

January 22, 2015

Raleigh Historic Development Commission
ATTN: Tania Tully, Preservation Planner

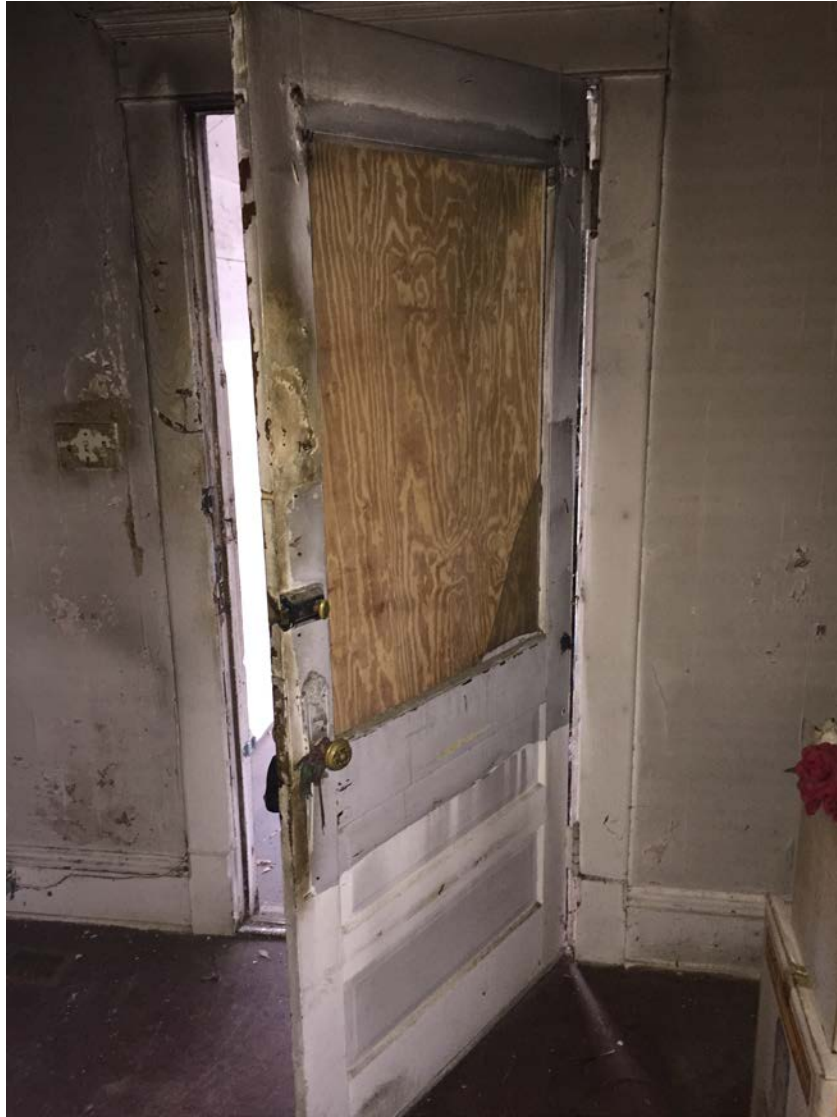
RE: 190-14-CA (708 Dorothea Drive)

In regards to the deferral portion of the application, I have contacted historic preservationist about the windows and decided that the existing windows can stay in place with repair. The repair will take place over the coming years due to the cost. That way I can spread it out financially.

The only windows that would require replacement are the two picture windows on the western elevation (B8 & B9), the one picture window on the eastern elevation (B3), and the bottom sash of the porch window on the eastern elevation (B3). From talking with the preservationist, it appears the bottom sash of B1 was actually taken from B3; therefore I plan to reuse this sash in the location of B3 and replace the bottom sash of B1 with a salvaged single lite sash. In regards to B8 & B9 these need to be replaced. I plan to salvage 6 lite picture windows from Habitat Restore that match B3 to use in these locations.

In regards to the front door, I would still like to replace this. The historic preservationists I talked with would not give me a quote for fixing the door; therefore I would still like to replace it. I've included some additional pictures that show the extensive damage to the door. Previously a door was submitted for approval and I ask this be re-reviewed based on the information provided.

Existing front door damage:



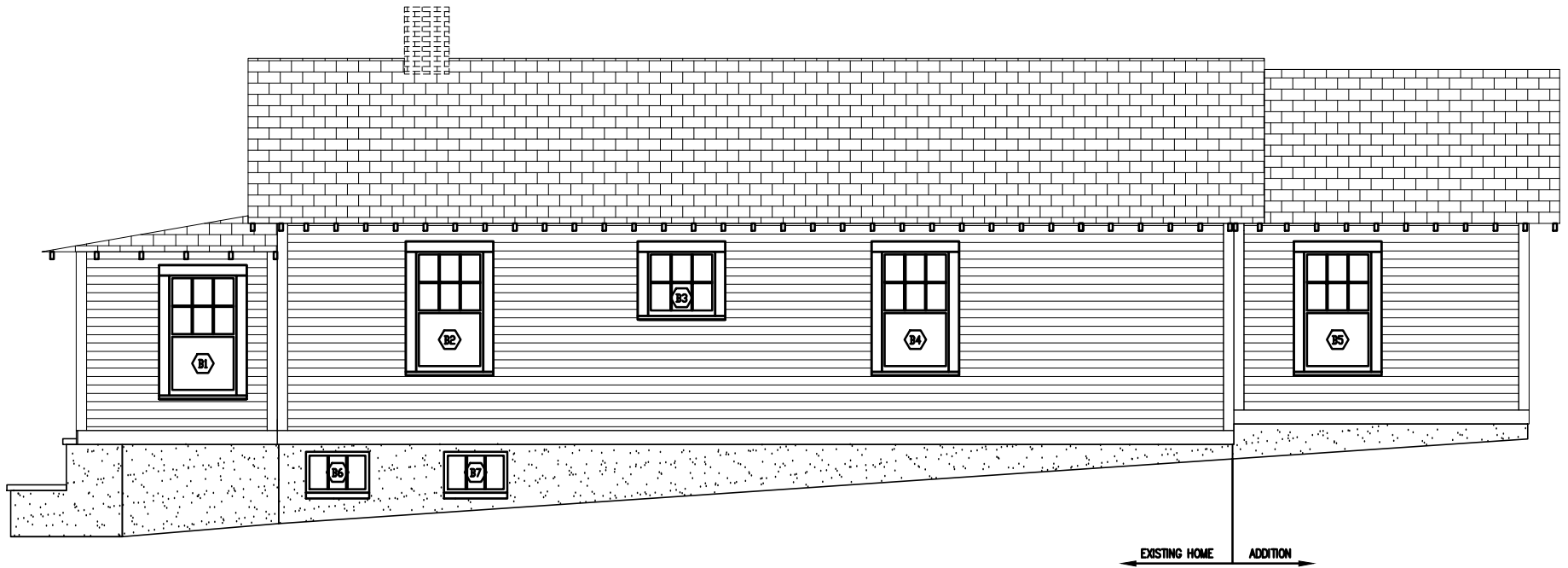






1 **708 DOROTHEA - SOUTH ELEVATION**
SCALE: NONE



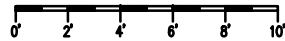


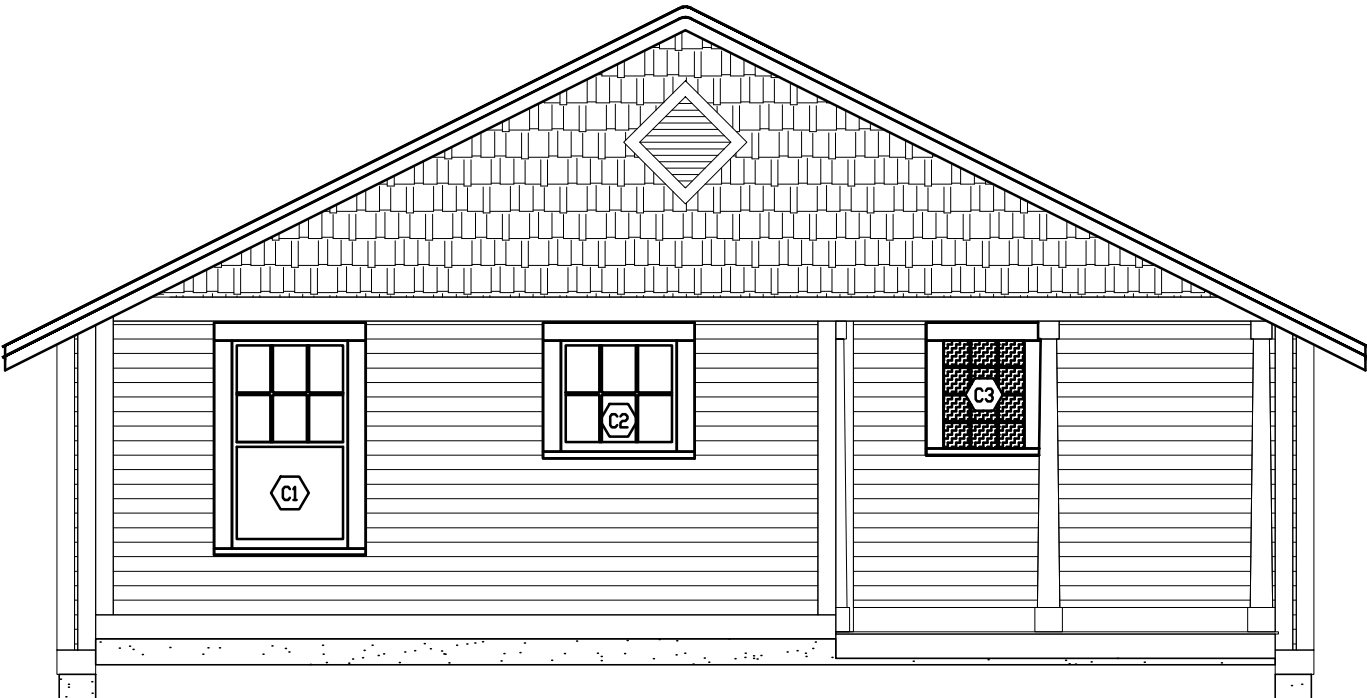
2 708 DOROTHEA - EAST ELEVATION
SCALE: NONE





3 708 DOROTHEA - WEST ELEVATION
SCALE: NONE





4 **708 DOROTHEA - NORTH ELEVATION**
SCALE: NONE



Property Address: 708 Dorothea Drive

Applicant: Nathan Romblad

Window Survey

Window #	Existing Type	Configuration	Existing Conditions						Proposed Window Type	Configuration	Remarks
			Repair Class			Sash					
			Sash	Frame	Sill	Original	Replaced	Unknown			
A1	Missing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Double Hung	6/1	This window was previously removed in order to enclose a portion of the porch by a previous owner and a doorway cut into the previous window opening. I plan to open this portion of the porch back up and install a new window in the opening that has been converted into a doorway. I plan to match the exterior trim of all the other windows on the south elevation with matching materials and profiles. New window shall be sized to match the other larger windows on the home, such as window B4, and have same 6/1 muntin configuration.
A2	Double Hung	4 vertical / 1	IV	IV	IV	X			Double Hung	4 vertical / 1	This window is located on the south elevation and is one of four in a row. This portion of the enclosed porch does not appear to be original, but was enclosed long ago based on trim and window types and the window does not match the muntin style of the original windows in the house. This window has severe sash, sill, and muntin deterioration and is proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. Sash cords are cut and missing as well as counterweights. Panes have visible cracks and window does not operate correctly. Exterior trim is deteriorating at the sill from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match existing rough opening and muntin configuration.
A3	Double Hung	4 vertical / 1	IV	IV	IV	X			Double Hung	4 vertical / 1	This window is located on the south elevation and is one of four in a row. This portion of the enclosed porch does not appear to be original, but was enclosed long ago based on trim and window types and the window does not match the muntin style of the original windows in the house. This window has severe sash, sill, and muntin deterioration and is proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. Sash cords are cut and missing as well as counterweights. Panes have visible cracks and window does not operate correctly. Exterior trim is deteriorating at the sill from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match existing rough opening and muntin configuration.
A4	Double Hung	4 vertical / 1	IV	IV	IV	X			Double Hung	4 vertical / 1	This window is located on the south elevation and is one of four in a row. This portion of the enclosed porch does not appear to be original, but was enclosed long ago based on trim and window types and the window does not match the muntin style of the original windows in the house. This window has severe sash, sill, and muntin deterioration and is proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. Sash cords are cut and missing as well as counterweights. Panes have visible cracks and window does not operate correctly. Exterior trim is deteriorating at the sill from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match existing rough opening and muntin configuration.
A5	Double Hung	4 vertical / 1	IV	IV	IV	X			Double Hung	4 vertical / 1	This window is located on the south elevation and is one of four in a row. This portion of the enclosed porch does not appear to be original, but was enclosed long ago based on trim and window types and the window does not match the muntin style of the original windows in the house. This window has severe sash, sill, and muntin deterioration and is proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. Sash cords are cut and missing as well as counterweights. Panes have visible cracks and window does not operate correctly. Exterior trim is deteriorating at the sill from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match existing rough opening and muntin configuration.
A6	Fixed Frame	3 vertical	IV	IV	II	X			N/A	N/A	This window is located on the south elevation and is one of two on this elevation located in the foundation wall to provide natural light into the partial basement. The window has a steel frame with three vertical panes. I plan to repair the glass in this window as required, but overall there will be no changes.
A7	Fixed Frame	3 vertical	IV	IV	II	X			N/A	N/A	This window is located on the south elevation and is one of two on this elevation located in the foundation wall to provide natural light into the partial basement. The window has a steel frame with three vertical panes. I plan to repair the glass in this window as required, but overall there will be no changes.

B1	Double Hung	6/6	IV	IV	IV		X		Double Hung	6/6	This window is located on the east elevation. This portion of the enclosed porch does not appear to be original, but was enclosed long ago based on trim and window types. The bottom sash of this window appears to have been replaced with a newer six lite muntin configuration. Not only is one of sashes not original, but this window has severe sash, sill, and muntin deterioration and is therefore proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. Sash cords are cut, therefore the window does not operate properly. Panes have visible cracks and holes. Exterior trim is deteriorating at the sill from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match the existing rough opening and the muntin configuration changed back to what is assumed to be original (6/1). The reason I believe this window was originally 6/1 is due to the pulley system. The pulley hardware does not match the 4 vertical / 1 configuration, rather it matches the 6/1 window pulleys.
B2	Double Hung	6/1	IV	IV	IV		X		Double Hung	6/1	This window is located on the east elevation. This window has severe sash, sill, and muntin deterioration and is proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. The sill has newspaper on it that has caused rotting. There is also soot on the window/frame and apparent fire damage. Sash cords are cut and missing as well as counterweights. Panes have visible cracks and window does not operate correctly. Exterior trim is deteriorating at the sill and up portions of the sides from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match the existing rough opening and muntin configuration.
B3	Storm	N/A	N/A	IV	iv		X		Fixed Frame	6 Lite	This window is located on the east elevation. There is not currently a window installed in this location and it has been replaced with a storm window only. Based on the existing frame it appears it used to be a fixed window (no pulley hardware or tracks to make it operational) and it's been assumed that it matched the 6 lite configuration of the top portion of the other windows (there is one still existing like this on the west elevation, window B10). Exterior trim is deteriorating at the sill (inside and out) due to the storm window leaking. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be non-operational, fixed window, with 6 lite muntin configuration. Window shall be sized to match the existing rough opening.
B4	Double Hung	6/1	IV	IV	IV		X		Double Hung	6/1	This window is located on the east elevation. This window has severe sash, sill, and muntin deterioration and is proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. Panes have visible cracks and window does not operate correctly. Exterior trim is deteriorating at the sill and up portions of the sides from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match existing rough opening and muntin configuration.
B5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Double Hung	6/1	This is a new window located in the east elevation of the addition. I plan to match the exterior trim of all the other windows on the east elevation with matching materials and profiles. New window shall be sized to match the other larger windows on the east elevation, such as window B4, and have same 6/1 muntin configuration.
B6	Fixed Frame	3 vertical	IV	IV	II		X		N/A	N/A	This window is located on the east elevation and is one of two on this elevation located in the foundation wall to provide natural light into the partial basement. The window has a steel frame with three vertical panes. I plan to repair the glass in this window as required, but overall there will be no changes.
B7	Fixed Frame	3 vertical	IV	IV	II		X		N/A	N/A	This window is located on the east elevation and is one of two on this elevation located in the foundation wall to provide natural light into the partial basement. The window has a steel frame with three vertical panes. I plan to repair the glass in this window as required, but overall there will be no changes.
B8	Storm	N/A	N/A	IV	IV		X		Fixed Frame	6 Lite	This window is located on the west elevation. There is not currently a window installed in this location and it has been replaced with a storm window only. Based on the existing frame it appears it used to be a fixed window (no pulley hardware or tracks to make it operational) and it's been assumed that it matched the 6 lite configuration of the top portion of the other windows (there is one still existing like this on the west elevation, window B10). Exterior trim is deteriorating at the sill (inside and out) due to the storm window leaking. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be non-operational, fixed window, with 6 lite muntin configuration. Window shall be sized to match the existing rough opening.
B9	Fixed Frame	6 Lite	IV	IV	IV		X		Fixed Frame	6 Lite	This window is located on the west elevation. It is a non-operational, fixed window (no pulley hardware or tracks to make it operational) and it has the 6 lite configuration of the top portion of the other windows. The window is completely rotted across the bottom of the sash and has begun to fall apart. Several muntins are broken and deteriorating. Exterior trim is deteriorating at the sill due to an overgrown shrub that had actually grown through an opening in the rotten portion of the window. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be a non-operational, fixed window, with 6 lite muntin configuration. Window shall be sized to match the existing rough opening.

B10	Double Hung	6/1	IV	IV	IV	X			Double Hung	6/1	This window is located on the west elevation and is one of two grouped together. This window has severe sash, sill, and muntin deterioration and is proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. Sash cords are cut and missing as well as counterweights. Panes have visible cracks and window does not operate correctly. Exterior trim is deteriorating at the sill and up portions of the sides from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen, as well as vines growing through rotted portions of the sash. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match the existing rough opening and muntin configuration.
B11	Double Hung	6/1	IV	IV	IV	X			Double Hung	6/1	This window is located on the west elevation and is one of two grouped together. This window has severe sash, sill, and muntin deterioration and is proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. Sash cords are cut and missing as well as counterweights. Panes have visible cracks and window does not operate correctly. Exterior trim is deteriorating at the sill and up portions of the sides from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen, as well as vines growing through rotted portions of the sash. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match the existing rough opening and muntin configuration.
B12	Double Hung	6/1	IV	IV	IV	X			Double Hung	6/1	This window is located on the west elevation. This window has severe sash, sill, and muntin deterioration and is proposed to be replaced. The sash is in such bad condition that the profile details are completely gone due to deterioration. Sash cords are cut and missing as well as counterweights. Several panes have visible cracks and window does not operate correctly. Exterior trim is deteriorating at the sill and up portions of the sides from what appears to be years of leaves and rotting yard debris stuck between the sash and window screen, as well as vines growing through rotted portions of the sash. I plan to salvage whatever possible from the exterior trim and replace trim as required with matching materials and profiles. New window shall be sized to match the existing rough opening and muntin configuration.
C1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Double Hung	6/1	This is a new window located in the north elevation of the addition. I plan to match the exterior trim of all the other windows on the east and west elevations with matching materials and profiles. New window shall be sized to match the other larger windows on the east and west elevation, such as window B4, and have same 6/1 muntin configuration.
C2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Fixed Frame	6 Lite	This is a new window located in the north elevation of the addition. I plan to match the exterior trim of all the other windows on the east and west elevations with matching materials and profiles. New window shall be sized to match the other smaller, non-operational, fixed windows on the east and west elevation, such as window B10, and have the same 6 lite configuration.
C3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Glass Block	3x4	This is a new window located in the north elevation of the addition beneath the enclosed porch. I plan to match the exterior trim of all the other windows on the east and west elevations with matching materials and profiles. New window shall be field built with 8x8 glass blocks (window opens into shower on inside). The size of the window shall be 3 blocks wide by 4 blocks high.

Window #: A1





Window #: A2-A5

























Window #: A6



Window #: A7



Window #: B1















Window #: B2









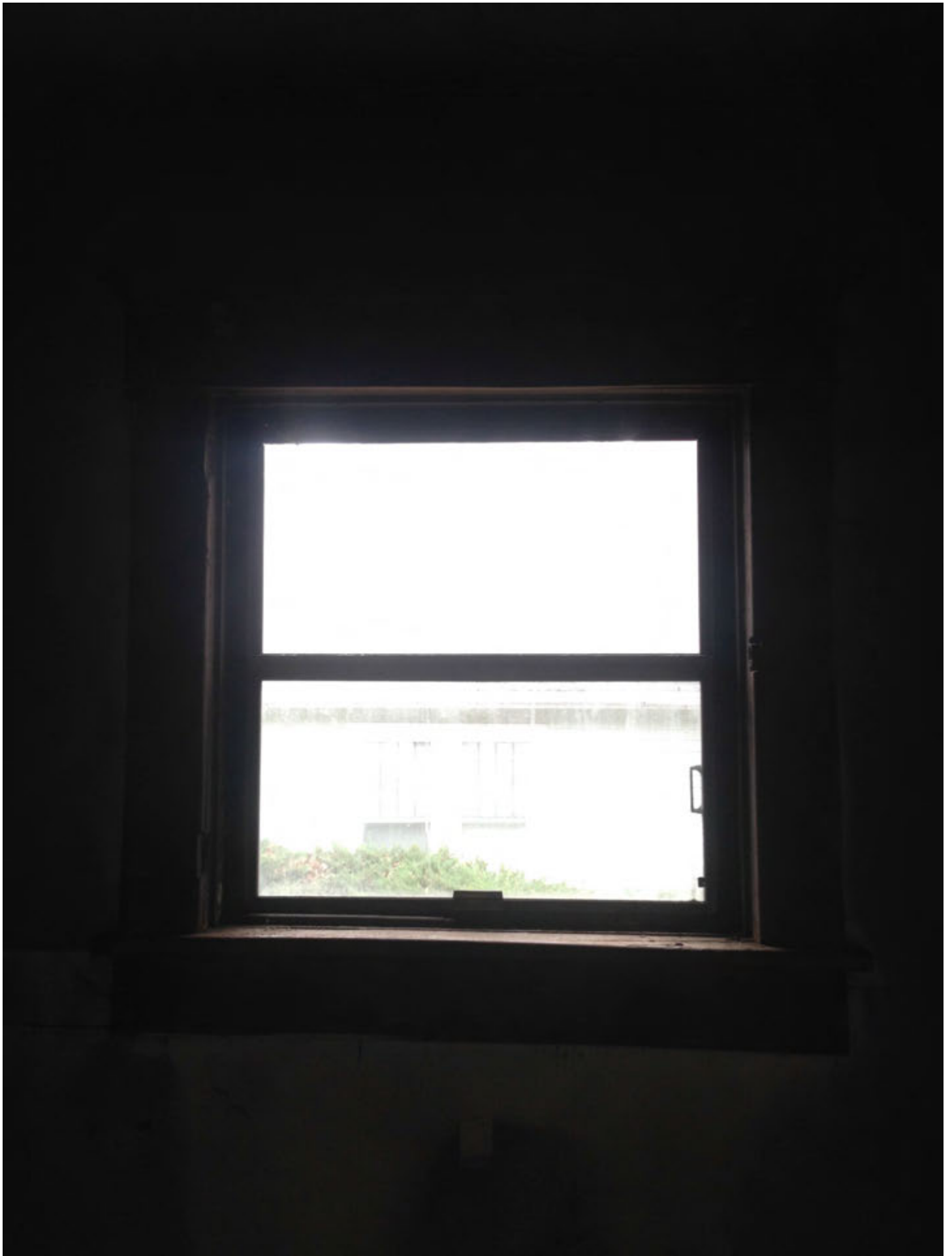






Window #: B3







Window #: B4







Window #: B5



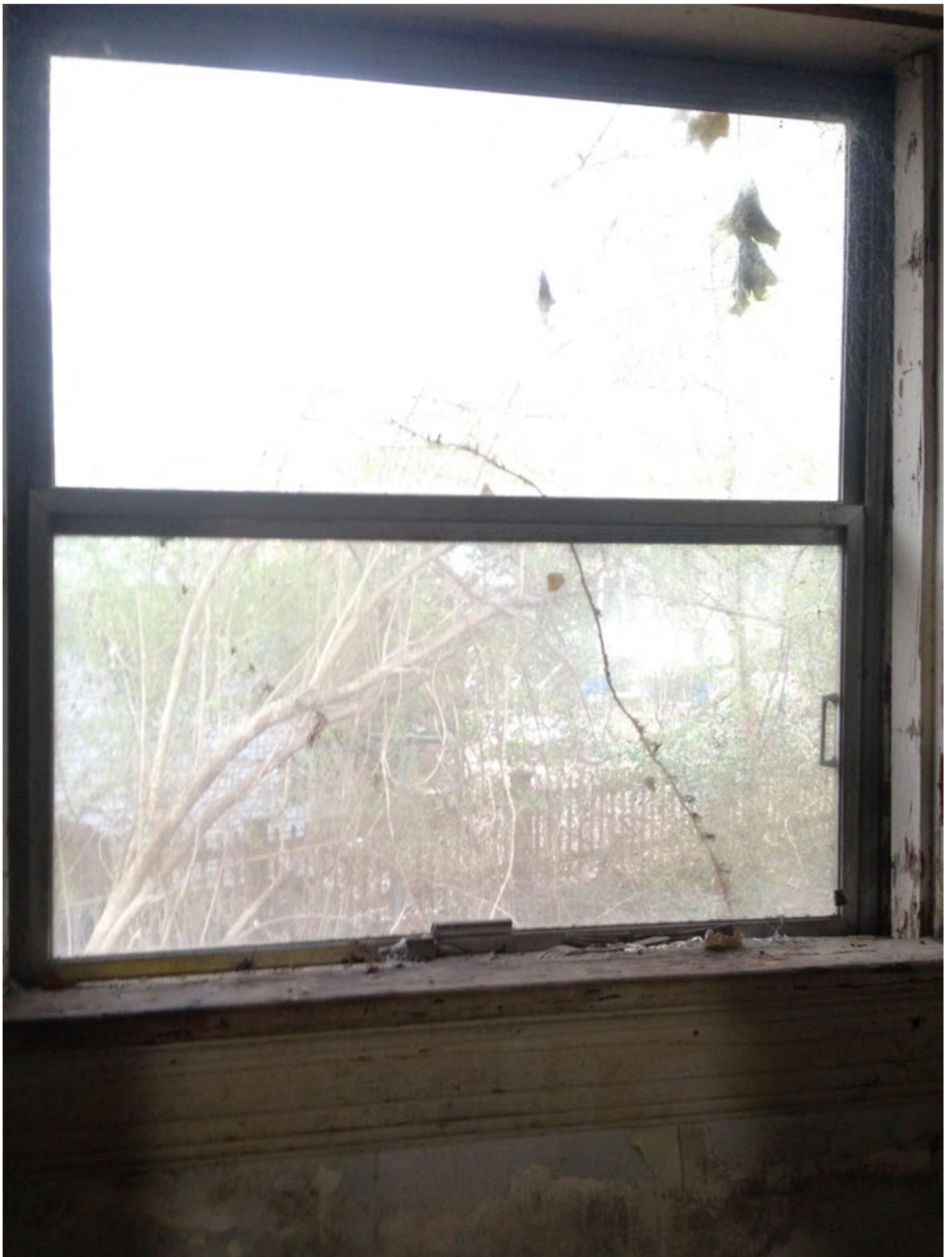
Window #: B6



Window #: B8







Window #: B9











Window #: B10-B11





















Window #: B12













