

1. Meeting Called To Order.

Documents:

[HPC AGENDA-FEB.PDF](#)

2. Approval Of Minutes From January 3, 2022 Regular Meeting.

3. Old Business: None

4. New Business:

- 4.I. • 5 Fairfield Dr. – Bruce Meller - The Proposed Project For This 1926 Colonial Revival-Style Bungalow Consists Of Replacement Of Two Second-Floor Windows.

Documents:

[5 FAIRFIELD DR APPLICATION WITH REVIEW.PDF](#)

5. Other Items Deemed Appropriate For Discussion.

6. Adjournment



**HISTORIC PRESERVATION COMMISSION VIA ZOOM**  
**Monday, February 7, 2022**  
**6:00 p.m.**

**Agenda**

- Item 1.** Meeting Called to Order.
- Item 2.** Approval of minutes from January 3, 2022 regular meeting.
- Item 3.** Old Business: None
- Item 4.** New Business:
- 5 Fairfield Dr. – Bruce Meller - The proposed project for this 1926 Colonial Revival-style Bungalow consists of replacement of two second-floor windows.
- Item 5.** Other items deemed appropriate for discussion.
- Item 6.** Adjournment

Computer or Smartphone:

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Phone only (audio access): +1 301 715 8592

Webinar ID: 893 6050 6595

**Applicant:** Bruce Meller, Home Forge Remodeling, for Monica Shaw

**Property Address:** 5 Fairfield Drive

**Property Type:** Residential, Preservation Designation

**Project Summary:** The proposed project for this 1926 Colonial Revival-style Bungalow consists of replacement of two second-floor windows.

**Applicable Guidelines:** *Historic District Guidelines, Preservation Designation Properties – Windows, p. 28-29.*

**Analysis:** The project proposes to replace the second-floor windows in the gable ends of the house's side elevations. The existing windows are a pair of wood, 6-pane casement windows in each of the two side-facing gable ends of the house's main section. Based on a c.1970 photo of the house from a February 2021 application, these casement windows are not the original upper-floor windows. The current application provides a description and photos to support the fact that the wood sash, frames, and exterior sills are deteriorated and cannot be repaired. Proposed replacement windows will be wood-framed casement windows with 6-pane SDL sash to match the existing windows. The windows will be painted.

The *Historic District Guidelines for Windows on Preservation Designation* properties state that all attempts should be made to protect, maintain, and repair original historic windows. When windows are determined to be beyond repair, replacement is allowed. Replacement windows shall match the original windows in dimension, design (including pane and muntin pattern) and material. They may use double pane glass and have true divided lights (TDLs) or simulated divided lights (SDLs). SDLs must include the spacer between the glass at each muntin. Dimensioned drawings and photos of historic windows must be submitted, but drawings are not required for nonhistoric windows.

Based on the c.1970 photo, the existing casement windows are not original to the house. The photo shows a vertically oriented window that appears to be double-hung, rather than the existing horizontally oriented casement windows. The windows are located on the side elevations and placed largely behind the roof ridges of the house's one-story wings, so that they are minimally visible from the street. Considering that the existing windows are not original to the house, their locations are minimally visible from the street, and the deterioration of the windows' wood members is documented, replacement of these windows meets the guidelines. The proposed replacement windows will be wood-framed SDLs with the same muntin pattern, matching the existing windows in dimension, design, and material. The

replacement windows must have the same size rail, stile, and muntin width of the existing windows to match their exterior appearance.

**Recommendation:** Based on the *Historic District Guidelines for Preservation Designation* properties, the proposed project is recommended.