

STAFF REPORT

Item 2 of 3

Property Location: 321 E Duffy
Miller Historic District

Applicant: Las Casas LLC
Trent Cason
321 E Duffy

Request 1

- Install vinyl replacement windows throughout the house

Background: This contributing, two-story Craftsman Bungalow-style structure has stucco walls with an aggregate finish. The house has a side-gabled roof with a stucco foundation. The dominant window pattern is five-over-one, hung. The partial porch has stucco walls and piers. The front elevation has a large shed roof dormer with wood shingles and a triple set of one-over-one windows. Decorative details include triple sets of windows, flared eaves, and exposed rafters.

Guideline Reference: The *Historic Preservation Handbook* addresses these issues in the following sections:

3.5 Guidelines for Windows and Doors:

.1 Retain Original Windows. *Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*

.4 Replace Only Deteriorated Features. *If replacement of a deteriorated window or door feature or details is necessary, replace only the deteriorated feature in kind rather than the entire unit. Broken sash cords, for example, can be repaired and do not necessitate replacing an entire window. Match the original in design, dimension, placement, and material.*

.8 Window Replacement by COA. *A deteriorated window replacement, other than “like with like” as defined above requires a COA and shall conform to the following:*

- *Shall have a wood exterior, unless replacing a metal casement window*
- *Aluminum or vinyl cladding is not appropriate*

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- *Light patterns same as the original window*
- *Size and dimension the same as the original window*
- *Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.*

Staff Comment:

This is an application to retain vinyl replacement windows that were installed in this structure without a Certificate of Appropriateness. The Historic District Commission will review the application in light of the *Historic Preservation Guidelines* as if the work had not already been carried out.