
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.

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



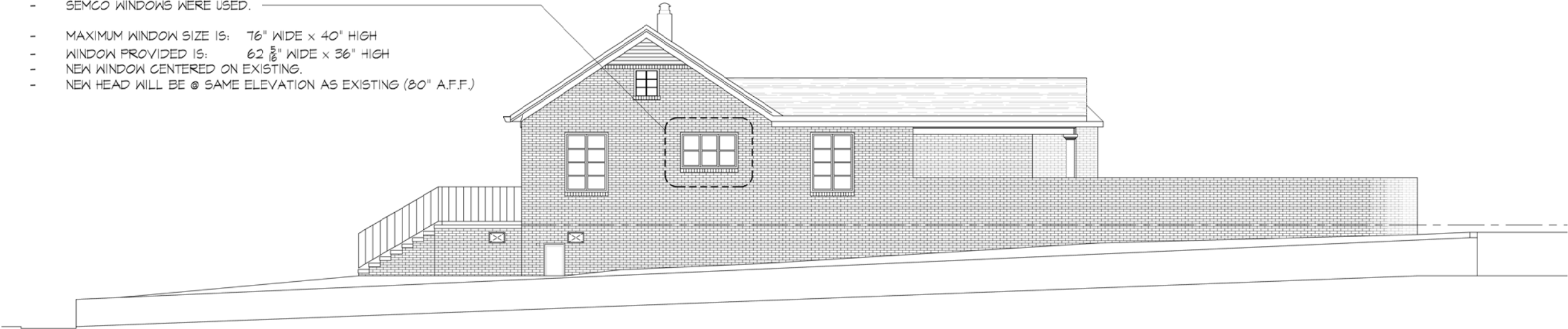
943 Romany Road
2019



943 Romany Road
Right Elevation – Lexington Avenue
2019



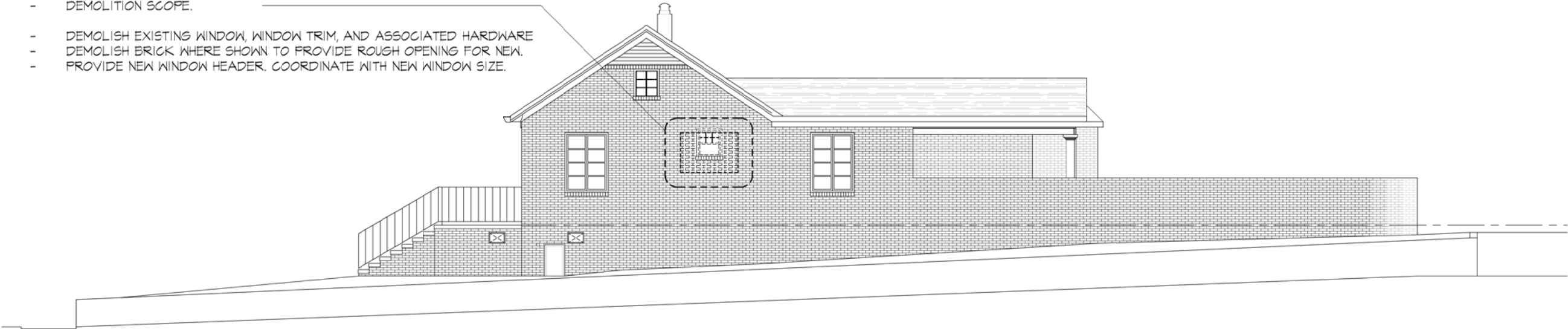
- SEMCO WINDOWS WERE USED.
- MAXIMUM WINDOW SIZE IS: 76" WIDE x 40" HIGH
- WINDOW PROVIDED IS: 62 5/8" WIDE x 36" HIGH
- NEW WINDOW CENTERED ON EXISTING.
- NEW HEAD WILL BE @ SAME ELEVATION AS EXISTING (80" A.F.F.)



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