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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 943 Romany Road

**SUMMARY OF REQUEST:** Window Changes

**APPLICANT/OWNER:** Keith Lehr, Applicant

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### **Details of Proposed Request**

#### *Existing Context*

The site is a corner lot at Romany Road and Lexington Avenue. There is a one-story garage in the rear yard. The existing one-story house was constructed in 1951. Windows on the front and side were changed in 2010/2011 and a rear addition was also added.

#### *Proposal*

The proposal is for changes to windows on the right elevation. An existing 6/1 double-hung window will be removed. The window opening will be enlarged to be a triple window, with header height and a brick sill to match existing. The new windows are an exact match to the other windows in the house that were replaced in 2010/2011. Brand: Semco. Type: Casement. Material: Aluminum Clad, with Simulated True Divided Lights (STDL) and brick mold trim.

### **Design Guidelines – Windows, page 4.12-4.14**

See design guideline manual.

### **Staff Analysis**

1. All windows on the house have already changed, leaving the 6/1 window to appear incongruous with the house.
2. The Commission will determine if the 6/1 window can be enlarged to match the windows on the rest of the house.
3. Minor revisions may be reviewed by staff.



# HDC-2019-00305

PID: 12309612

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: WINDOW/DOOR CHANGES

July Meeting 2019





943 Romany Road  
2009



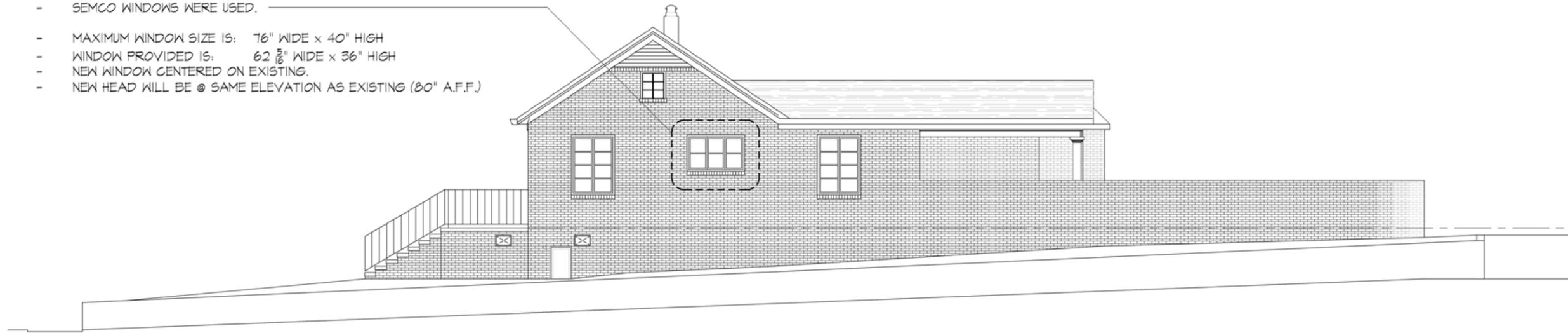
943 Romany Road  
2019



943 Romany Road  
Right Elevation – Lexington Avenue  
2019



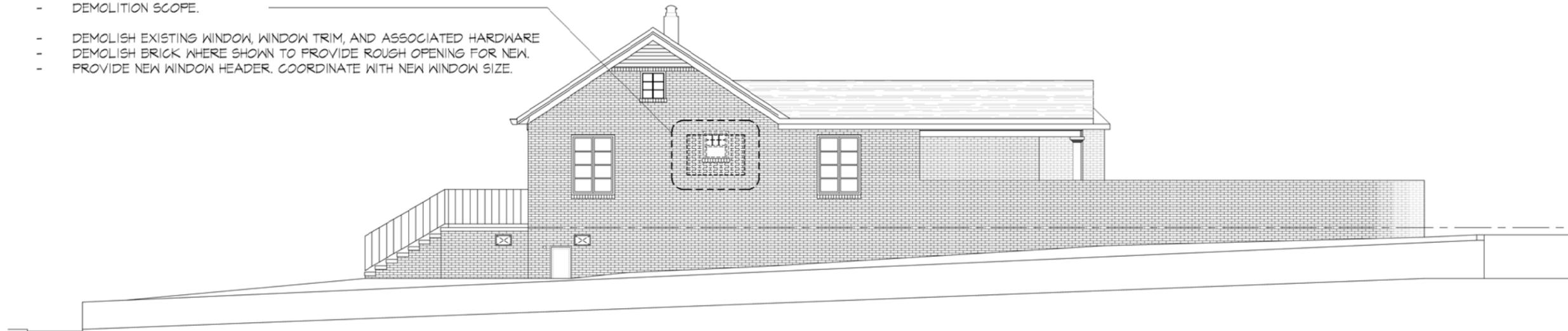
- SEMCO WINDOWS WERE USED.
- MAXIMUM WINDOW SIZE IS: 76" WIDE x 40" HIGH
- WINDOW PROVIDED IS: 62  $\frac{5}{8}$ " WIDE x 36" HIGH
- NEW WINDOW CENTERED ON EXISTING.
- NEW HEAD WILL BE @ SAME ELEVATION AS EXISTING (80" A.F.F.)



SCALE: 3/32" = 1'-0"

PROPOSED NEW - LEXINGTON AVENUE ELEVATION | 01

- DEMOLITION SCOPE.
- DEMOLISH EXISTING WINDOW, WINDOW TRIM, AND ASSOCIATED HARDWARE
- DEMOLISH BRICK WHERE SHOWN TO PROVIDE ROUGH OPENING FOR NEW.
- PROVIDE NEW WINDOW HEADER. COORDINATE WITH NEW WINDOW SIZE.



SCALE: 3/32" = 1'-0"

PROPOSED DEMO - LEXINGTON AVENUE ELEVATION | 01

PROJECT NAME:

LEHR RESIDENCE  
WINDOW UPDATE

943 ROMANY RD.  
P.I.D. # 12309612

DATE: 5/15/2019

ISSUED FOR:  
HDC INFORMAL  
REVIEW

REVISIONS:

DRAWN BY: SMG

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A1.0