

HPC APPLICATION TEXT

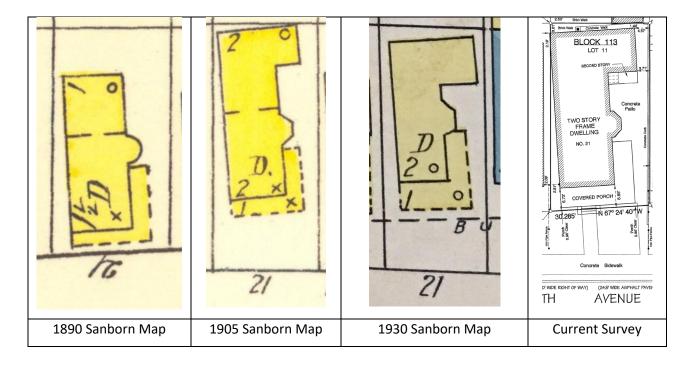
Date: May 5, 2023

SPA Job Number: 2022-42 (Nagle Residence)

Property Address: 21 Bath Avenue (Block 113, Lot 11)

HISTORY OF SITE

The existing house is a two-story Queen Anne Eclectic. According to the tax records, the house was constructed in 1899. A similar structure to what exists today appears on the 1890 Sanborn Map, suggesting an earlier construction date. The 1905 Sanborn Map has a footprint similar to what is seen on the current survey. This suggests the mass may not have changed much within the past century. It can be concluded this is a key structure.



The owner's records, their family has maintained the structure since it was purchased in 1895. The following is a summary timeline of significant moments for the structure that support the Sanborn Maps. This evidence suggests between 1905 and 1910 a Pent roof was added to the front porch. Additionally, the photos suggest the windows flanking the front door were widened during the modernization of the house in 1939-1940.

c.a. 1905 Addition & Alterations



1905-1910



1939-1940



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1939-1940 Exterior Alterations (Victorian Style Removed)



1983-1984	Exterior Alterations	
	(Restoration to Victorian)	
1992-1993	Interior Renovations	
1990s	Interior Renovations	
1993	Interior Renovations	
2005	Exterior Roof Renovations and	
	Interior Renovations	

EXISTING CONDITIONS





FRONT ELEVATION

SIDE ELEVATION (WEST)



REAR ELEVATION

SIDE ELEVATION (EAST)

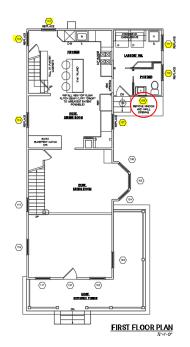
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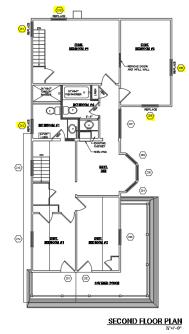


SUMMARY OF PROPOSED WORK

• The following windows highlighted in plan at the rear of the structure are proposed for replacement. These windows are candidates for replacement because their condition is poor and the required maintenance is beyond the Owner's capacity at this time. The windows scheduled for replacement will have minimal impact on the historic district because they are set far back and/or are out of view from the streetscape. The replacements will be Andersen 400 Series vinyl windows in-kind (size, style, and lite pattern) to the existing. We are also proposing window 109 is removed and infilled. It's condition calls for replacement, but it's location is not prominent to warrant one, between the bathroom and an outdoor shower, that obscures the window from being seen at the streetscape.



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Page 5 of 7





Existing conditions of Window 109 scheduled to be removed and infilled.



400 SERIES





TILT-WASH DOUBLE-HUNG WINDOWS

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DURABLE

- · Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode"
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- · Seven exterior color options
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EXTERIOR COLORS



*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively.

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