

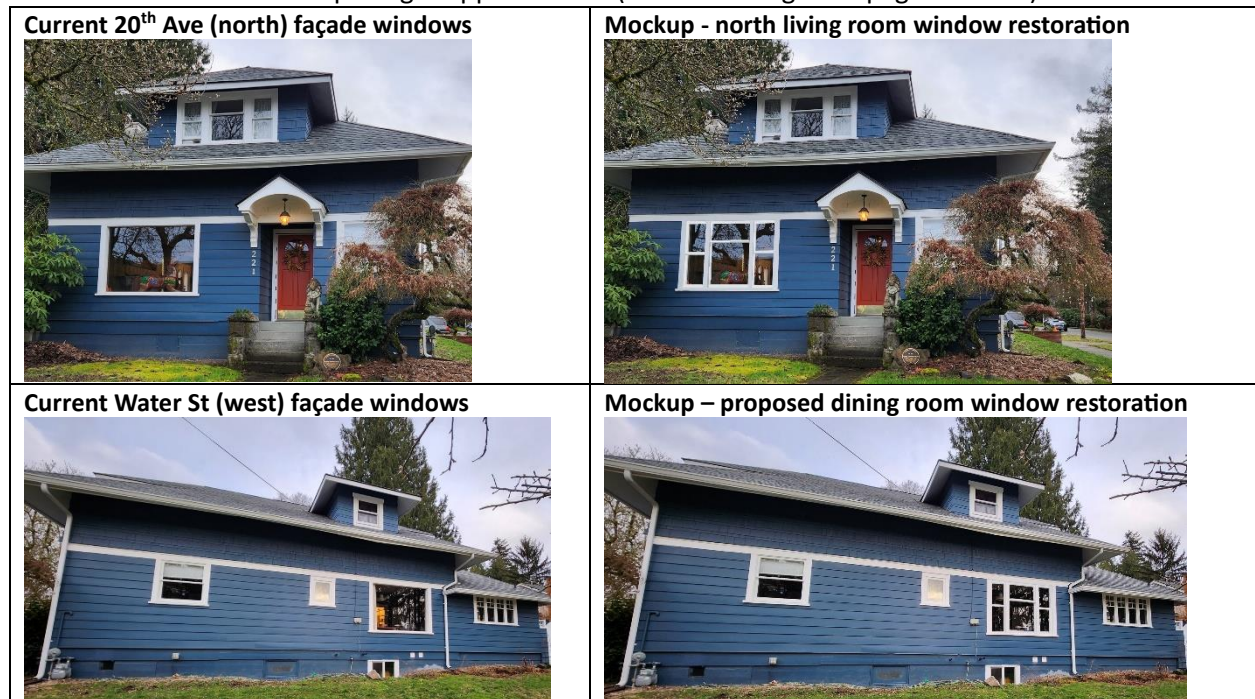
Picture window replacement proposal for 221 20th Ave SW, Olympia The Judge French house – OHR91-6

The historic register approval for the Judge French House (OHR91-6) includes a caveat that the picture windows are non-historic additions, and that the original window configuration should be restored in the event of future work on the house.

The house is on the corner of 20th Ave and Water Street, so two sides of the house are visible from the street. Michael and Lauren O’Malley, current owners, would like to restore the existing fixed-plate picture windows in the living room and dining room to (what we believe to be) the original layout and functionality, including tripartite double hung sashes allowing cross-ventilation on the main floor. The one difference is that we’d like the center window to be fixed, rather than double-hung, but with simulated divided lights at the 1/3-2/3 proportion to retain the historic look.

We will use EcoWoodworks to complete the project.

Current and mockup images appear below (full-sized images on pages 2 and 3):



We have not located historic photos showing the main floor picture windows; tall bushes completely obscure them. However there is evidence, on the picture windows’ sills and head jambs, that the originals were the same configuration as the north-facing primary bedroom windows. These are tripartite: the center window is 34” wide, double-hung with 1/3 upper sash, 2/3 lower sash; the flanking windows are each 19.5” wide double-hung, evenly divided between upper & lower sash. The vertical mullions separating the three windows are 6” wide, matching the width of the outer frames. The living room and dining room picture windows’ sills and head jambs still show where those mullions were removed. The outer frames are intact, so no change to the window openings will be needed to restore the original layout.

We do not plan to replace any of the original windows or the non-original kitchen windows; we will repair or restore them as needed in future.

221 20th Ave SW North Elevation – Current Windows:



On the 20th Ave façade, the living room is directly below the primary bedroom windows, so the original layout seems very likely to be the same tripartite design, simply taller. Mockup below.

221 20th Ave SW North Elevation – Mockup with Double Hung Tripartite Living Room Window:



221 20th Ave SW West Elevation – Current Window Configuration:



On the Water Street façade, there is a mix of window styles including newer multipane casements in the (non-original?) kitchen. None of the windows on that façade are tripartite, so the style decision is not as obvious, but the evidence of the old mullions in the dining room head jambs and sills imply that the original dining room picture windows probably matched the living room. We experimented with multipaned mockups in photoshop, but ultimately decided that it's best to restore the simpler original design. The kitchen casement windows are in sets of four with four small lights in the upper third, and those divisions didn't translate well to a tripartite layout.

221 20th Ave SW West Elevation – Mockup with Double Hung Tripartite Dining Room Window:

