

	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	COA: 116 W. Main St.		
	<b>Proposal:</b>	Replace windows		
	<b>Petitioner:</b>	Renee Hanlon, WBK Associates		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 2/4/15</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
X	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Summary of COA request				
Photos				
Product information on proposed windows				
<b>EXECUTIVE SUMMARY:</b>				
<p>Proposed is the replacement of second floor windows in the building located at 116 W. Main St.</p> <p>The windows proposed for replacement are non-original metal windows.</p> <p>The replacement windows are vinyl double hung and will match replacement windows previously installed in the eastern portion of the building.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations on approval of the COA.				

## **Request for Certificate of Appropriateness**

### **Property Address: 116 W Main Street Second Floor**

The building located at 116 West Main Street, within the Central Historic District, is undergoing a significant 5,000 square foot interior renovation of the second floor. Part of the renovation project includes removal and replacement of most of the second floor windows. All of the existing masonry openings will be utilized for these replacement windows; requiring no additional alternation of the exterior of the building. Since they were installed as part of a more recent renovation project, the three most easterly existing windows along the Main Street façade will remain in place. The new windows will be the same style and material as those windows. A photo depicting these windows is attached. Also attached are photos of the building facades that indicate, by yellow highlight, which windows will be replaced. The new replacement windows will be double hung, energy efficient and have a vinyl clad, almond color exterior finish.

As part of a 1970's renovation, the masonry openings on the north elevation had been fitted partially with a window and partially with solid panels. This renovation will restore the openings with fitted windows and will eliminate the solid panels. This will be an improvement over the current window configuration and will improve the interior office space by providing increased light and increased energy efficiency.

Every effort will be made to undertake this construction in the best manner possible to improve this historic property.



South elevation—windows to remain and replacements to match



North Elevation—existing masonry openings to be fully fitted with replacement window



West elevation



West and South elevation

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Vinyl Structural Ribs Top & Bottom for Support

Galvanized Steel Reinforced Sashes & Frame\*

7/8" Thick Insulated Glass with Warm Edge Technology

Exterior Glazing Bead with Dual Durometer Edge Seal

Extruded Interlock Runs Full Width of Sashes

Galvanized Steel Reinforced Sashes & Frame\*

All Welded Main Frame & Sash

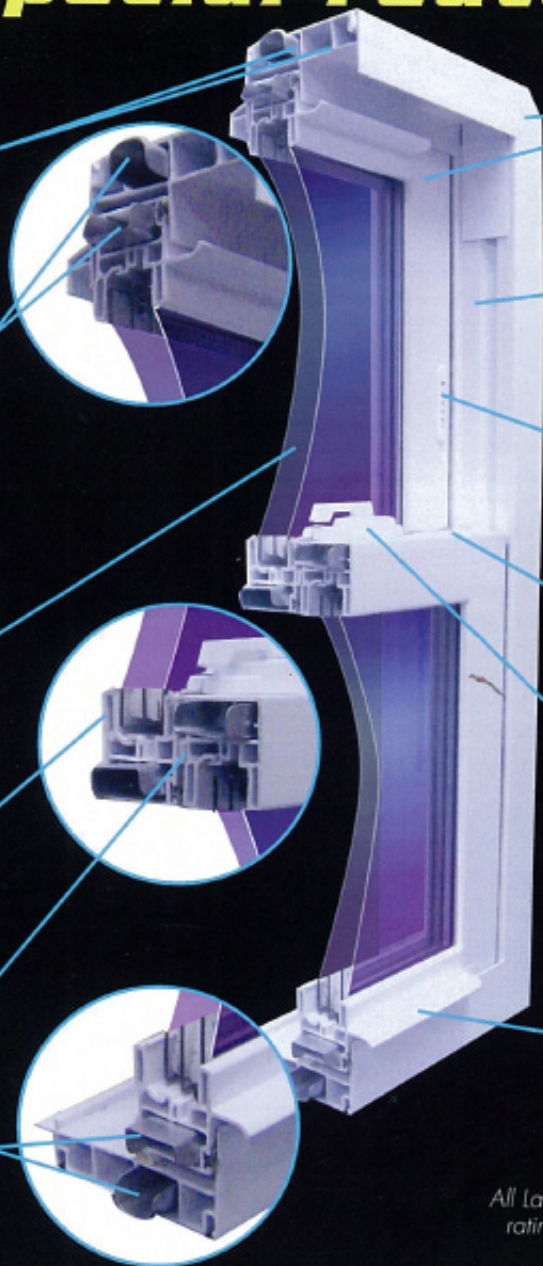
Spiral or Coil Balance Systems

Vent Latches Limit Opening for Ventilation

Recessed, Slim Line Tilt Latches

Heavy Duty Sash Locks

Extruded Slim Line Lift Rail



All Lang Exterior products, hardware styles, and ratings are subject to change without notice.  
\*Widths of Master frames & Sashes

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## Glass Options

R5, Silence is Golden, Low-E Glass, Argon Gas, Frosted, Colonial/Diamond Grids, V-Groove, CleanFree, Krypton, Enhanced Glass