LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 943 Romany Road

SUMMARY OF REQUEST: Window Changes

APPLICANT/OWNER: Keith Lehr, Applicant

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.

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.
943 Romany Road
2019
943 Romany Road
Right Elevation – Lexington Avenue
2019
- DEMCO WINDOWS WERE USED.
- MAXIMUM WINDOW SIZE IS 76" WIDE x 40" HIGH
- WINDOW PROVIDED IS 62 1/2" x 40" x 36" HIGH
- NEW WINDOW CENTERED ON EXISTING
- NEW HEAD WILL BE SAME ELEVATION AS EXISTING (80' AFF)

SCALE: 3/8" = 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: 3/8" = 1'-0" PROPOSED DEMO - LEXINGTON AVENUE ELEVATION 01