



Agenda Item #7

Certified Record 2026-61-CA

DETAILS

Location:

109-111 S. Conception Street

Summary of Request:

Replace 26 existing wood windows with fully operable, single-pane wood replica windows to match the existing

Applicant (as applicable):

Mike Rogers, on behalf of Rogers & Willard, Inc.

Property Owner:

Protestant Episcopal Church

Historic District:

Church Street East

Classification:

Contributing

Summary of Analysis:

- The existing windows exhibit several generations of past repairs and a wide array of conditions. While some are technically repairable, all require partial or full replacement of horizontal rails and repairs to both the vertical stiles and muntins.
- Windows on the north elevation are in the worst condition, while sheltered windows under the west gallery porch are in the best condition. All windows require some degree of repair.
- Proposed replacement windows would replicate exactly the materials, appearance, and function of the historic windows.

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PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The subject property at 109-111 S. Conception Street consists of attached two-story twin townhouses constructed of load-bearing masonry walls. A two-story iron gallery runs the full width of the west façade. The dwellings’ Greek Revival style is expressed in its classical door surrounds with rectangular transoms, decorative brick cornice, and six-over-six double-hung sash windows. On the façade, each window featured a paneled jib door below and marble lintel above. Windows on the side elevation feature simple jack arches and simple wood sills.

According to Historic Development Department records, this property has never appeared before the Architectural Review Board. In 1990, the Architectural Review Board approved the reconstruction of a rear gallery on 111 S. Conception. In 1991, the Board approved an application to install a new cast-iron fence and gate at 111 S. Conception Street that would replicate an existing cast-iron fence and gate at 109 S. Conception Street. The Board approved the enclosure of an existing porch on a rear dependency at 109-111 S. Conception Street using clear glass and white anodized aluminum storefront system in 1999. In 2008, the Board tabled discussion of an application to replace an existing rear balustrade with a fiberglass railing. This application appears to have been withdrawn, as there is no record of discussion at a later Board meeting. The Board approved various exterior repairs in June 2013. In January 2018, the Board approved removal of the existing rear gallery and storefront enclosure system (approved in 1990 and 1999, respectively) and construction of a new rear entrance pavilion.

SCOPE OF WORK

1. Remove and replace 26 original wood windows with replicated single-pane wood windows to match existing in dimension, location, light configuration, and molding profiles.
 - West (primary) façade
 - o Remove and replace four windows on the first-floor level
 - o Remove and replace six windows on the second-floor level
 - South elevation
 - o Remove and replace four windows on the first-floor level
 - o Remove and replace four windows on the second-floor level
 - North elevation
 - o Remove and replace four windows on the first-floor level
 - o Remove and replace four windows on the second-floor level
2. Remove and replace non-original sacristy window.

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile’s Historic Districts*)

1. 5.20 Preserve the functional historic and decorative features of a historic window.
 - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
 - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
 - Repair, rather than replace, frames and sashes, wherever possible.
 - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
2. 5.21 When historic windows are not in a repairable condition, match the replacement window design to the original.

- In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
- Use any salvageable window components on a primary elevation.

3. ACCEPTABLE WINDOW MATERIALS

Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:

- Wood sash
- Steel, if original to structure
- Custom extruded aluminum
- Aluminum clad wood
- Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:

- Vinyl
- Mill-finished aluminum
- Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

STAFF ANALYSIS

The subject property is listed as contributing in Oakleigh Garden Historic District. The application under review seeks approval to remove 26 double-hung wood sash windows and replace them with new single-pane wood windows that will replicate exactly the dimensions, light configurations, and molding profiles of the existing windows. The application also proposes replacing the non-original sacristy window to match existing.

The *Guidelines* recommend that historic windows that are intact and in repairable condition be retained and repaired, and those that are not repairable be replaced with new windows that are consistent with the existing in location, framing, and light configuration. (5.20, 5.21). Acceptable replacement window materials include wood and aluminum-clad wood. According to the Guidelines, the Board should first consider the condition of the existing windows. If the existing windows are beyond the point of reasonable repair, the Board should then consider the materials, dimension, placement, configuration, and details of the proposed replacement windows.

Assessment of Existing Window Condition

The applicant submitted a thorough window survey including interior and exterior photographs of each window as well as a detailed description of damage and deterioration to the sash and frames. The applicant also invited staff on site to view the windows from the building interior to assess the window conditions. Windows range in condition from poor to fair, and most exhibit several iterations of previous repair campaigns, including wood putty patches, epoxy repairs, and wood dutchman repairs. Many windows would require so much replacement material that repair would practically constitute reconstruction. All windows require some amount of repair work, and most require at least partial replacement or dutchman repairs.

Windows on the north elevation are in the worst condition. This is common on the north sides of buildings, where limited sun exposure creates damp conditions that accelerate wood rot and deterioration. Most windowsills on the north elevation have already been replaced due to rot. Rot is common at most horizontal rails. The upper check rails have mostly failed and would require replacement. The bottom rails show signs of rot. Some of these might repaired using epoxy, but many have been previously repaired and would require replacement. Rot is also common at the vertical stiles where they attach to the lower rails. Muntins also show signs of rot where they insert into the sash, especially at the lower rails. The window labeled 2L (north side, second floor, second from the west end) is so deteriorated that the lower half of the bottom sash fell away when the window was opened to assess its condition. This window is boarded with plywood to prevent water intrusion.

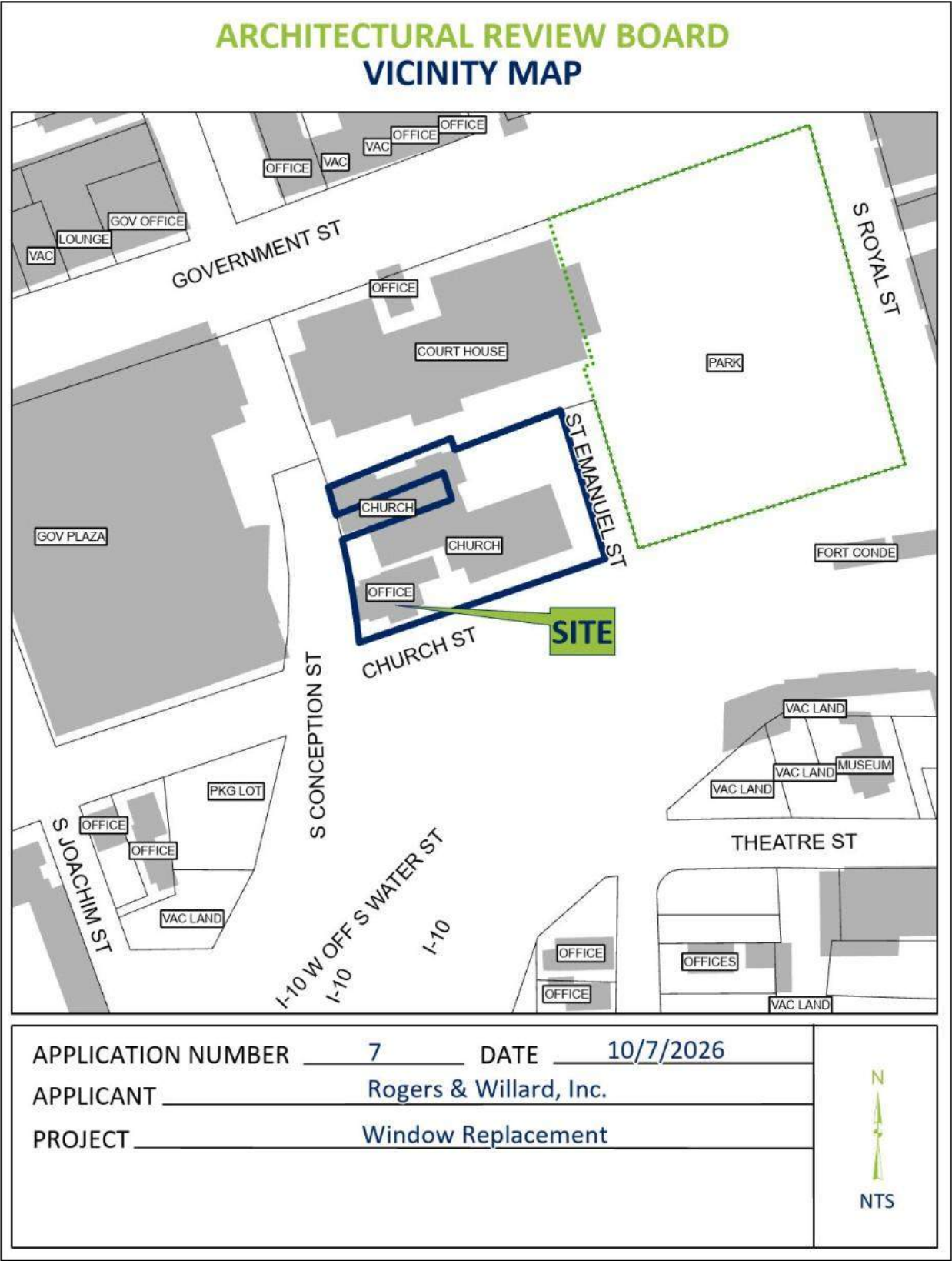
Windows on the south and west elevation are in somewhat better condition, especially the four windows sheltered under the west gallery porch. These four windows show relatively little rot. Even so, the bottom rails of both the top and lower sash may require replacement. The jib doors are in fair condition, but they lack sufficient weatherstripping. Unsheltered windows on the west and south elevations are more exposed to sun and water. This is apparent in more extensive rot at their horizontal rails, most of which require some degree of repair or replacement. Vertical stiles for these windows are in relatively good condition compared to windows on the north.

In summary, while repair is possible for many of the windows, this repair would require significant wood replacement and dutchman repairs, as well as the removal and replacement of old epoxy and putty repairs. This would require significant reconstruction of window sash that would not be far from full replacement, especially on the north elevation. As stated above, the sheltered first-floor windows on the west elevation are in the best condition and are the best candidates for repair.

Proposed Replacement Windows

The proposed replacement windows would exactly replicate the existing windows in material, dimensions, light configuration, and molding profiles. This negates the main concern with new replacement windows, which is the fact that modern double-pane wood windows can never fully replicate the aesthetics of a true single-pane divided-light window. The new replica windows would also function exactly as the existing historic windows, including the ability to disassemble the window sash for repairs and maintenance. The proposed replica windows would therefore have the same sustainability of historic wood windows in that they can be repaired multiple times over their lifetime – much as the current windows have been. Since the new windows would be fully operable with working sash cord and weights, replacement will also restore the full function of the historic windows, which many generations of delicate repairs have rendered mostly inoperable.

Site Location – 109-111 S. Conception Street



Site Photos – 109-111 S. Conception Street



1. West façade, looking SE



2. West façade and south elevation, looking NE



3. North elevation, looking SW



4. Representative window 1B
First floor, south elevation



5. Representative window 1F
First floor, west façade



6. Representative window 1K
First floor, north elevation

Site Photos – 109-111 S. Conception Street



7. Representative window 2B
Second floor, south elevation



8. Representative window 2I
Second floor, west façade



9. Representative window 2L
Second floor, north elevation



10. Sacristy Window

Manage Permit

Search

MW

HD-178587-2026 (115 S CONCEPTION ST MOBILE, AL 36602)



New permit

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (3)

Fees (1)

Bonds

Activities

Files (6)

Print Documents

Conditions

Tasks

Internal Notes

Inspection Cases

Communication (3)

Review Team

Impact Units

History

Project Information

Major/Minor Project Checklist

Exterior Painting Checklist

Additional Information

REVIEW TYPE:
(choose one)

Full ARB

Does the Project involve Signage?

No

If Yes, an ARB Sign Permit application is required.

If Mid-Month, what type:

Does the Project involve Demolition?

No

If Yes, an ARB Demolition application is required.

* Cost of Project
\$2,308,379.00

Does the Project involve Tree Removal?

No

If Yes, a site plan showing all trees and landscaping that will be removed is required.

Proposed Scope of Work

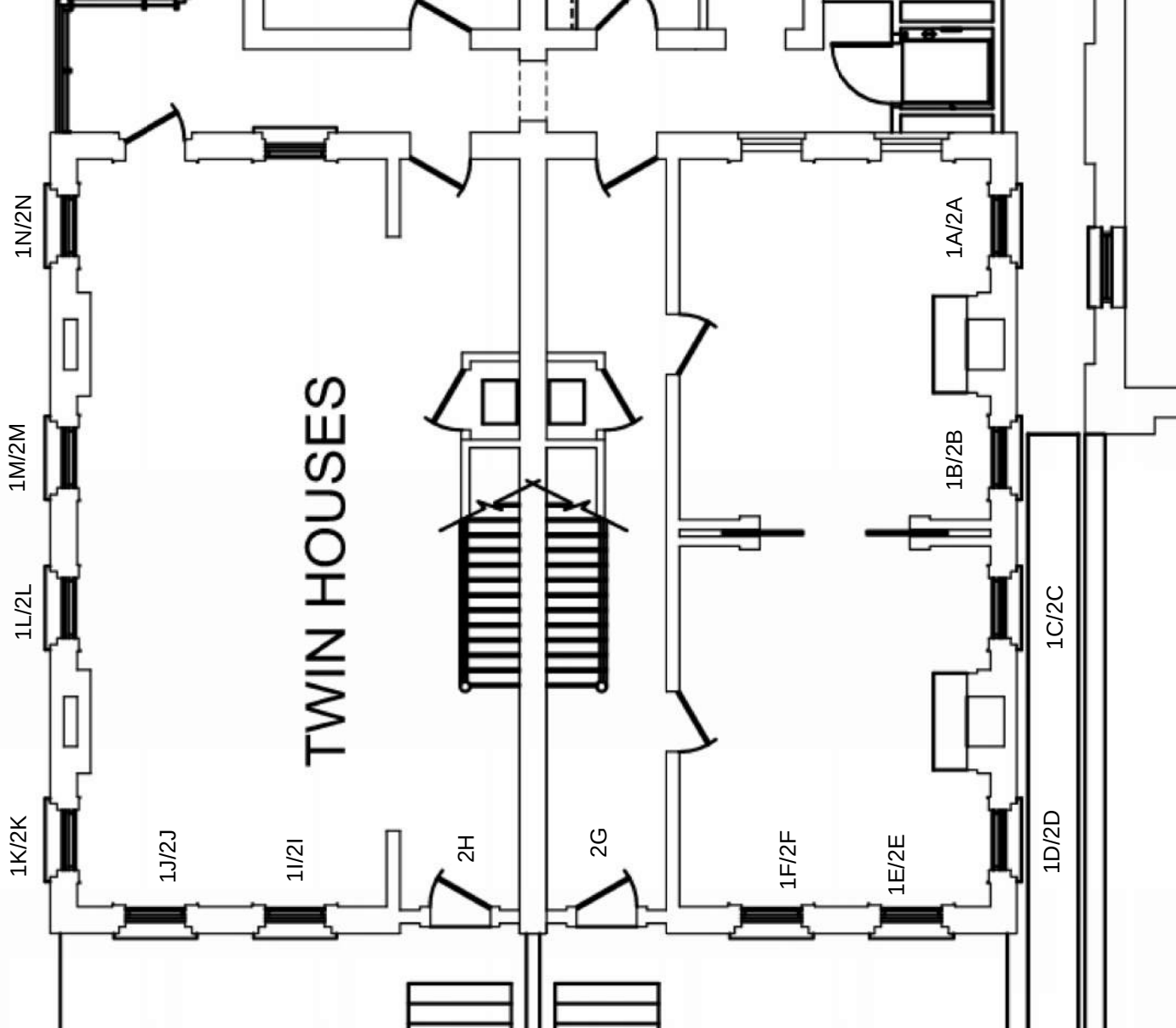
Window Replacement as per the attached

NOTE: The
Approved Scope of
Work must be
inserted here in

APPROVED Scope of Work

CHRIST CHURCH - WINDOW LEGEND

WINDOWS ARE LABELLED A - N.
FIRST FLOOR WINDOWS ARE
PRECEDED BY THE NUMBER 1
AND SECOND FLOOR WINDOWS
BY THE NUMBER 2.



Window Survey

Location:

Window 1A



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Stable - needs repointing to prevent water intrusion
Jambs	Deteriorating of jamb close to sill
Exterior trim & stops	Deteriorating of brick mould close to sill
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Separating sash joints, failure at mulls
Other rails & stiles	
Muntins & mullions	Water behind glazing - long term damage
Meeting rails (double- and single-hung)	Failure at check rail
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	Sash rope, pulley, weights
Locks	
“Square”	
Weatherstripping	

Window Survey

Location:

Window 1B



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash.
Other rails & stiles	
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail at upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 1C



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Lower sash is rotten at lowest rail
Other rails & stiles	Upper sash failure at horizontal check rail
Muntins & mullions	Unstable and causing glazing failures
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Failed

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 1D



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Lower sash is rotten at lowest rail
Other rails & stiles	Failure at horizontal check rail upper sash
Muntins & mullions	Unstable and causing glazing failures
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Failed

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 1E



Overall Condition (circle one): Good Fair Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Failure at lowest rail of bottom sash
Other rails & stiles	Failure of check rail upper sash
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Glazing failure upper and lower sash

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 1F



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Failure at lowest rail of bottom sash
Other rails & stiles	Failure of check rail upper sash
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Glazing failure upper and lower sash

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 11



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Failure at lowest rail of bottom sash
Other rails & stiles	Failure of check rail upper sash
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Glazing failure upper and lower sash

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 1J



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Failure at lowest rail of bottom sash
Other rails & stiles	Failure of check rail upper sash
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Glazing failure upper and lower sash

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 1K



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 1L



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	Failure vertical stiles upper sash
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 1M



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	Failure vertical stiles upper sash
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 1N



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jams	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	Failure vertical stiles upper sash
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2A

[Image]



Overall Condition (circle one):

Good Fair Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Lower sash is rotten at lowest rail
Other rails & stiles	Failure at horizontal check rail upper sash
Muntins & mullions	Unstable and causing glazing failures
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	Failed



FUNCTION	
Mechanics	
Shutter	Missing

Window Survey

Location:

Window 2B



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2C



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2D



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2E



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	Lower passage doors have rotten components and need proper flashing installed
Interior trim & stops	
Interior wall surface	
SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion
FUNCTION	
Handles	
Movement mechanics	
Locks	Present but inoperable
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2F



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2G



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	Brick mould and jamb deteriorated at sill due to long term water intrusion
Exterior trim & stops	Lower passage doors have rotten components and need proper flashing installed
Interior trim & stops	
Interior wall surface	
SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion
FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2H



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	Brick mould and jamb deteriorated at sill due to long term water intrusion
Exterior trim & stops	Lower passage doors have rotten components and need proper flashing installed
Interior trim & stops	
Interior wall surface	
SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion
FUNCTION	
Handles	
Movement mechanics	
Locks	Present but inoperable
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 21



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	Rotten
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion. Glazing falling out

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2J



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Removed due to water intrusion. Waiting to replace until windows addressed

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	Rotted
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2K



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	Rotted
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion. Glazing falling out

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2L



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	Rotted
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion. Glazing falling out

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2M



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	Rotten
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion. Glazing falling out

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Window 2N



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	
Sill	Ext sill replaced due to rot
Jambs	Brick mould and jamb deteriorated at sill
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	Rotting at lowest rail on lower sash
Other rails & stiles	Rotten
Muntins & mullions	Mullions unstable causing glazing failures
Meeting rails (double- and single-hung)	Failure at horizontal check rail upper sash
Glazing putty & gaskets	Failed, causing water intrusion. Glazing falling out

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Missing

Window Survey

Location:

Sacristy Window



Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

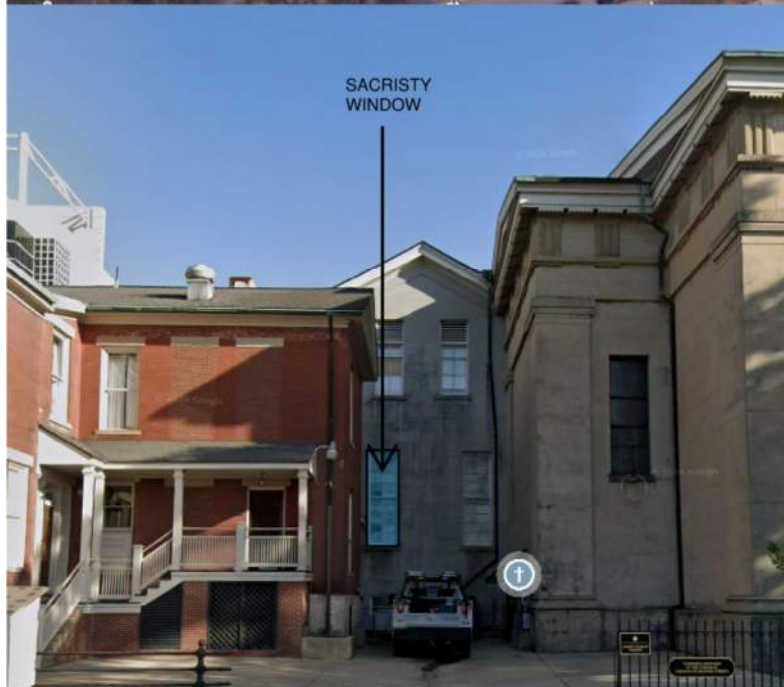
Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	Interior trim is completely rotten, as is the framing holding the window in place. All will have to be replaced
Interior wall surface	

SASH	
Lowest rail	Termite and water intrusion damage to all rails, all stiles, and all mullions
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	This is a fixed, non-operable window
Movement mechanics	
Locks	
“Square”	
Weatherstripping	N/A

Christ Church – Certificate of Appropriateness - Supporting Narrative

We are pleased to present our application for a certificate of appropriateness for proposed sash replacement at Christ Episcopal Church. The main topic for this application involves the condition of the windows in the Twin House building, however, we have also included the sacristy window that is adjacent to the cathedral itself. Below you will find a schematic intended to assist with locating the subject windows on the campus.



We have also included a window "schedule" to assist with locating the individual windows within the Twin House buildings themselves. The schedule is the first page of the attached window survey.

In addition to the window survey, we wanted to submit the following statement from Christ Episcopal Church and a more detailed narrative for each of the windows. We have also included shop drawings indicating the proposed replacement sashes to match existing. We appreciate your consideration of this request.

Statement from Church:

We appreciate your consideration for our window repair and sash replacement application. Christ Church was founded on this site in 1822, with the cornerstone of the current sanctuary being laid in 1835. The Brantley and Huger houses (Twin Houses) were built in 1857 - this is where all but 1 of the windows in this application are located. We are in the midst of a ~\$2.5M renovation which began as repair of termite damage but has quickly evolved into a variety of deferred-maintenance repairs. We consider ourselves stewards of this sacred space and are challenged to maintain these historic structures while also ensuring that we can dedicate our limited resources to a variety of ministries that support our immediate community.

On the Twin House windows, we have explored most every option for repairing the damaged sashes vs having new custom sashes fabricated. We have determined that the majority of the sashes (34 of 52) have such significant deterioration that they must be replaced. The remaining sashes also have varying levels of deterioration and will need work eventually if not replaced now. Our preference is to replace the sashes entirely with a like-kind, custom wood sash, painted to match. Upon completion, the windows will be fully restored to be operational with new ropes and window weights.

The most important aspect of our request is our preference to replace all the windows as part of this current project, as we are currently in a position to fund a full replacement. Given our inconsistent funding for capital projects in the future, we may not be able to facilitate subsequent work in a timely manner if only granted approval for partial replacement.

Thank you again for considering our application.

Lewis Golden
Christ Episcopal Church

Window Assessment Narrative:

1A: (Fair) Deterioration of brick mould and jamb at sill area. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

1B: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

1C: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

1D: (Poor) Deterioration of brick mould and jamb at sill area. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, rotting stiles mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

1E: (Poor) Glazing failure on upper and lower sash, failure at the check rail of the upper sash, failure at the lower rail on the lower sash.

1F: (Poor) Glazing failure on upper and lower sash, failure at the check rail of the upper sash, failure at the lower rail on the lower sash.

1I: (Poor) Glazing failure on upper and lower sash, failure at the check rail of the upper sash, failure at the lower rail on the lower sash.

1J: (Poor) Glazing failure on upper and lower sash, failure at the check rail of the upper sash, failure at the lower rail on the lower sash.

1K: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail and vertical stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, rotten stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

1L: (Poor) Deterioration of brick mould and jamb at sill area. Upper sash has failure at horizontal check rail and vertical stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has

failure at bottom rail - rotting wood components, rotten stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

1M: (Poor) Deterioration of brick mould and jamb at sill area. Upper sash has failure at horizontal check rail and vertical stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, rotten stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

1N: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail and vertical stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, rotten stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

2A: (Fair) Deterioration of brick mould and jamb at sill area. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

2B: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Glass is falling out of panes

2C: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Glass is falling out of panes

2D: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, and stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Glass is falling out of panes

2E: (Poor) Deterioration of brick mould and jamb at due to long term water intrusion. Lower passage doors need to have rotten components replaced and flashed properly to stop water intrusion. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood

components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

2F: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

2G: (Poor) Deterioration of brick mould and jamb at due to long term water intrusion. Lower passage doors need to have rotten components replaced and flashed properly to stop water intrusion. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

2H: (Poor) Deterioration of brick mould and jamb at due to long term water intrusion. Lower passage doors need to have rotten components replaced and flashed properly to stop water intrusion. Upper sash has failure at horizontal check rail, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion.

2I: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, rotted stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Panes are falling out of lites.

2J: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, rotted stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Panes are falling out of lites.

2K: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, rotted stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Panes are falling out of lites.

2L: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, rotted stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Panes are falling out of lites..

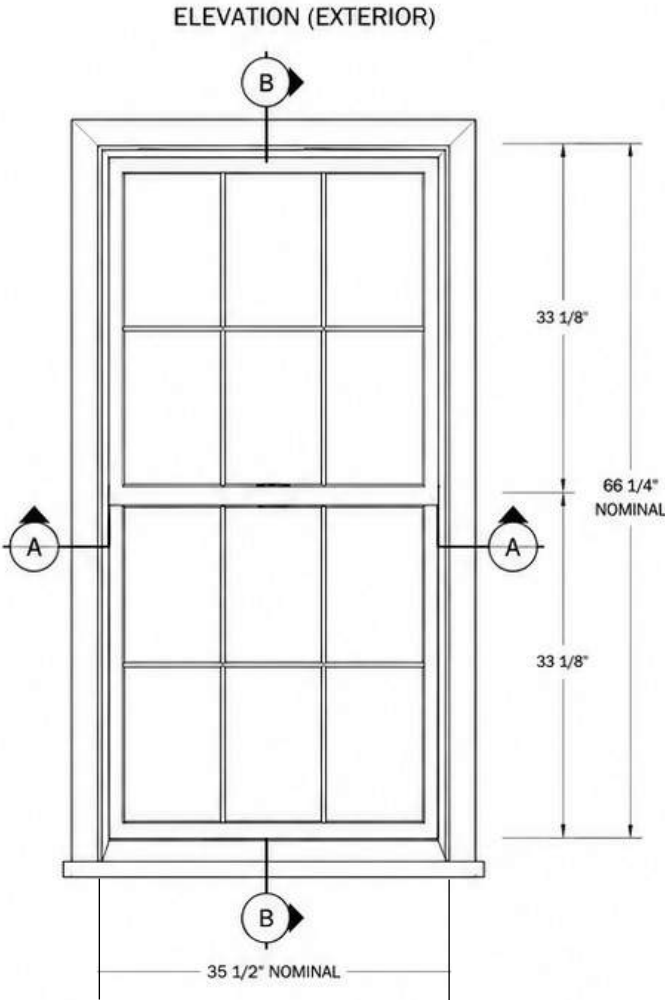
2M: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, rotted stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Panes are falling out of lites.

2N: (Poor) Deterioration of brick mould and jamb at sill area. Timber sill rotted and replaced – requires repointing of grout to prevent water intrusion. Upper sash has failure at horizontal check rail, rotted stiles, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Lower sash has failure at bottom rail - rotting wood components, mullions are unstable, and glazing has failed and deteriorated allowing water intrusion. Panes are falling out of lites.

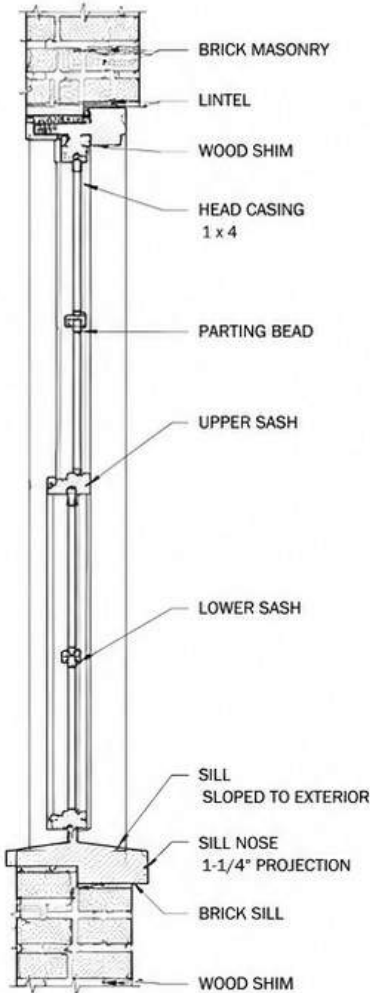
DOUBLE HUNG WINDOW
SHOP DRAWING

SCALE: 3" = 1'-0" (U.N.O.)
UNITS: INCHES
NOT FOR CONSTRUCTION

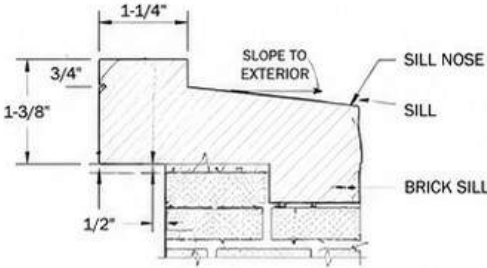
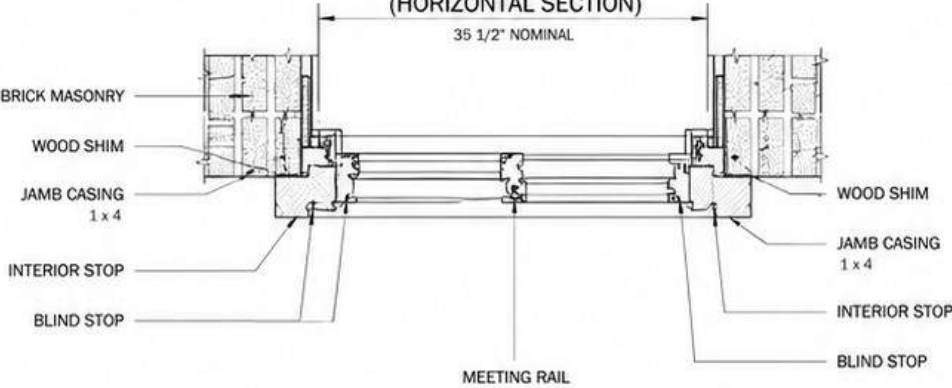
WINDOW SCHEDULE	
MARK	W-01
QTY.	1
TYPE	DOUBLE HUNG
OPERATION	VERTICAL SLIDING
LOCATION	EXTERIOR
ROUGH OPENING	35-3/4" W x 66-1/2" H
NOMINAL SIZE	35-1/2" W x 66-1/4" H
FRAME MATERIAL	WOOD
FINISH	PAINT (EXTERIOR & INTERIOR)
GLAZING	6/6 CLEAR GLASS
GRILLE	DIVIDED LITE 3/4" WIDTH
SCREEN	N/A
NOTES	MATCH EXISTING HISTORIC PROFILE



SECTION BB
(VERTICAL SECTION)



SECTION B-B
(HORIZONTAL SECTION)



SILL DETAIL

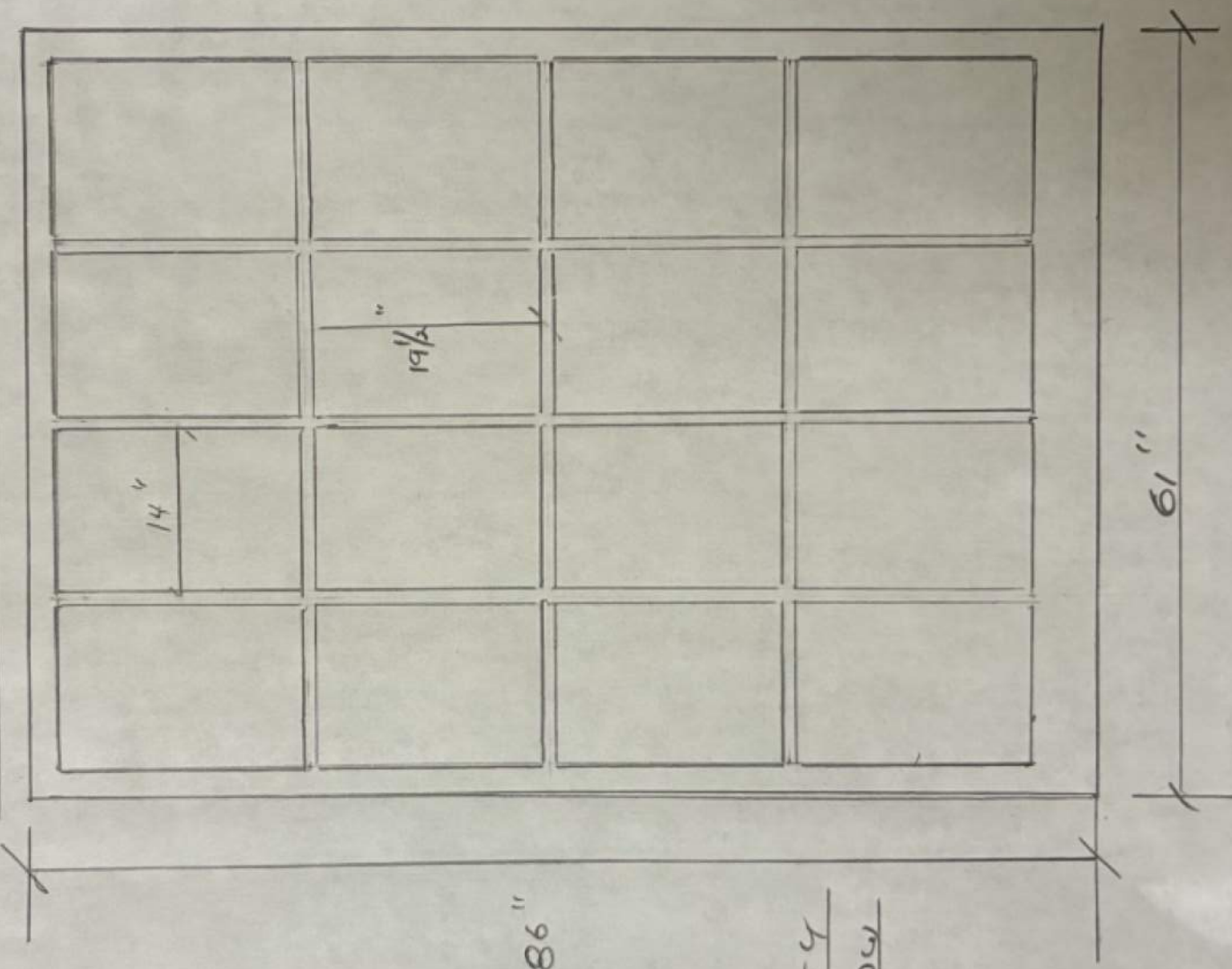
- NOTES:
- ALL WOOD TO BE PAINTED. EXTERIOR FINISH TO MATCH EXISTING.
 - GLAZING: 1/8" CLEAR GLASS.
 - GRILLE: ~~SIMULATED~~ DIVIDED LITE, 3/4" WIDTH, APPLIED TO EXTERIOR.
 - HARDWARE: SASH LIFTS (2 PER SASH) ~~AND TILT LATCHES (2).~~
 - ~~PROVIDE FULL HEIGHT SCREEN BETWEEN SASHES.~~
 - VERIFY ROUGH OPENING DIMENSIONS IN FIELD.
 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES.

DIMENSION SUMMARY	
ROUGH OPENING	35-3/4" W x 66-1/2" H
NOMINAL WINDOW SIZE	35-1/2" W x 66-1/4" H
VISIBLE GLASS (PER SASH)	APPROX. 15-1/16" W x 27-7/16" H

PROJECT: HISTORIC BUILDING WINDOW REPLACEMENT	ADDRESS: —	DRAWN BY: —	DATE: —	SHEET: W-01
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16 LITE - 2 1/8" THICK
TYPICAL WOOD SASH FOR SACRISTY

LOWER SASH OPERABLE WITH WEIGHTS



SACRISTY
WINDOW