

NBHC APPLICATION

35 Union Street Window Replacement

LOCATION: 35 Union Street

APPLICANT: Jay Lanagan

CERTIFICATE OF APPROPRIATENESS:

Replacement of three (3) fixed storefront windows with aluminum clad double hung windows with simulated divided lite system.



UNION 51

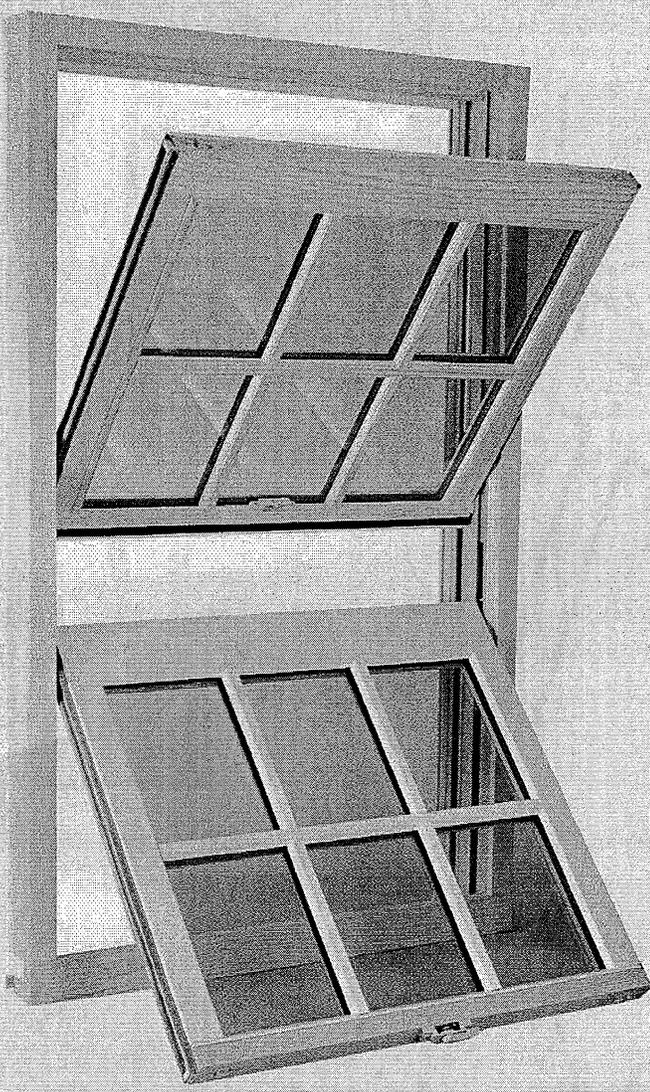
WINDOWS

TRIMLINE SERIES DR200 REPLACEMENT WINDOWS

Engineering that works...

For over 40 years, it's been built into every product that carries the TrimLine brand name.

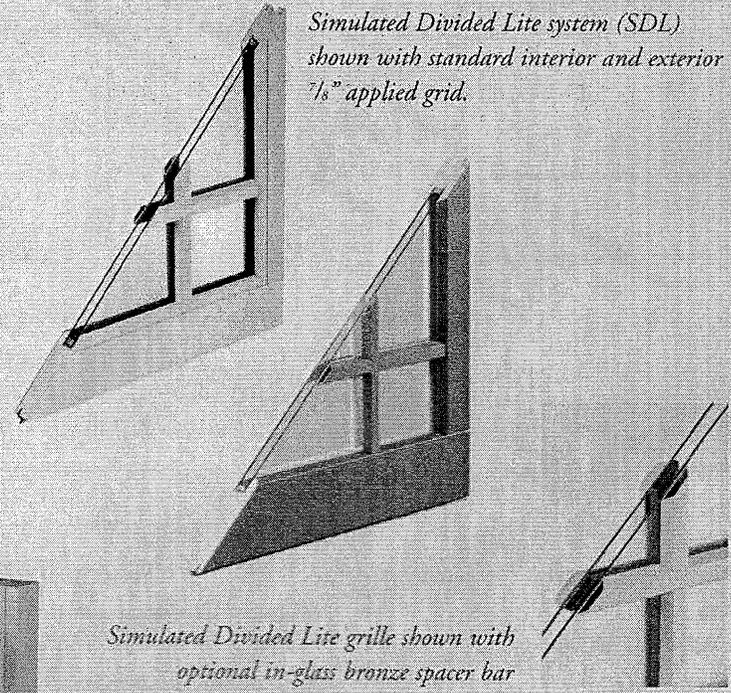
Both upper and lower sash lock in place when tilted in for safe easy cleaning or removal. The sash raise and lower effortlessly with the help of block and tackle balances which are used in all TrimLine double-hung windows. They never need adjusting and have been AAMA tested for over 28,000 cycles without failure to ensure an equivalent of 104 years worth of smooth, quiet and effortless operation.



DR200 shown with 7/8" Simulated Divided Lite muntins in pine with white clad exterior finish.

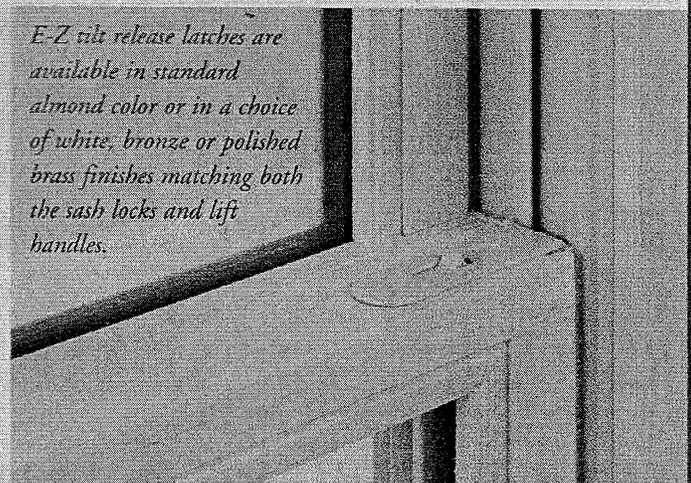
The insulating qualities of wood provides a positive thermal break and can be painted or stained while the weather resistant aluminum clad exterior provides years of maintenance-free durability.

Simulated Divided Lite system (SDL) shown with standard interior and exterior 7/8" applied grid.



Simulated Divided Lite grille shown with optional in-glass bronze spacer bar

E-Z tilt release latches are available in standard almond color or in a choice of white, bronze or polished brass finishes matching both the sash locks and lift handles.





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PATRICK J. SULLIVAN
DIRECTOR

STAFF COMMENTS

NEW BEDFORD HISTORICAL COMMISSION MEETING

November 2nd, 2015

LOCATION: 35 Union Street

APPLICANT: Jay Lanagan

OVERVIEW: The property owner has previously replaced the upper story windows of the entire building and is currently seeking to replace the windows of the #35 Union Street storefront only. [**NOTE:** *The property formerly known as 29 Union Street has been renumbered by the City to reflect its two separate ground level storefronts. The east storefront is #31 Union Street and the west storefront is #35 Union Street*]. The windows of the #31 Union Street storefront are planned to be replaced by the applicant next year. The reason for replacing the storefront windows in sections is due to funding timelines. The applicant is using the City Storefront Reimbursement Program to help fund the cost of the window replacement at #35 Union Street. The requirements of the program allow for one reimbursement per business per fiscal year, and the business at #31 Union Street utilized the program funding for their recent signage in FY15; therefore that portion of the building will not be eligible for additional funding until July 1, 2016.

EXISTING CONDITIONS: The subject storefront currently has three large 30-light wood sash fixed windows. The windows are not original to the building and probably date to the 1983 rehabilitation.

PROPOSAL: Replace the fixed windows with double hung aluminum clad windows with simulated light in a six over six configuration and custom painted factory finish to match existing windows. (See specifications)



#35 Union Street & #31 Union Street



Current storefront windows

STATEMENT OF APPLICABLE GUIDELINES: The National Park Service Technical Brief #11 for Rehabilitating Historic Storefronts state:

Wherever possible, significant storefronts (be they original or later alterations), including windows, sash, doors, transoms, signs and decorative features, should be repaired in order to retain the historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should nonetheless be preserved—either through an accurate restoration based on historic research and physical evidence or a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building.

FOR BOARD MEMBER CONSIDERATION: The Benjamin Taber Double House was constructed c. 1792 and the residence raised c.1828 to add the commercial storefront. The original storefront had a different configuration than what is present, as it was rehabilitated and altered in 1983. Historic photographs (undated) indicate that the storefront windows at one time were a 12-light wood sash fixed window. (See attached images.) The proposed replacement window will have a 12 light configuration (six over six double hung) which is the light configuration shown in the historic photographs.

STAFF CONCERNS: The windows of a commercial storefront are character defining features and changes should be carefully considered. The change from a fixed wood sash to an aluminum clad double-hung sash may alter the appearance of the storefront and due to this concern, the applicant has **amended** the application to specify an all wood window with a true divided light from the same manufacturer.

STAFF RECOMMENDATIONS: Applying the Secretary Interior Standards for Rehabilitation to this proposal: due to the character defining significance of the window and its location on a primary, street facing and street level façade, the replacement should match the original in detail and in material. As an operable window, it should also have an interior screen rather than an exterior screen. Because the **amended** application specifies an all wood window with a true divided light (six over six) and custom paint, staff recommends granting a Certificate of Approval for the **amended** application.



Aluminum clad window example



Wood window example



Historic Images

Examples of double hung wood sash storefront windows within the Bedford-Landing District



42-44 N. Water Street c.1825



36 N. Water Street c. 1815