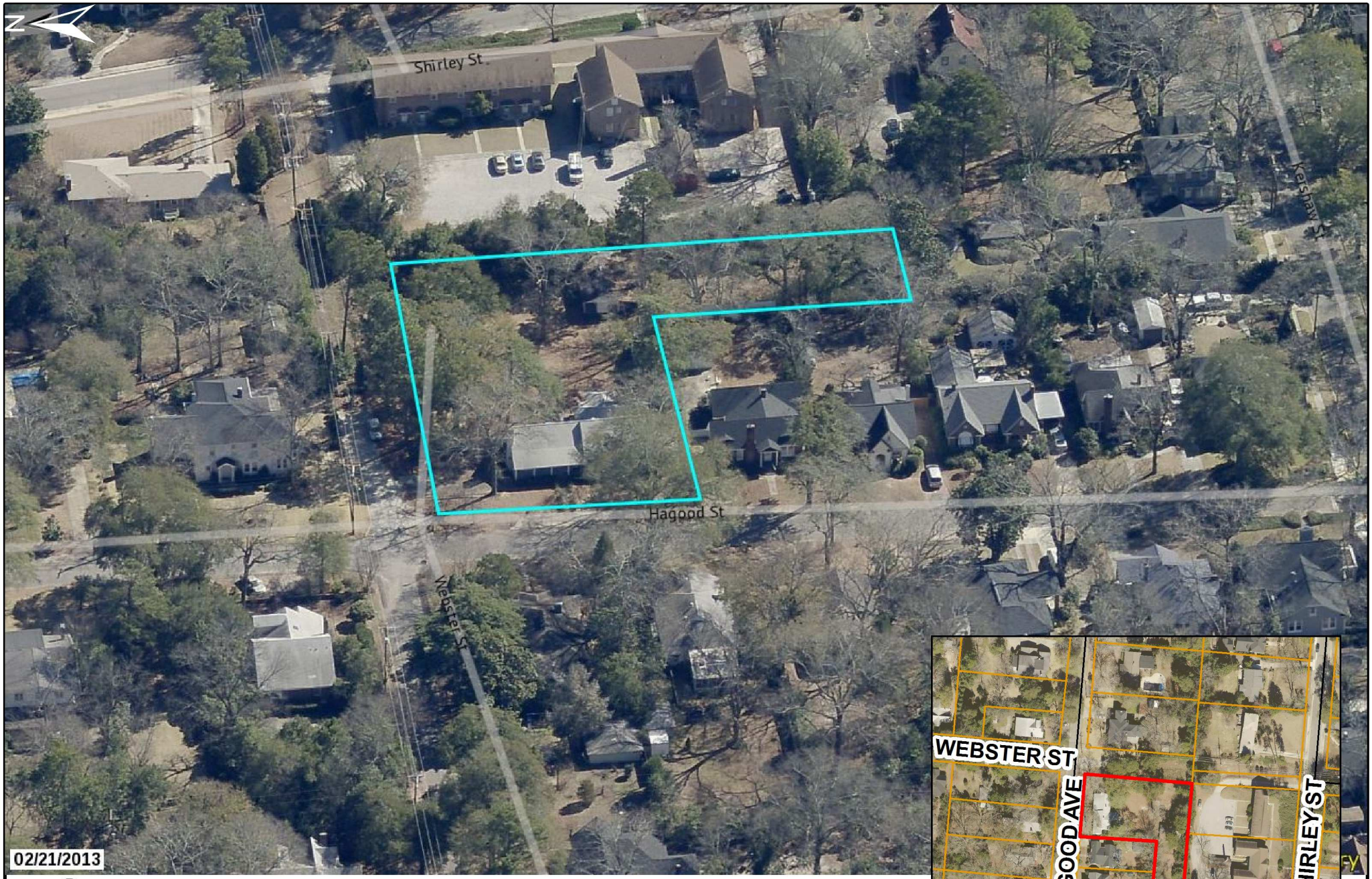


D/DRC Case

1420 Hagood Avenue

Melrose Heights / Oak Lawn Architectural Conservation District

TMS: 13902-01-18

DESIGN/DEVELOPMENT REVIEW COMMISSION

DESIGN REVIEW DISTRICT
HISTORIC AGENDA

EVALUATION SHEET

Case # 2

ADDRESS: 1420 Hagood Avenue

APPLICANT: John McLean, homeowner

TAX MAP REFERENCE: TMS#13902-01-18

USE OF PROPERTY: Residential

REVIEW DISTRICT: Melrose Heights/Oak Lawn Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for new construction

FINDINGS/COMMENTS:

This is a request for a change to a previously approved new construction project that will be built on a subdivision of the existing lot at 1420 Hagood Avenue. The request for the proposed driveway has been deferred.

The owner is proposing a highly energy efficient house using a panel system of construction. This system and housing choice has led the applicant to pursue the current proposal. It should be noted that the guidelines are not subject to the limitations of a particular building system decided upon by an owner. The guidelines listed here were requested by the neighborhood and are particularly designed to ensure that new construction reinforces historic patterns.

The previous submittal by the applicant included vinyl casement windows fronted by a top sash that was a historically accurate wood and putty configuration, but that almost doubled in thickness at the bottom due to the need to close the gap between the sash and the casement window. The proposal did not meet the guidelines and therefore the approval by the DDRC included of conditions or an alternative solution:

> That the proposed vinyl windows either be replaced with a window consistent with the guidelines or that they be concealed entirely by an exterior window that meets the guidelines, as determined by staff

Instead, the applicant is proposing another window option, consisting of an aluminum-clad wood window similar to the previous vinyl window, with a top wood sash, puttied, single-paned, placed in front of the top of the casement, with a wood trim piece behind the bottom rail of the sash to close the gap to the casement. The gap between the wood sash and the casement has also been narrowed to 7/8 inch.

The windows are the only item being presented for review, therefore only the part of the guidelines dealing with this item is presented below.

PERTINENT SECTIONS FROM GUIDELINES

Section 5: NEW CONSTRUCTION

PRINCIPLES

Within the Melrose Heights/Oak Lawn district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with existing buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles to be successful infill; they may reflect the era of their own construction while using significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to insure that a new building blends with its context. It is hoped that the new construction of today will be contemporary and contextual so that it will be worthy of the affection and designation of future residents.

9. Materials, Texture, and Details: *Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions. If horizontal siding is to be used, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structure for specifications of the new material.*

Windows: The proposed window configuration features a triple-pane, aluminum-clad casement window with a single-pane, puttied, wood top sash only placed in front of the top half of the casement.

This upper wood sash will have exterior muntins and will be in front of the casement because the applicant is suggesting this arrangement will mimic the look of a double-hung window. Historic wood windows are composed of top and bottom sash which meet in the middle side-by-side to provide a seal, and the top sash is the outermost sash.

The applicant has provided drawings of this arrangement as well as photographs of the proposed window. The side view drawing shows that the gap between the proposed wood sash and the aluminum-clad casement window has been reduced to 7/8" -or a difference of a half inch-from the previous proposal. This makes the bottom rail of the top sash appear to 2 ¼" deep, still thicker than the average historic window thickness of 1 and 3/8 inches, but not double the thickness as was previously proposed. This could be further reduced with a wood sash only 1 and 1/8 inch thick.

The bottom half of the aluminum-clad window, acting as a "bottom sash," will be visible and it has an appearance that is inconsistent with historic windows both in the district and with the new wood top sash that will be directly adjacent. This is very evident in the width of the stiles (vertical sides) of the top sash, which is 2 inches, and the "bottom" sash, or casement window, which is 3.5 inches in width. Top and bottom sashes in historic buildings do not differ in width in their stiles.

Another difference is the proportion of the top and bottom sashes at their horizontal rails. Bottom rails are often only a half inch or inch taller than the stiles are wide. In the proposal, the total height of the bottom "rail" of the casement is at least 5 inches, or more than double the 2-inch stiles of the wood top sash. It features a gasket and extra frame around the sash and is therefore bulky,

especially at the base, making it much taller and more complex in appearance than a historic wood window's bottom rail. This is better shown in photos at the end of the evaluation. Historic wood rails at the bottoms of windows are smooth wood; aluminum-clad options approved recently for new construction in the district are also smooth, with no extra gaskets or differences in stile widths between top and bottom sashes.

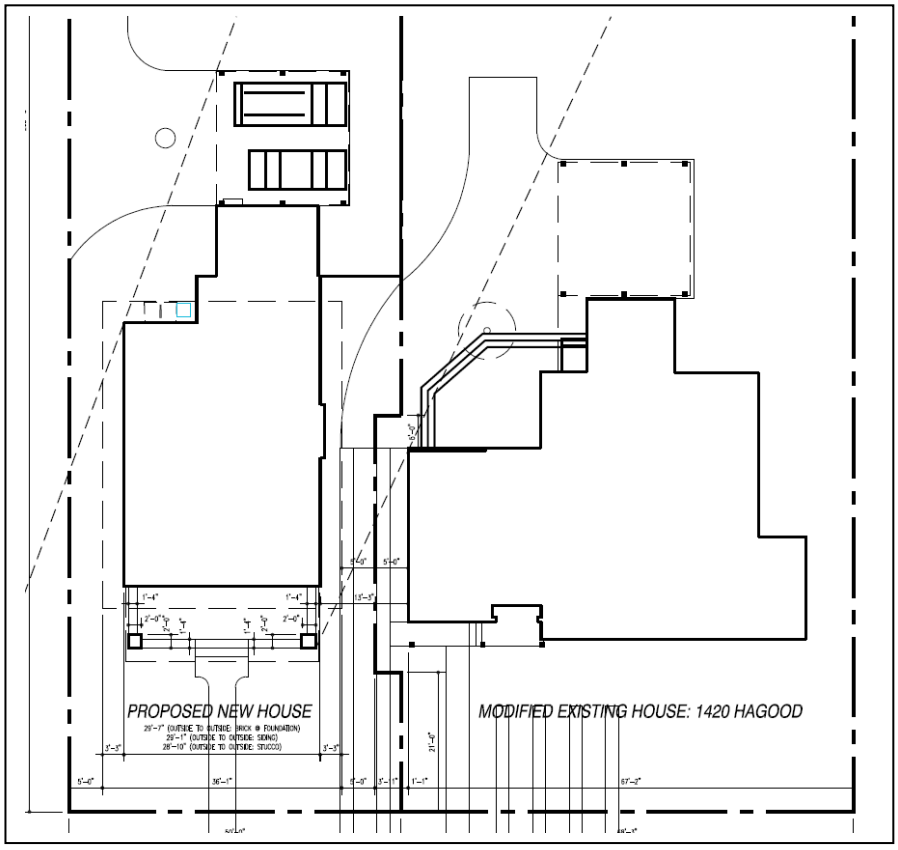
The combined inconsistent widths, details and proportions make the proposed windows out of keeping with the guidelines, and they will be substantial enough to be visible from the public right of way. The guidelines state to use "*architectural features that are visually compatible with those of historic buildings*," and "*When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions."* It appears that the detailing from surrounding historic buildings was not used as a basis for design decisions for the proposed window.

The previous motion for this project allowed for a replacement window consistent with the guidelines, or the concealment of the proposed windows by an exterior window that meets the guidelines. To be consistent with the guidelines and the previous motion, the details addressed here need to be corrected: proportions of the window components should be consistent with each other and with historic windows, and there should be no visible gaskets and extra framing as they are not found on historic wood windows.

STAFF RECOMMENDATION:
Staff finds that the proposal does not meet Section 5 of the guidelines and recommends **denial**.

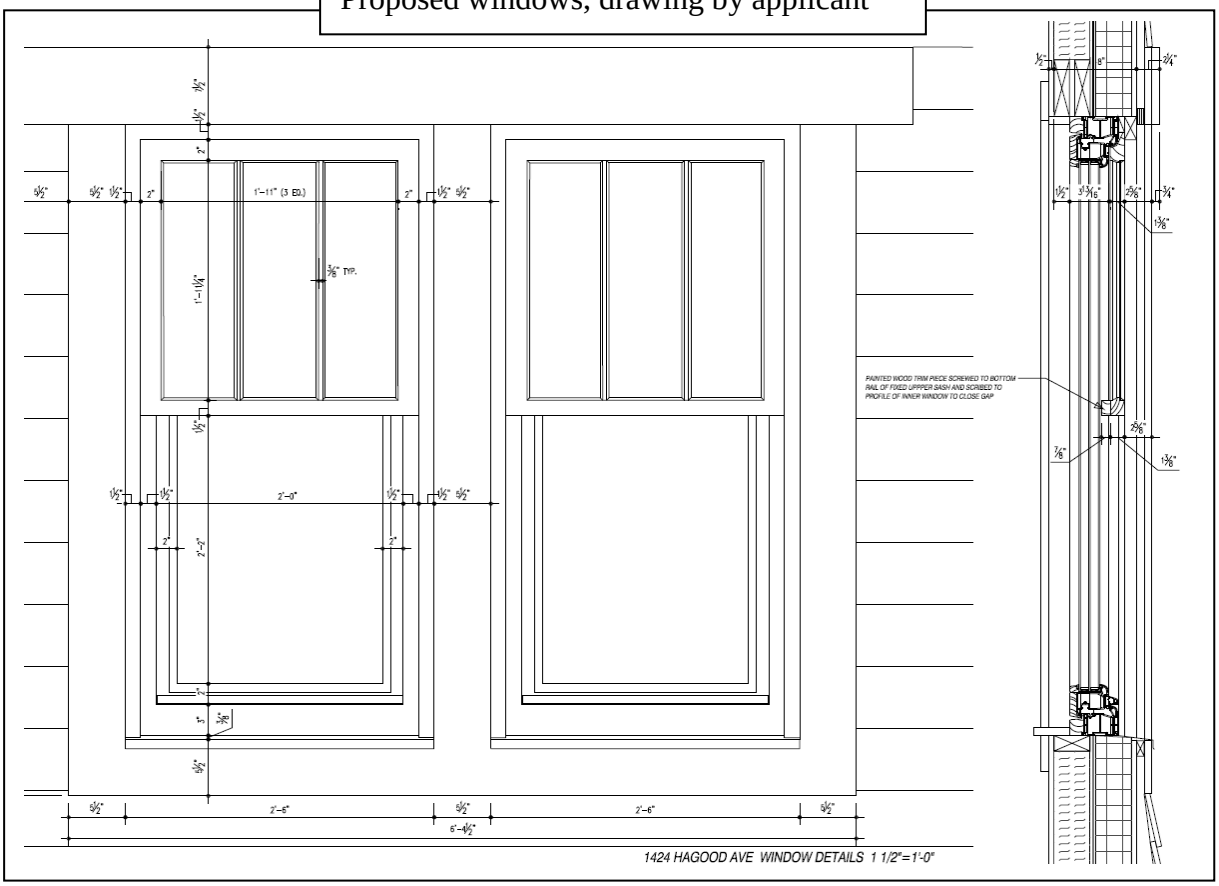
Photos of project site, note visibility of windows on existing house, which is at about the same setback as the proposed house. Existing house will have portion of visible addition removed. Staff photos.

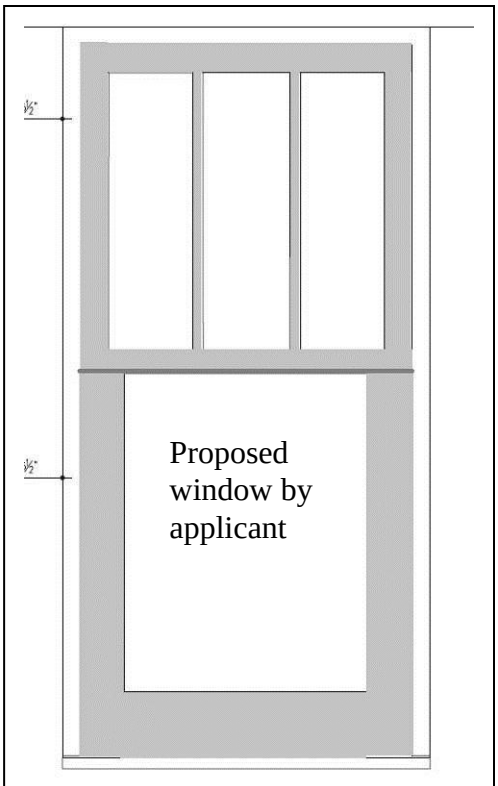
Site plan provided by applicant



Proposed House (see attached plans for larger detail)

Proposed windows, drawing by applicant





Staff shading on window sashes to show differences in top and "bottom" sash

Historic wood window

Staff photo

Two-Story Houses on Hagood Ave., note visibility of windows

Previous window proposed

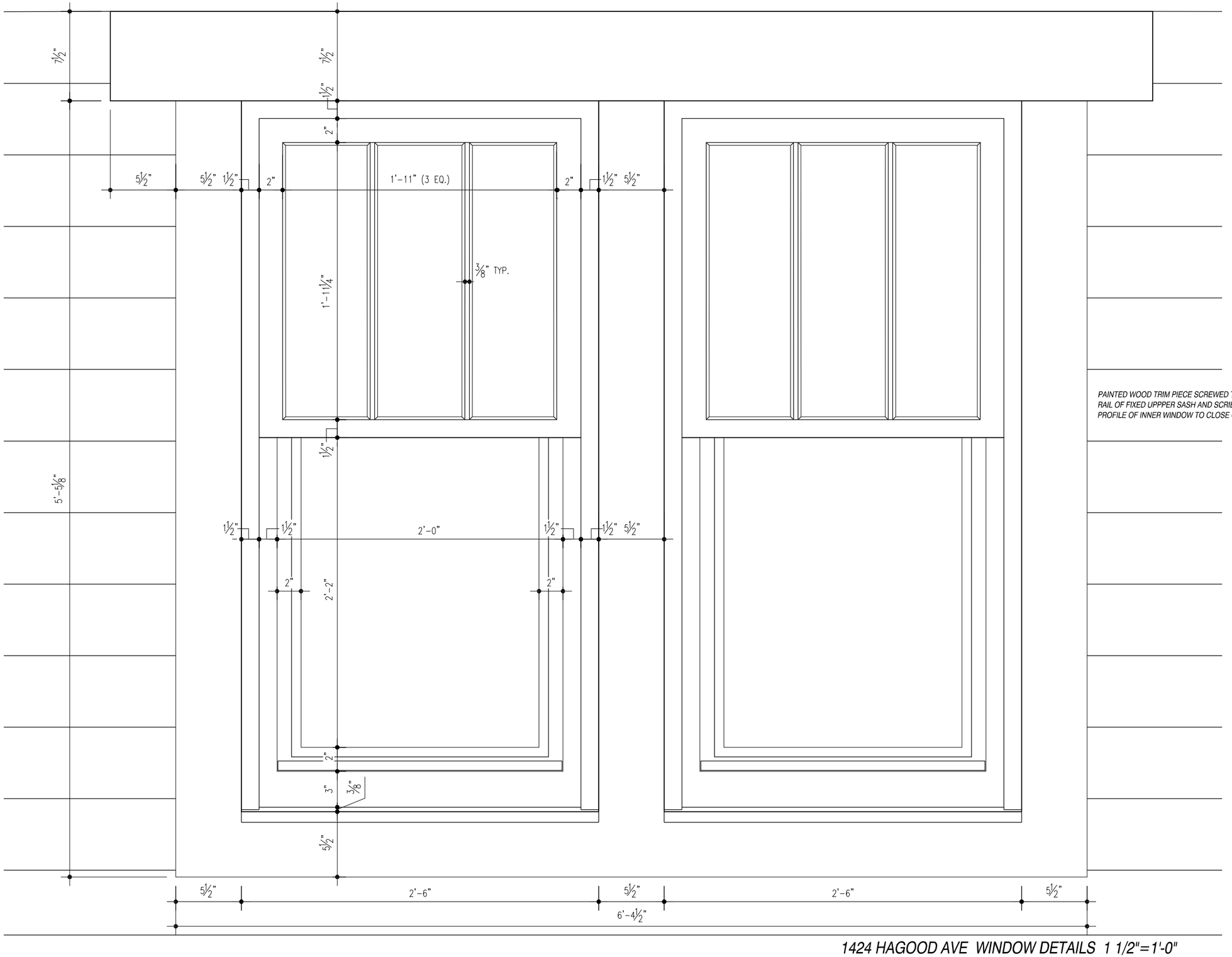
Current window proposed by applicant

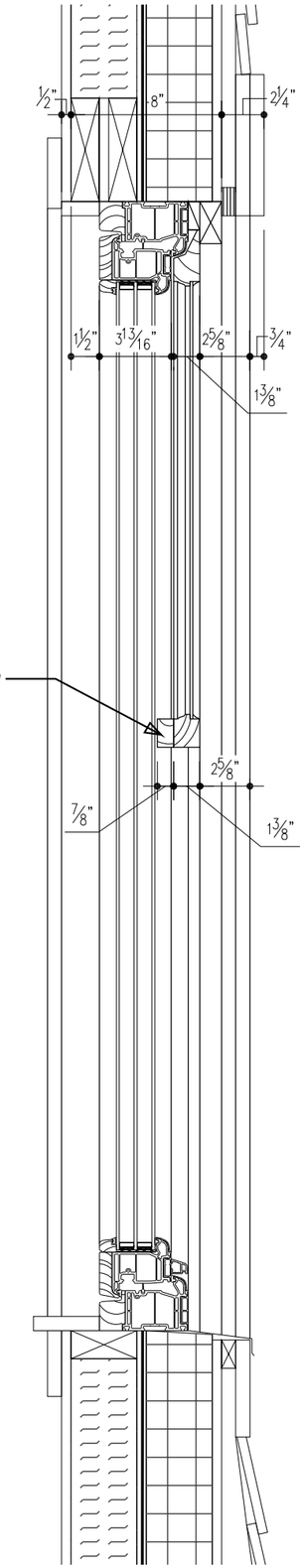
Historic wood windows

Note thickness of sash, widths of stiles and rails, inset of bottom sash, lack of extra framing or gaskets around edges of sashes, and simple bottom rail

New construction in the district with aluminum-clad wood windows

Information Provided by Applicant





1424 HAGOOD AVE WINDOW DETAILS 1 1/2"=1'-0"

PassiV AluClad Window

PASSIVE HOUSE CERTIFICATION

Two of our PassiV uPVC window systems have been certified as Passive House suitable components by the Passive House Institute in Darnstadt in Germany.

1. The PassiV AluClad outward opening casement window - Passive house certified
2. The PassiV AluClad inward opening tilt and turn window - Passive house certified

This one →

These PassiV AluClad window systems combine the strength, corrosion resistance, durability and recyclability of aluminium on the outside with the aesthetic advantages of a natural finish wooden window on the interior. The exterior frame is manufactured from Aluminium alloy extruded to BS1474. The section is coated with an architectural grade polyester powder to comply with BS6497 : 1984 and BS EN 12206. The systems incorporate a uPVC encased insulating thermal core. Advanced glazing options include double, triple or quadruple glazed units, low emissivity glass coating, warm edge spacer bar, Krypton or Argon gas fill.

The AluClad range allows you to have the warmth, thermal efficiency and aesthetic advantages of a natural finish wooden window on the interior with a durable low maintenance aluminium exterior in a choice of attractive colour finishes.

Features & Benefits

- Powder coated aluminium to exterior face
- Interior frame from laminated pine profiles
- Thermally broken with insulating foam filled uPVC core
- Window U-value as low as 0.5W/m²K (Centre pane U-value of 0.299W/m²K)
- Energy saving glazing, double, triple or quadruple glazed options
- Low emmisivity glass, warm edge spacer bar and Krypton or Argon gas filled
- Excellent airtightness and watertightness ratings
- Centrally operated espagnolette locking for enhanced security
- Lockable night vent position
- Restrictor available to ensure child safety
- Low maintenance
- Ironmongery in brass or chrome
- Available in a range of RAL colours
- Flexible design options
- Suitable for new build or replacements

Range of colours

GREY RAL 7015

SILVER RAL 7001

IVORY RAL 1015

DARK WOODGRAIN

GREEN RAL 6005

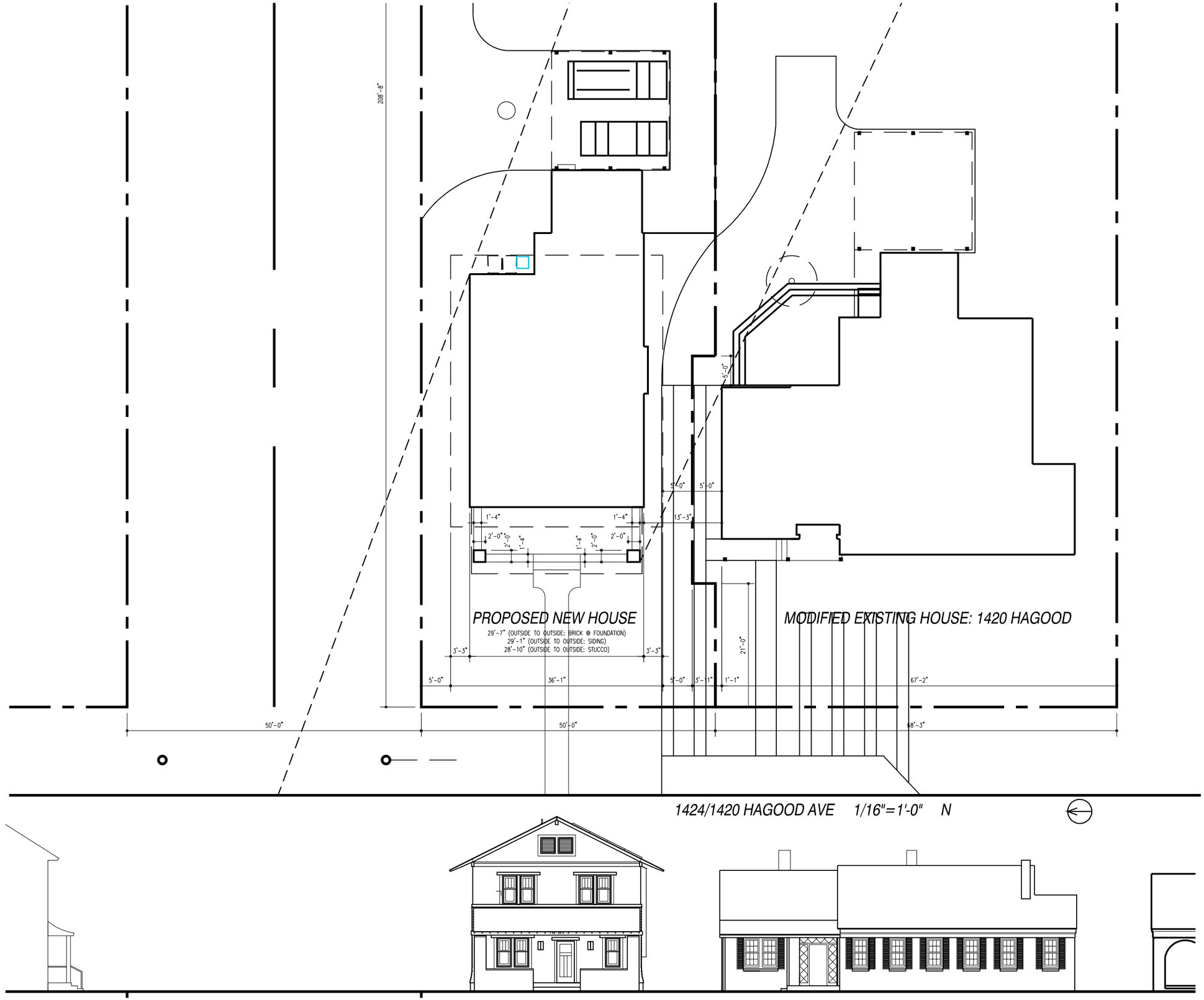
RED RAL 3003

BLACK RAL 9005

NAVY RAL 5011

WHITE

LIGHT GOLDEN OAK



1424/1420 HAGOOD AVE 1/16"=1'-0" N

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NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

1420 HAGOOD AVE 1/8"=1'-0" ELEVATIONS