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**Date** February 25, 2013

**RESOLUTION AFFIRMING THE DECISION OF THE HISTORIC  
PRESERVATION COMMISSION TO CONDITIONALLY APPROVE A  
CERTIFICATE OF APPROPRIATENESS FOR THE REPLACEMENT OF WINDOWS  
AT 1224 9th STREET**

WHEREAS, on December 19, 2012, the Historic Preservation Commission conditionally approved an application from Carrie Bouma for a Certificate of Appropriateness to allow the replacement of all double-hung windows in the single-family dwelling at 1224 9<sup>th</sup> Street in the River Bend Historic District; and,

WHEREAS, the Commission's approval was conditioned on retaining a 2-lite over 2-lite first floor window on the north façade and the use of wood replacement windows that have the same general style, shape and dimensions as the existing windows and are not covered with metal cladding as reviewed and approved by staff; and,

WHEREAS, Carrie Bouma has appealed the Commission's decision to the City Council pursuant to §58-31(f) of the Des Moines Municipal Code, and seeks to be allowed to replace all double-hung windows with vinyl replacement windows; and

WHEREAS, on February 11, 2013, by Roll Call No. 12-0218, it was duly resolved by the City Council that the appeal be set down for hearing on February 25, 2013, at 5:00 p.m., in the Council Chambers; and,

WHEREAS, due notice of the hearing was published in the Des Moines Register on February 14, 2013, and a copy of the notice was provided to Carrie Bouma; and,

WHEREAS, in accordance with the said notice, those interested in the issuance of the Certificate of Appropriateness, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and,

WHEREAS, Section 303.34(3) of the Iowa Code and Section 58-31(f) of the Des Moines Municipal Code provide that on an appeal such as this, the City Council shall consider whether the Historic Preservation Commission has exercised its powers and followed the guidelines established by the law and ordinance, and whether the Commission's decision was patently arbitrary or capricious; **NOW THEREFORE,**

**BE IT RESOLVED,** by the City Council of the City of Des Moines, Iowa, as follows:

1. The public hearing on the appeal is hereby closed.
2. The City Council hereby finds that the decision of the Historic Preservation Commission approving a Certificate of Appropriateness for the replacement of all double-hung windows

*( continued )*

Date February 25, 2013

in the single-family dwelling at 1224 9<sup>th</sup> Street, subject to compliance with the conditions identified above, is not arbitrary or capricious and should be upheld.

3. The City Council hereby finds that the decision of the Historic Preservation Commission to require the replacement windows to satisfy the conditions identified above was not arbitrary or capricious for the following reasons:
  - a) The River Bend Local Historic District was designated as such by Ordinance No. 15,075, which was published and became effective on February 3, 2012.
  - b) The 2-lite over 2-lite first floor window on the north facade to be retained is the only historic window of significance in the dwelling. The other windows are not architecturally significant and/or original to the house and it is reasonable to allow the replacement of those windows.
  - c) The requirement that the replacement windows be wood windows that have the same general style, shape and dimensions as the existing windows and are not covered with metal cladding is consistent with the approved Architectural Guidelines for Building Rehabilitation in Des Moines' Historic Districts, and with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Building.
  - d) The proposed vinyl windows have dimensions and visual properties that are noticeably different from the existing wood windows and the remaining original historic window.

(Council Communication No. 13- 099 )

MOVED by \_\_\_\_\_ to adopt, and affirm the decision of the Historic Preservation Commission.

FORM APPROVED:

  
 Roger K. Brown, Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk

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CITY OF DES MOINES  
HISTORIC PRESERVATION COMMISSION  
MEETING SUMMARY

DATE: December 19, 2012  
TIME: 5:30 P.M.  
PLACE: City Council Chambers  
City Hall, 400 Robert D. Ray Drive

COMMISSIONERS PRESENT: Susan Holderness (Chair), Robert "Bob" Griffin, Elaine Estes, Denny Marchand, Breann Bye, Scotney Fenton, and Teresa Weidmaier.

COMMISSIONERS ABSENT: Patricia "Pat" Barry, York Taenzer (Vice Chair) and David Sweet.

STAFF PRESENT: Jason Van Essen, Senior City Planner.

**DISCUSSION SUMMARY OF AGENDA ITEM #4**

Request from Carrie Bouma (owner) to allow the replacement of all double-hung windows at 1224 9th Street in the River Bend Local Historic District. (20-2013-9.13)

Chair Susan Holderness: Read the agenda description for item #4.

Jason Van Essen: Displayed an aerial map, photographs and historic Sanborn Map images of the property. Presented the staff report and staff recommendation.

Denny Marchand: Asked if the matte finish was something that was painted after the window was constructed or if it is baked on as part of the manufacturing process.

Gary Bierma (3219 Vilura Parkway, Des Moines): Stated that he works for Iowa Lumber and Construction and has been working with the applicant. Indicated that the matte finish is applied by the factory. Stated that all vinyl windows are not created equal, this one is a very top of the line window. Stated the sashes come down straight and do not stair step and stagger so they look more like a traditional window.

Denny Marchand: Recalled a previous case where the applicant proposed painting vinyl windows and there was concern that it would peel or scratch easily and the glossy white would show. Asked if this product would scratch easily.

Gary Bierma: Stated the windows have a warranty but that he could not remember what it covers regarding fading. Indicated that he thought it was a 15 year guarantee from fading but was not 100% sure. Expressed his belief that the finish is bonded on like a car bumper.

Denny Marchand: Stated that this is the first time they have seen a vinyl product with a factory finish. Noted that others have suggested painting afterwards and that no matter what is done it will become scratched. Stated that if the factory actually bakes it on, it is cooked inside of the vinyl, not something that is applied afterwards.

Breann Bye: Asked what about the color and finish of the interior. Stated they saw a photograph of a window that was open and you see white.

Gary Biema: Stated the screen had not been installed. Suggested the screen would cover the white. Noted that the screens are black.

Elaine Estes: Asked Gary if he knew if the matte finish is melted into the material or not.

Gary Biema: Stated he did not know the exact procedure. Noted that the procedure is fairly new.

Elaine Estes: Asked how long this process and product have been around.

Gary Biema: Noted that Thermal Industries was the first one to come out with vinyl windows. Stated that they keep improving their products and that they believe they are the best vinyl window manufacturer in the industry. Stated he could go on and on about the mechanics of this specific window and why it is the best one.

Jason Van Essen: Asked how old is this particular product line.

Gary Biema: Stated the 540 series is new and has been around for approximately a year. Noted that these windows are foamed filled and custom built to fit the existing window opening. Stated the paint system is new and has been around for a year. He read the following from the product brochure. "It is a painted exterior finish to coordinate your windows with the distinct architecture of your home with our painted exterior finishes. This environmentally friendly water based paint system provides years of performance due to its high scratch resistance, superior hardness and excellent color retention. Available with matching internal grids."

Chair Holderness: Stated this is a very difficult case and that from the street the windows do not look too bad.

Elaine Estes: Stated that the brochure that is being passed around to the Commissioners indicates that the windows have wood grain interiors and that is not what is shown in the pictures in this case.

Gary Biema: Stated the proposed windows have a white vinyl interior.

Bob Griffin: Stated that as you drive down the street this is what you see as he showed a picture of the three windows that have been installed.

Gary Biema: Stated yes that is what you will see on the outside.

Jason Van Essen: Stated he thought he had a close up picture of the windows that have been installed that would illustrate Bob's point that there are white portions of the widow that are noticeable particularly when the window is open but could not find it in the file.

Bob Griffin: Stated that if any of this white you see in this picture would be visible when you drive down the street or walk by then he sees approving the staff recommendation as a dangerous move on this particular policy. But if you do not see it then he would have some comfort with it.

Jason Van Essen: Stated that is a very valid point.

Denny Marchand: Stated that if it had been ordered with the same matte finish all around you would not be able to see any of the white.

Gary Biema: Stated that the trim on the inside of the house is white so you would not want to have a black interior.

Denny Marchand: Stated he understood that.

Bob Griffin: Stated it is a concern because the white states vinyl.

Elaine Estes: Showed a picture of the three windows that have been installed.

Gary Biema: Stated the more accurate depiction of what they would look like is the picture of the window with a screen.

Jason Van Essen: Stated he has a picture on his phone that he did not get a chance to print off when he went and looked at the site again. He passed his phone around.

Chair Holderness: Asked the applicant if she would like to speak.

Carrie Bouma (1224 9<sup>th</sup> Street, Des Moines): Stated they would like to get these windows installed. They know they do not meet the criteria of wood but other than that they are probably the closest thing that they could probably get. Noted that they have already purchased the windows.

Denny Marchand: Asked Scotney for his opinion.

Scotney Fenton: Stated he has concerns with some of the details of the windows. Noted that the windows are missing the detail that is created on a wood window by the putty glazing compound. Showed the cut-sheet drawing of the proposed window product and noted that the glass is right up against the sash frame.

Denny Marchand: Agreed that it would be a larger dimension on a traditional window.

Teresa Weidmaier: Suggested the Commission drill down on the items on the chart in the staff report and focus on how the proposed windows compare to wood windows.

Denny Marchand: Reviewed some of the notes from the chart in the staff report.

Bob Griffin: Stated that Jason thoroughly presented the information in the chart and wondered if the Commission needed to restate what had already been presented.

Teresa Weidmaier: Stated they should focus on what comments the Commission believes should be added to the analysis.

Denny Marchand: Stated that this is the closest that we have ever come to a vinyl window that we would even consider. Now the question is, is it close enough? Because if we approve this we are going to have others that are going to come to us with the exact same product. Asked is this

something we are going to be ok with, what are the pros and cons. Asked the Commission what they see as a big con in this.

Chair Holderness: Asked Jason for his thoughts.

Jason Van Essen: Stated that he would like the Commission to state if they agree or disagree with staff's analysis of the differences and similarities between the window types. Stated that on items the Commission disagrees he would like to have something on record so the Commission's thought on each criterion is understood.

Teresa Weidmaier: Stated that she did not necessarily disagree with anything in the staff report. This is the closest thing we have seen that duplicates a wood window and is clearly closer in design, dimensions, color and visual properties than the other vinyl windows that have been proposed.

Elaine Estes: Stated she believes there is a noticeable difference in the visual properties of the proposed window from a wood window.

Bob Griffin: Stated his belief that this would establish a very dangerous precedent to make this leap with this particular window. Stated if they would have come in with something that was a closer match then I would be supportive. But I do not think this is the one.

Scotney Fenton: Agreed that he did not think this is the one. Stated the design and dimensions are not close enough to a wood window.

Chair Holderness: Stated that she agreed with Scotney and Bob.

Elaine Estes: Stated that the visual properties of the proposed windows are not as close as they need to be to a wood window.

Bob Griffin: Stated that if this is approved we are going to have a hard time explaining this decision to other property owners.

Jason Van Essen: Asked that whoever makes the motion that they include some of these talking points so the record is clear on what the Commission's thought process was.

Elaine Estes: Stated that she thinks the Commission agrees that the design, dimensions and visual properties are the problem areas for the proposed windows.

Denny Marchand: Stated he was going to play devil's advocate. One thing that comes up regularly and that York always hammers on is that he has a 130 year old house with original windows that are in good shape. Those windows are constructed of old growth trees and will last longer than something built today. Most of the time new windows are built with pine, but even if they are built with something else they do not last as long. We approve cement board siding regularly and it is not the same as cedar. There is a difference when you look at it from the street you can see the difference between cedar and cement board siding. But it is a composite and is close enough in appearance to wood that we approve it.

Stated that he is not overly fond of this. However, this is the closest a vinyl window has come in matching a wood window and in the context of how we look at siding and the fact that wood

replacement windows do not last as long as historic windows that with the dark matte color of this windows maybe it is close enough. Acknowledged that you can see white. Suggested he would be more comfortable with the windows if they were all black.

Bob Griffin: Stated that even the wood grain finish option on the interior would help.

Denny Marchand: Clarified that it is the slides that you see as white from the exterior and that the wood grain finish on the interior would not necessarily change that.

Teresa Weidmaier: Stated that it keeps coming back to the visual properties. Noted that any product can look okay if you get far enough away from it. If this was the 3<sup>rd</sup> floor and up then maybe this is a different story. But these are primary areas of the home on the first and second floor. In this particular circumstance this is not the product to use. It is close and that is why it is so difficult to make a decision. But it is not the one because of the visual properties and the dimensions.

Denny Marchand: Asked staff to clarify the extent to which windows were replaced within the building when it was recently renovated.

Jason Van Essen: Stated that there appears to be a mix of windows in the building from different eras that likely stem from the building being converted into apartments. Discussed that at the November meeting the sense was that the only historic window that had enough significance to warrant requiring it be retained is the 2-lite over 2-lite window in the kitchen.

Chair Holderness: Asked if there was anyone in the audience that wished to speak on the item.

Todd Von Stein (18 SE 4<sup>th</sup> Street, Suite 101, Des Moines, Iowa 50309): Noted that the proposed product is unproven. Encourage the Commission to also consider how a vinyl window would expand and contract versus the surrounding wood material of the house. Stated that the products he has seen with dark finishes have failed. Stated that his experience with replacement window is that wood replacement windows tend to last longer and when they do fail it is typically the glass and not the wood that fails. Stated his father put wood Pella windows in his house in the late 70's that are still in mint condition. Expressed sympathy for the applicant that the windows have already been purchased.

Chair Holderness: Noted there was no one else wishing to speak and suggested it was time for a motion to be made.

Scotney Fenton: Made the motion to uphold the Commission's previous decision.

Jason Van Essen: Asked for clarification that the motion was based on the Commission's discussion about how the design, dimensions and visual properties of the proposed window are not a close enough match including the exposure of the glossy white finish in the jamb area of the windows.

Scotney Fention: Indicated that was the intention of his motion.

Chair Holderness: Asked for someone to second the motion.

Elaine Estes: Seconded the motion.

Chair Holderness: Asked for the vote.

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VOTE: A vote of 6-1-0 was registered as follows:

	Aye	Nay	Abstain	Absent
Barry				X
Bye	X			
Griffin	X			
Holderness	X			
Estes	X			
Fenton	X			
Marchand		X		
Sweet				X
Taenzer				X
Weidmaier	X			

**ACTION OF THE COMMISSION:**

Granting the application as proposed would not be in harmony with the historic character of the neighborhood and would not meet the requirements set out in the Historic District Ordinance, the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines’ Standard Specifications. The proposed vinyl product does not substantially match the composition, design, dimensions, durability, color, texture and visual properties of a historic wood window. Specifically, the dimensions of the framing and sash frames are noticeably different; there is minimal depth between the sash framing and the glass; the sash tracks (jambs) have a glossy white vinyl product appearance that is noticeable particularly in contrast to the dark matte finish of the framing; and the track for the screens on the exterior of the windows is a noticeable variation in detail. The window openings are close enough to the ground that these variations are noticeable.

Granting the application subject to the conditions below would be in harmony with the historic character of the neighborhood and would meet the requirements set out in the Historic District Ordinance, the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines’ Standard Specifications.

**CONDITIONS:**

1. The 2-lite over 2-lite first floor window on the north façade shall be retained in place.
2. The replacement windows shall be constructed of wood with no metal cladding.
3. The replacement windows shall be of the same general style, shape and dimensions as the existing windows.
4. Review and approval of the selected window product by staff prior to installation.

**HISTORIC PRESERVATION COMMISSION  
CITY OF DES MOINES  
CERTIFICATE OF APPROPRIATENESS  
In the Following Matter**

This Certificate of Appropriateness is valid for one year from the meeting date

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<b>REQUEST FROM:</b>	:	<b>CASE NUMBER: 20-2013-9.13</b>
	:	
<b>CARRIE BOUMA</b>	:	
	:	
<b>PROPERTY LOCATION:</b>	:	<b>MEETING DATE: DECEMBER 19, 2012</b>
	:	
<b>1224 9<sup>th</sup> STREET</b>	:	

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This Decision of the Historic Preservation Commission does not constitute approval of any construction. All necessary permits must be obtained before any construction is commenced upon the Property. A Certificate of Occupancy must be obtained before any structure is occupied or re-occupied after a change of use.

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**SUBJECT OF THE REQUEST:**

Replacement of all double-hung windows.

**FINDING OF THE HISTORIC PRESERVATION COMMISSION:**

Granting the application as proposed would not be in harmony with the historic character of the neighborhood and would not meet the requirements set out in the Historic District Ordinance, the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines' Standard Specifications. The proposed vinyl product does not substantially match the composition, design, dimensions, durability, color, texture and visual properties of a historic wood window. Specifically, the dimensions of the framing and sash frames are noticeably different; there is minimal depth between the sash framing and the glass; the sash tracks (jambs) have a glossy white vinyl product appearance that is noticeable particularly in contrast to the dark matte finish of the framing; and the track for the screens on the exterior of the windows is a noticeable variation in detail. The window openings are close enough to the ground that these variations are noticeable.

Granting the application subject to the conditions below would be in harmony with the historic character of the neighborhood and would meet the requirements set out in the Historic District Ordinance, the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines' Standard Specifications.

**CONDITIONS:**

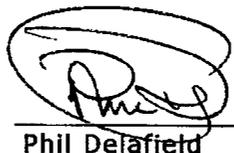
1. The 2-lite over 2-lite first floor window on the north façade shall be retained in place.
2. The replacement windows shall be constructed of wood with no metal cladding.
3. The replacement windows shall be of the same general style, shape and dimensions as the existing windows.
4. Review and approval of the selected window product by staff prior to installation.

**VOTE:** A vote of 5-1-0 was registered as follows:

	Aye	Nay	Abstain	Absent
Barry				X
Bye	X			
Griffin	X			
Holderness	X			
Estes	X			
Fenton	X			
Marchand		X		
Sweet				X
Taenzer				X
Weidmaier	X			

Approved as to form:

  
\_\_\_\_\_  
Michael Ludwig AICP/  
Planning Administrator

  
\_\_\_\_\_  
Phil DeLafield  
Community Development Director

Date Filed: 1/10/13

Filed By: IV

**CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION  
STAFF REPORT AND RECOMMENDATION  
Wednesday, December 19, 2012**

**AGENDA ITEMS #4** **20-2013-9.13**

**Applicant:** Carrie Bouma (owner).  
**Location:** 1224 9<sup>th</sup> Street (River Bend Historic District).  
**Requested Action:** Replacement of all double-hung windows.

**I. GENERAL INFORMATION**

- 1. **Site Description:** The subject property measures 60 feet by 129 feet (7,840 square feet) and contains a two-story house built circa 1876 according to the Polk County Assessor webpage. The property also contains a 24-foot by 28-foot detached garage in the rear yard.
- 2. **Sanborn Map:** The 1901, 1920 and 1957 maps show the footprint of the existing house with a second rear addition. The maps also indicated that the house had a front porch that wrapped around the south façade and a rear porch on the south side of the house.
- 3. **Relevant COA History:** None.
- 4. **Additional Information:** On November 28, 2012, the Commission approved the replacement of all of the double-hung windows except for the 2-lite over 2-lite window on the north wall of the kitchen. Approval was subject to the use of wood windows without metal cladding that match the general profile, shape and dimensions of the existing windows as approved by staff. On December 10, 2012, the Commission voted to reopen the hearing of the request in order to evaluate the case further.

**II. APPLICABLE DESIGN GUIDELINES**

- 1. **Architectural Guidelines for Building Rehabilitation (windows):**
  - a. Existing windows should be retained, reconditioned and well maintained to be energy sound.
  - b. Any replacement windows should duplicate the original window in type, size, and material. The shape of the original window subdivisions should not be changed. New muntin bars and mullions should duplicate the original in size and profile shape
  - c. Windows with true divided lights should be used in places where this type of window was used originally. Snap in muntin bars should not be used.

- d. The original size of all door and window openings should be restored and replacement windows should match the shape of the original openings.
- e. Existing door and window openings should not be blocked down to accommodate stock sizes.
- f. Air conditioners should not be put in the windows of any primary façade.
- g. When original doors or windows of some merit are removed and replaced with new, they should be kept in dry storage for a future owner who may be interested in a complete restoration.

*The appellant wishes to replace all of the double-hung windows in the house with custom order vinyl replacement windows. The windows have been purchased and the southern three windows on the second floor of the front façade were replaced. Work ceased after the contractor was advised that a Certificate of Appropriateness was required. The proposed windows are manufactured by Thermal Industries (540 Series).*

*The applicant purchased the house on April 18, 2010, from the River Bend Neighborhood Association. Prior to purchase, the property was renovated with funding from a variety of sources including the Neighborhood Finance Corporation, the City of Des Moines – Neighborhood Conservation Division and the State Historical Society of Iowa. The house had been converted into apartments many years ago and required extensive renovation to return it to a single-family dwelling. Most of the windows that are in the house were in the building prior to renovation. There are a few new wood windows that were installed during the renovation.*

*The existing windows are generally in sound condition. The window weights were removed and the weight cavities were filled. The house does have newer storm windows. The applicant's husband has indicated that caulking was not applied to the storm windows when they were installed. Window weights could be reinstalled or a track system could possibly be installed to allow the sashes to function more effectively. Storm windows could also be reinstalled with caulking to make them more effective.*

*Several of the windows have been moved around within the building and some were likely brought to the building when it was converted and maintained over the years as an apartment building. There is one, historic, double-hung window with a 2-lite over 2-lite pattern that is located on the north side of the first floor. This is the only historic double-hung window in the building with a divided lite pattern. Staff believes that it is reasonable to allow the double-hung windows to be replaced except for the historic 2-lite over 2-lite window. Many alterations have occurred over the years to this house. The house has a variety of window types most of which are simple in design.*

*Guideline "b" listed above states that "any replacement windows should duplicate the original window in type, size, and material." The proposed vinyl replacement*

windows are double-hung style. They fit in the existing window openings with no impact on trim. However, they do not duplicate all dimensions of the existing wood windows. They also do not duplicate the original windows in material.

In addition to the local design guidelines the City Code states the Commission shall utilize the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Building. The National Park Service produces documents known as Preservation Briefs. These documents are intended to assist in the interpretation of the Secretary of the Interior's Standards, which provide broad direction.

Preservation Brief #16 (The Use of Substitute Materials on Historic Building Exteriors) provides guidance on the use of substitute materials. Utilizing this information, the Commission reviews substitute materials to insure that they are comparable in composition, design, dimensions, durability, color, texture and visual properties as the historic material. The following chart compares this criteria against a Marvin wood replacement window product, the proposed Thermal Industries (540 Series) and recently reviewed vinyl window products that were not approved.

	<b>Example Wood Replacement (Marvin)</b>	<b>Proposed Vinyl Replacement (Thermal Industries)</b>	<b>Previously Reviewed Vinyl Replacements (Vinylite &amp; Window World)</b>
Composition	Yes	No	No
Design	Yes	They are double-hung style but the dimensions of the framing and sash frames do not match.  This product has a stronger visual recess from the trim than previously reviewed vinyl window products. It is more similar to a traditional window.	They are double-hung style but their dimensions, color and visual properties do not match.  These variations are visually noticeable.

		This product has a factory applied, black matte finish that obscures the variations in dimension and visual properties when viewed from other properties or the right-of-way.	
Dimensions	Yes	There is minimal depth between the sash framing and the glass. This is noticeable at close range but is less detectable as distance increases due to the factory applied black matte finish.	There is minimal depth between the sash framing and the glass. This is noticeable at close and distant range.
Durability	<p>Modern replacement windows in general are not as durable as historic windows constructed of old growth lumber.</p> <p>In addition, historic windows have the ability to be repaired where replacement windows generally must be replaced as a unit.</p>	<p>Modern replacement windows in general are not as durable as historic windows constructed of old growth lumber.</p> <p>In addition, historic windows have the ability to be repaired where replacement windows generally must be replaced as a unit.</p>	<p>Modern replacement windows in general are not as durable as historic windows constructed of old growth lumber.</p> <p>In addition, historic windows have the ability to be repaired where replacement windows generally must be replaced as a unit.</p>
Color	Yes	Yes – Product has black matte finish that was applied by the	No – Product has a glossy finish that does not resemble painted wood.

		manufacture.	
Texture	Yes	No	No
Visual Properties	Yes	At close range the difference is noticeable. At further distance the differences become less pronounced with the most noticeable difference being the grooves where screens can be attached.	No – Product is noticeably different at close and distant range.

### III. STAFF RECOMMENDATION

Staff recommends approval of the request subject to the retention of the historic 2-lite over 2-lite window on the 1<sup>st</sup> floor of the north façade based on the following rationale.

The variations in design between a traditional wood window and the proposed vinyl window are minimized by the factory applied, dark matte finish. The variations are minimally noticeable from 9<sup>th</sup> Street and nearby properties. The product recesses back from the trim a distance that is similar to a traditional window pattern. The subject house has tall and narrow window openings that require custom ordered windows. The house is located in a newly established district. The applicant has purchased custom order windows as they did not understand the process and requirements of local designation. The variations between the appearance of a wood window and the proposed window are not as pronounced as other vinyl windows that have been proposed. Given that the differences are minimally noticeable from 9<sup>th</sup> Street staff does not believe that it is warranted to require the owner to purchase new windows. This is a design solution that is unique to this situation and is not supported universally by staff for use in the Local Historic Districts.

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