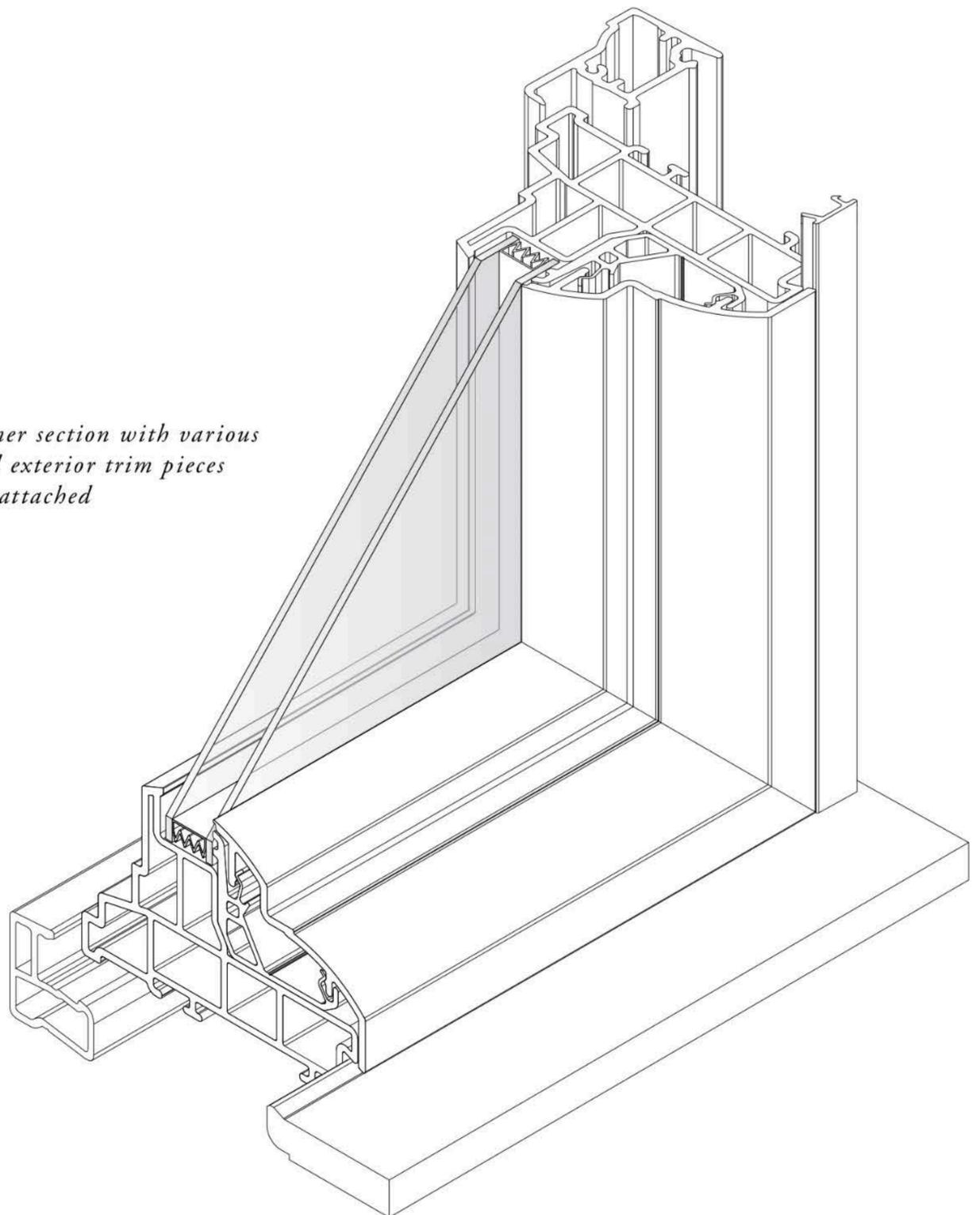


**FULL FRAME WINDOWS -
GENERAL DESCRIPTION**

Full-Frame Windows-General Description

Renewal by Andersen® full-frame, also referred to as EJ frame, windows have a frame that is set in a rough opening, as compared to the insert window which fits into an existing window frame. Full-frame windows can be sized to fit existing rough openings (they include provisions for attaching trim) or to match interior or exterior trim dimensions. They can be supplied with Fibrex® material brick mould or without brick mould on the exterior. The interior can be trimmed out with wood extension jambs (provided by Renewal by Andersen) or a color-matched cap to allow flexibility in interior trim applications. Full-frame windows have an integrated joining system for mullered units. Windows are fastened to the opening using screws through predrilled holes in the jambs.

Full-frame corner section with various interior and exterior trim pieces attached

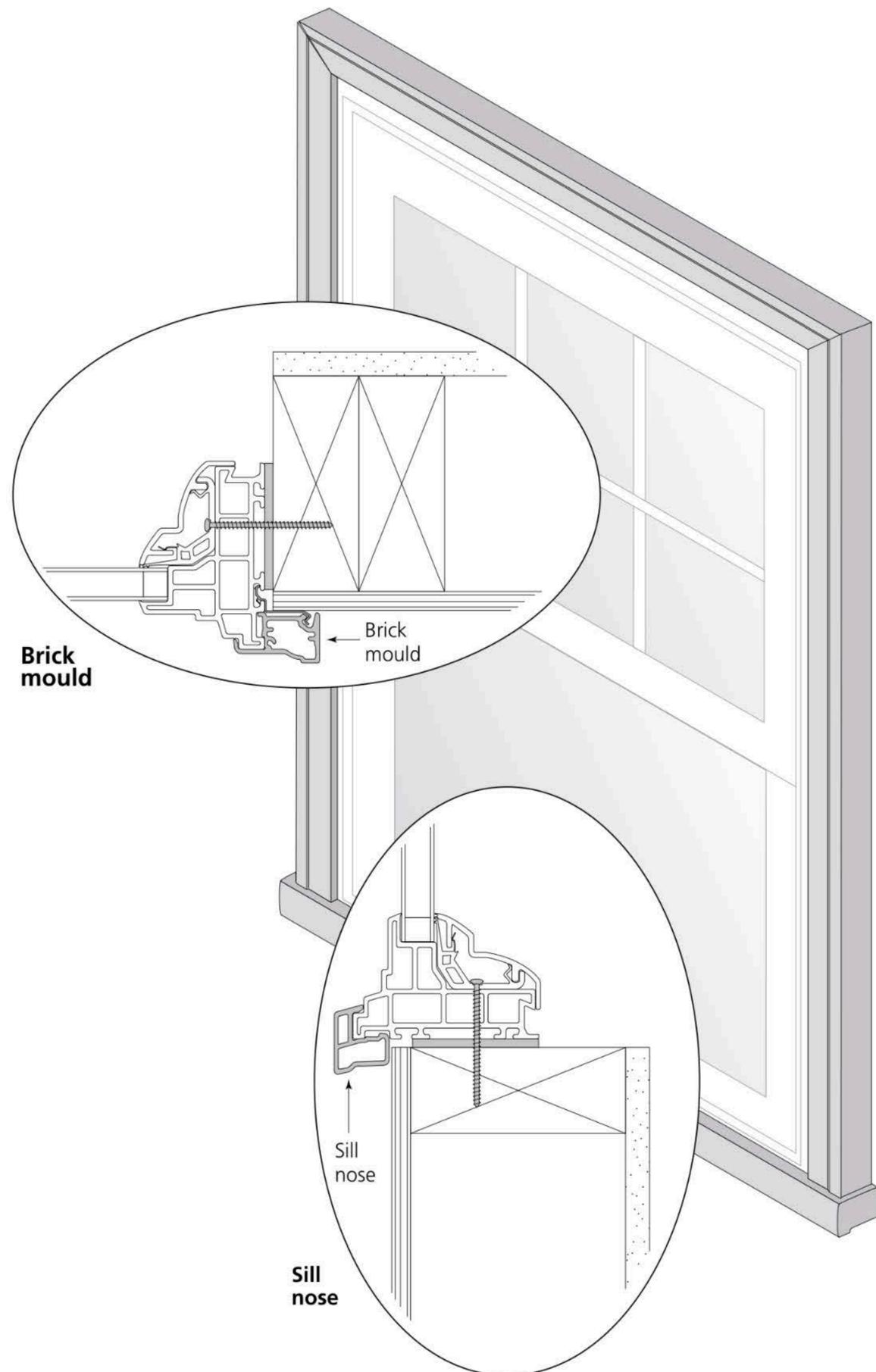


**TRADITIONAL BRICK
MOULD METHOD**

Exterior Configurations

The following exterior brick mould configurations are available for full-frame windows.

If the customer chooses a traditional brick mould appearance on the exterior, the window will be supplied with a Fibrex® material sill nose at the bottom of the window and Fibrex material brick mould on the sides and head.



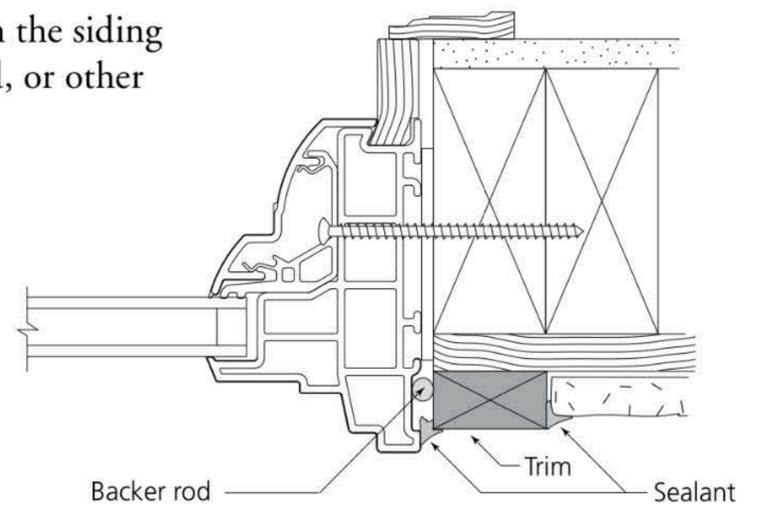
Traditional brick mould

FILLER BOARD TO
MATCH SIDING/TRIM

Check the Install Job Packet for coil stock color. It is usually matched to the window color, although the customer may have chosen a color to match the trim or siding. Use coil stock found in Renewal by Andersen® parts catalog to ensure exact color match.

This is a common approach when the siding or trim is made of cedar, redwood, or other specialty woods.

- Rip and cut a piece of trim to fill the gap between the window and siding. Species of the trim is specified in the Install Job Packet.
- Fasten trim in place with galvanized, splitless siding nails.
- Seal the trim piece to the window and the siding with exterior sealant. A paintable sealant may be required in this situation.

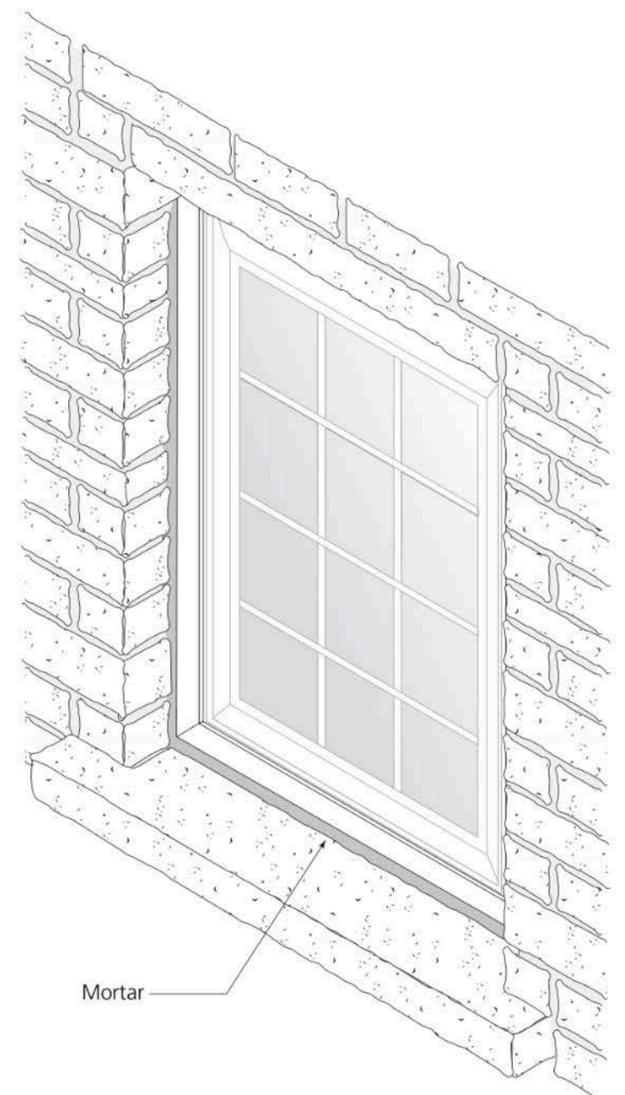


If trimming above the head of a window, the new trim piece and head must be properly flashed with drip cap.

TUCKPOINTING

When a full-frame window is set into an opening with stone or irregular masonry around the exterior, the window is typically down-sized quite a bit so that it can be tipped into the opening. The resulting gap around the window can be filled by using mortar.

If the siding is stone or an irregular brick pattern, a possible solution is to seal the window with mortar. A sealant bead would have to be very large and irregular to sufficiently seal the window, and likely would be visually unsatisfactory to the homeowner.



OPTIONS, cont.

DOUBLE-HUNG WINDOW

- **Exterior brick mould** – Fibrex® material brick mould is available in two configurations, picture frame and traditional style, as an exterior trim option for full-frame windows. Brick mould is available on insert frame windows in picture frame style only.
- **Overfit brick mould** – Fibrex material is available as an exterior trim option for insert flat sill only windows in picture frame style.

FULL-FRAME BRICK MOULD

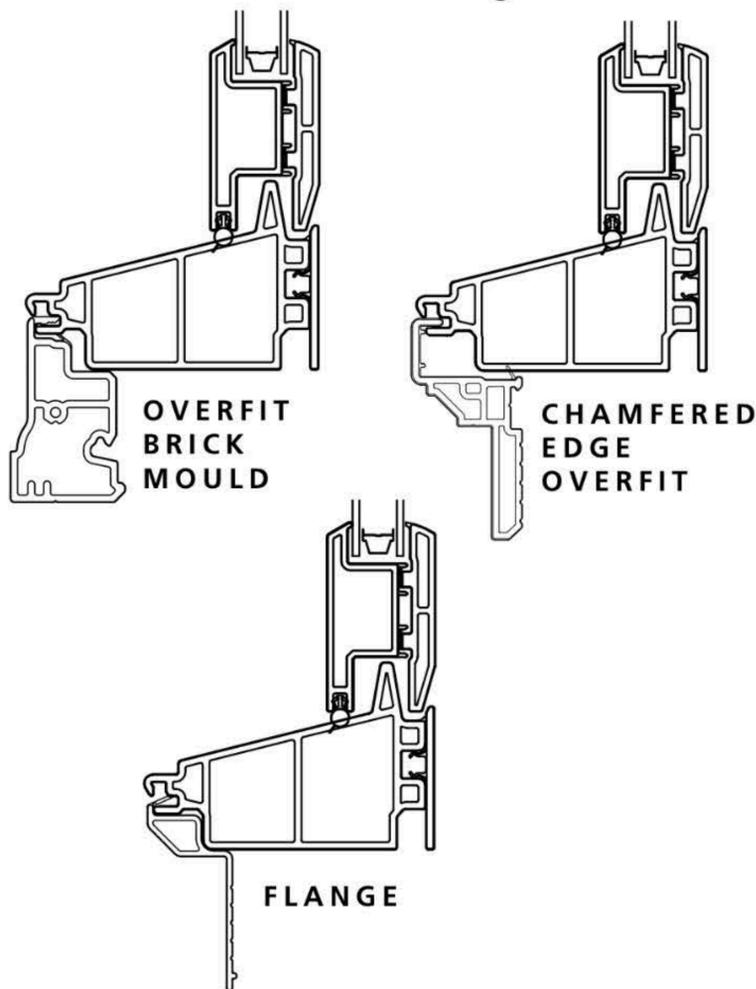
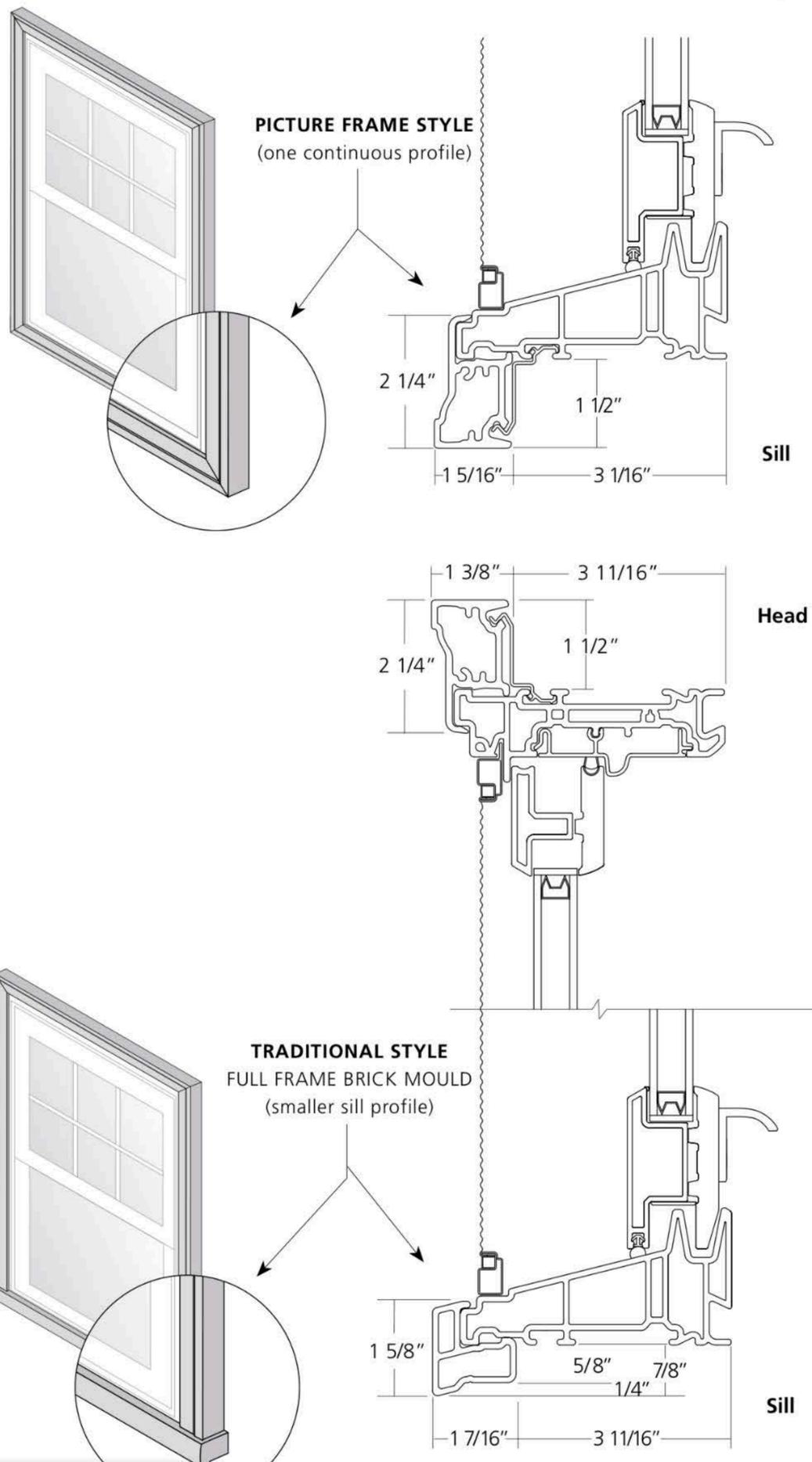
Full-frame brick mould is available in two configurations:

- **Picture Frame Style** – The same brick mould profile is used all the way around the window.
- **Traditional Style** – A thinner sill profile that runs completely under the side brick mould pieces is used reminiscent of old, traditional window installations.

INSERT-FRAME BRICK MOULD

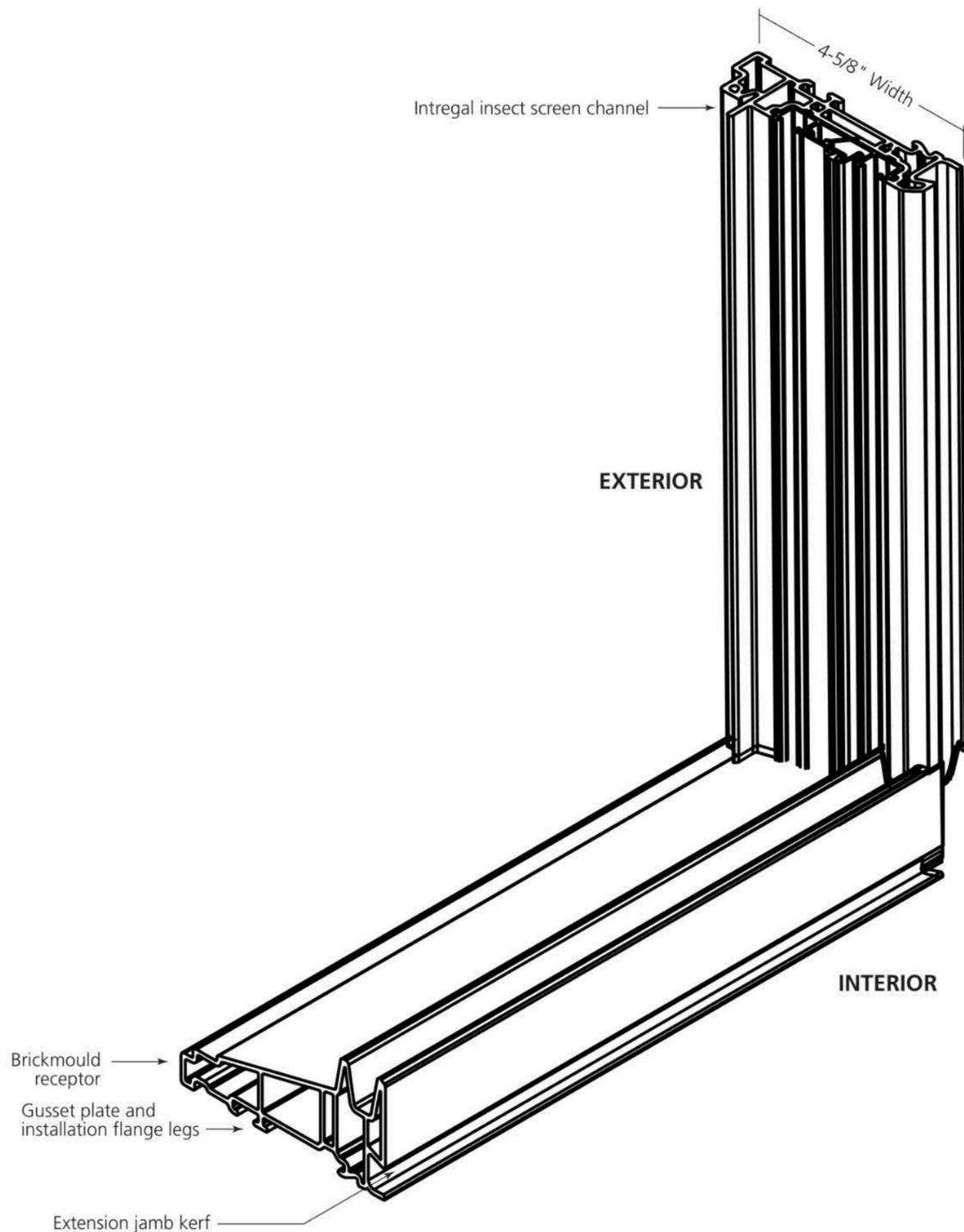
- **Overfit Brick Mould** – Fibrex material overfit brick mould is available as an exterior trim option for insert (flat sill only) window in picture frame style.

- **Overfit Flange**
- **Chamfered Overfit Flange**



FULL-FRAME DOUBLE-HUNG WINDOW

The full-frame double-hung window is a complete window that includes a full frame and sash. It works well in replacement situations where the old window frame is deteriorated beyond repair or when the existing window frame doesn't allow for a double-hung insert window to be installed, such as old wood casement or metal frames. Frame will also accommodate exterior and interior trim options. See page 3-10.



CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FULL FRAME



Brickmould and window profiles shown for measurement purposes.

