

151 N WRIGHT COA APPLICATION: Sections 4-6

4. *Description of proposed work:*

A. Proposed work is as follows.

- Remove & replace windows (same opening size) in Basement.
- Remove & replace windows (same opening size) in 1st floor.
- Remove & replace windows (new opening size) in 1st floor.
- Remove & replace windows (same opening size) in 2nd floor.
- Some existing windows to remain as shown on page 2 of provided picture packet. Only windows to be replaced are highlighted in the referenced diagram.
- Replace front entry door, side entry door mudroom (same opening sizes).
- Work noted above includes all (4) sides of home. Primary façades of building to have combination of remove/replace using existing sizes & remove/replace new sizes. See included picture packet for details.

B. *Full detail of proposed work:*

- See attached picture packet for details on material, style & specifications. See section 4D on how new details relate to existing details.

C. *How proposed work will affect any external architectural features of the structure:*

- The homeowners are committed to preserving the home's original Craftsman/Bungalow character. The previous remodel by the former owners included replacing the windows and exterior doors, which have since proven inadequate both aesthetically and functionally. In our initial fast-track submittal, we proposed fiberglass-clad exterior and wood interior windows, along with door styles that departed from traditional Craftsman design. However, after further consultation with the homeowners, we've revised our approach. We now propose aluminum-clad exterior/wood interior windows and have selected exterior doors and window profiles that align more closely with the Craftsman style, as outlined in the Historic Building Design and Resource Manual. Our intent is for the new windows and doors to integrate seamlessly with the home's existing architecture. There are some modifications proposed that would qualify as *discouraged* according to the Historic Building Design & Resource Manual. These are listed in the table below as well as shown in the included picture packet.

D. All the letters noted below correspond to windows or doors noted in the picture packet. All manufacturer details and illustrations can also be found in picture packet.

WINDOW/ DOOR	EXPLANATION PROVIDED TO DETERMINE IF PROPOSED WINDOW/DOOR IS IN-KIND AND/OR ALIGNS WITH ARCHITECTURE STYLE OF HOME
A	<p>Main Reason for Replacement: Increase energy efficiency and replace window that has damaged wood components.</p> <p>Existing window is original with a wood exterior & interior and was not replaced by previous homeowners. Proposed window will keep a clear glass, non-operational style with 6 panes of glass in upper section. Proposed changes are converting to aluminum clad exterior (wood interior) with SDL grills with spacer bars in lieu of the original TDL style.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>
B	<p>Main Reason for Replacement: Existing door has multiple areas of damage.</p> <p>While the proposed door is in-kind, the style is being updated but still adheres to the Craftsman style. Upper glass pane quantity goes down to 3 (TDL) and bottom section will have a two recessed panel design instead of 1. The door will be unfinished plain sawn white oak and will be stained to match current exterior trim wood tone.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>
C	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage.</p> <p>Proposed windows will be in-kind with a clear glass, double hung style with 3 panes of glass in all upper sections. Proposed changes are converting to aluminum clad exterior (wood interior) with SDL grills with spacer bars.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>
D	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage. Homeowners also want flexibility to open these windows to encourage air flow into home. Visually the windows will retain the Craftsman/Bungalow appearance with the added benefit of being functional.</p> <p>Proposed window will keep a clear glass style with 6 panes of glass in both upper sections. Proposed changes are converting to an operable casement style with 2 panes of glass in both bottom section and an aluminum clad exterior (wood interior) with SDL grills with spacer bars. We feel updating the bottom section division leans more into the traditional spacing of Craftsman style lites.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>

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E	<p>Main Reason for Replacement: Existing door has multiple areas of damage.</p> <p>Proposed door will be unfinished plain sawn white oak, stained to match current exterior trim wood tone. It will closely match existing door previous homeowners replaced with exception of orientation of two bottom panels; however, it does not fall within traditional Craftsman style guidelines as noted in the Historic Building & Design Resource manual page 29. While two to three windows in the upper portion are most common in Craftsman and Bungalow homes, six-light upper sashes are also historically consistent, particularly on wider window units or in homes influenced by transitional styles of the early 20th century. It also matches the upper lite quantity of window D directly above.</p> <p>This proposed update would appear to fall within the <i>discouraged</i> guidelines of the Historic Building & Design Resource manual.</p>
F	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage. This is also a street facing powder room window and achieving a level of privacy was important. It was determined we could accomplish this while adding an additional layer of historically accurate ornamentation to the home.</p> <p>Proposed window will be non-operational with an aluminum clad exterior (wood interior) and will have a custom leaded glass design. The leaded glass design will have simple geometric patterns with small upper panes over a larger clear section and would be consistent with window styles found in Craftsman bungalow homes built circa 1910–1925. This particular design would reflect the influence of the Prairie School and Arts & Crafts movements.</p> <p>This proposed update would appear to fall within the <i>discouraged</i> guidelines of the Historic Building & Design Resource manual.</p>
G	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage.</p> <p>Proposed window will keep a clear glass, awning style with 3 panes of glass. Proposed changes are converting to aluminum clad exterior (wood interior) with SDL grills with spacer bars .</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>

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H	<p>Main Reason(s) for Replacement: Existing (non-original) windows have areas of warping and damage. Homeowner also looking to increase natural light in kitchen by increasing window size. We believe there won't be any compromise of design with this change due to two window openings of the same width (windows I & L) in view of the proposed larger window opening of H. Glass pane count of the new larger window will be consistent with the quantity of the larger sized windows on the home as well.</p> <p>Proposed window will be non-operational and will be enlarged to a size of 60" x 60". Window will have 3 panes of glass in upper sections to align with Craftsman style and will have SDL grills with spacer bars.</p> <p>This proposed update would appear to fall within the <i>discouraged</i> guidelines of the Historic Building & Design Resource manual.</p>
I	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage.</p> <p>Proposed window will keep a clear glass, double hung style with 3 panes of glass in three upper section. Proposed changes are converting to aluminum clad exterior (wood interior) with SDL grills with spacer bars.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>
J	<p>Main Reason(s) for Replacement: Existing (non-original) windows have areas of warping and damage. Homeowner also looking to increase natural light in kitchen by increasing window size. We believe there won't be any compromise of design with this change due to two window openings of the same width (windows I & L) in view of the proposed larger window opening of J. Glass pane count of the new larger window will be consistent with the quantity of the larger sized windows on the home as well.</p> <p>Proposed window will be non-operational and will be enlarged to a size of 60" x 60". Window will have 3 panes of glass in upper sections to align with Craftsman style and will have SDL grills with spacer bars.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual due to windows not being street facing.</p>

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K	<p>Main Reason for Replacement: Existing door has multiple areas of damage.</p> <p>Proposed door will be unfinished plain sawn white oak, stained to match current exterior trim wood tone. It will closely match existing door previous homeowners replaced with exception of orientation of two bottom panels; however, it does not fall within traditional Craftsman style guidelines as noted in the Historic Building & Design Resource manual page 29. While two to three windows in the upper portion are most common in Craftsman and Bungalow homes, six-light upper sashes are also historically consistent, particularly on wider window units or in homes influenced by transitional styles of the early 20th century.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual due to door not being street facing.</p>
L	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage.</p> <p>Proposed window will keep a clear glass, double hung style with 3 panes of glass in three upper section. Proposed changes are converting to aluminum clad exterior (wood interior) with SDL grills with spacer bars.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>
M	<p>Main Reason for Replacement: Existing (original) windows have areas of warping and damage.</p> <p>Proposed window will keep a clear glass, awning style with 3 panes of glass. Proposed changes are converting to aluminum clad exterior (wood interior) with SDL grills with spacer bars.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>

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N	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage. Achieving a level of privacy was also important. It was determined we could accomplish this while adding an additional layer of historically accurate ornamentation to the home</p> <p>Proposed window will be non-operational with an aluminum clad exterior (wood interior) and will have a custom leaded glass design. The leaded glass design will have simple geometric patterns with small upper panes over a larger clear section and would be consistent with window styles found in Craftsman bungalow homes built circa 1910–1925. This particular design would reflect the influence of the Prairie School and Arts & Crafts movements.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual due to windows not being street facing.</p>
O	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage. Achieving a level of privacy was also important. It was determined we could accomplish this while adding an additional layer of historically accurate ornamentation to the home</p> <p>Proposed window will be a casement style with an aluminum clad exterior (wood interior) and will have a custom leaded glass design. The leaded glass design will have simple geometric patterns with small upper panes over a larger clear section and would be consistent with window styles found in Craftsman bungalow homes built circa 1910–1925. This particular design would reflect the influence of the Prairie School and Arts & Crafts movements.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual due to windows not being street facing.</p>
P	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage. Achieving a level of privacy was also important. It was determined we could accomplish this while adding an additional layer of historically accurate ornamentation to the home</p> <p>Proposed window will be a casement style with an aluminum clad exterior (wood interior) and will have a custom leaded glass design. The leaded glass design will have simple geometric patterns with small upper panes over a larger clear section and would be consistent with window styles found in Craftsman bungalow homes built circa 1910–1925. This particular design would reflect the influence of the Prairie School and Arts & Crafts movements.</p> <p>This proposed update would appear to fall within the <i>discouraged</i> guidelines of the Historic Building & Design Resource manual.</p>

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Q	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage.</p> <p>Proposed window will keep a clear glass, double hung style with 3 panes of glass. Proposed changes are converting to aluminum clad exterior (wood interior) with SDL grills with spacer bars.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>
R	<p>Main Reason for Replacement: Existing (non-original) windows have areas of warping and damage. Window is currently mirrored on opposite side of living room fireplace from window Q yet it does not match the height of window Q. Looking to alter window opening height to balance out interior living room design and create symmetry on the exterior.</p> <p>Proposed window will replicate window Q. Clear glass, double hung style with 3 panes of glass, aluminum clad exterior (wood interior) with SDL grills with spacer bars.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual due to windows not being street facing.</p>
S	<p>Main Reason for Replacement: Existing (original) windows have areas of warping and damage.</p> <p>Proposed window will keep a clear glass, fixed style with 3 panes of glass. Proposed changes are converting to aluminum clad exterior (wood interior) with SDL grills with spacer bars.</p> <p>This proposed update would appear to fall within the <i>acceptable</i> guidelines of the Historic Building & Design Resource manual.</p>