



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, AUGUST 26, 2008 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, AUGUST 26, 2008 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES
- E. APPROVAL OF FINDINGS/CONCLUSIONS
- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
 - 1. Case #H-08-095A. SW Corner of Palace Avenue and Paseo de Peralta. Downtown & Eastside Historic District. Mark Hogan, agent for Drury Plaza, proposes an Informational Study Session regarding the redevelopment of the Old St. Vincent Hospital and Marion Hall property. (David Rasch)
 - 2. Case #H-08-095B. SW Corner of Palace Avenue and Paseo de Peralta. Downtown & Eastside Historic District. City of Santa Fe staff proposes an historic status review for all significant, contributing, and non-contributing structures. (David Rasch)
- I. STATUS REVIEW
 - 1. Case #H-08-096. 1150 Canyon Road. Downtown & Eastside Historic District. City of Santa Fe staff proposes an historic status review for the non-contributing Manderfield School. (David Rasch)
- J. OLD BUSINESS
 - 1. Case #H-07-123. 515&519 Cerrillos Road. Historic Transition District. Richard Martinez, agent for WIV Co. proposes construct a 9,427 sq. ft. building to a height of approximately 36' where the maximum allowable height is 15'6". An exception to exceed the maximum allowable height is requested (Section 14-5.2 (D)(9)). (David Rasch)
- K. NEW BUSINESS
 - 1. Case #H-08-086. 441 Apodaca Hill. Downtown & Eastside Historic District. Nancy Alexander, owner/agent, proposes to construct an approximately 260 sq. ft. portal, enclose an approximately 220 sq. ft. portal, and alter doors and windows on a non-contributing building. (Marissa Barrett)

2. Case #H-08-087. Gomez and Paseo de Peralta. Don Gaspar Area. Santa Fe Habitat for Humanity, owner/agent, proposes to construct an approximately 976 sq. ft. single family residence to a height of 12'6" where the maximum allowable height is 16'5" and construct yardwalls and coyote fencing ranging in height from 3'6" to 6' where the maximum allowable height is 4'9" to 6' on a vacant lot. (Marissa Barrett)
4. Case #H-08-090. 1229 Paseo de Peralta. Don Gaspar Area. Bull Fulginiti, agent for New Mexico Municipal League, proposes to re-stucco a non-contributing building and re-painting all trim using new colors. (Marissa Barrett)
5. Case #H-08-092. 623 Alameda. Westside-Guadalupe Historic District. Liaison Planning Services, INC., agent for Marty Horowitz, proposes to construct an approximately 2000 sq. ft. single family residence to the maximum allowable height of 14'6", construct stuccoed CMU wall to a height of 3' where the maximum allowable height is 3'8" on a vacant lot. (Marissa Barrett)
6. Case #H-08-093. 1301 Canyon Road. Downtown & Eastside Historic District. Michael Munson, owner/agent, proposes to construct a coyote fence to the maximum allowable height of 6' and a 16' long mechanical vehicular gate to the maximum allowable height of 6' on a non-contributing property. (Marissa Barrett)
7. Case #H-08-089. 309 Read Street. Historic Transition District. James Horn/Spears Architect, agent for Lannan Foundation, proposes to remodel a significant structure by replacing the wood shingle roof with a metal standing seam roof, installation of solar panels, and landscaping alterations. An exception is requested to not replace material in-kind (Section 14-5.2 (D)(6)). (David Rasch)
8. Case #H-08-091. 151 Gonzales Road #12. Downtown & Eastside Historic District. Joan Zenker and Arnol Metz, owner/agent, proposes to replace windows on a non-contributing and re-stucco. An exception is requested to exceed the 30" window rule (Section 14-5.2 (E)(1)(c)). (Marissa Barrett)
9. Case #H-08-094. 532 Alto Street. Westside-Guadalupe Historic District. Sylvia Leet, owner/agent, proposes to remodel a contributing building by replacing the entry door, installing skylights, and constructing yardwalls, gates, and a planter. An exception is requested to alter an opening dimension on a primary elevation (Section 14-5.2 (D)(5)(a)(i)). (David Rasch)

L. MATTERS FROM THE BOARD

M. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice. If you wish to attend the August 26, 2008 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, August 26, 2008.

Ms. Walker said they had the poles in the packet to consider it.

Mr. Rasch agreed. He said they could if there was time that evening to discuss it, and said it was up for action on Sept 9th.

Chair Woods informed the Board about appeals.

H. ADMINISTRATIVE MATTERS

1. Casa #H 08-095A, SW Corner of Palace Avenue and Paseo de Peralta. Downtown and Eastside Historic District. Mark Hogan, agent for Drury Plaza, proposes an informational study session regarding the redevelopment of the Old St. Vincent Hospital and Marion Hall property. (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

"The Marion Hall and the Old St. Vincent Hospital property is proposed for redevelopment. The applicant requests a preliminary informational session with the H-Board in order to provide an overview of the project and get feedback before submitting a complete proposal for action.

"The maximum allowable height for free-standing structures along the Paseo de Peralta frontage is 16' 9" as determined by a linear calculation. The maximum allowable height for free-standing structures on the interior of the lot behind Marion Hall and the Hospital and behind a structure that has frontage on Paseo de Peralta is 18' 8" as determined by a radial calculation."

Present and sworn were Mr. Kevin Whitfield, Mr. Brian Brineger, and Mr. Mark Hogan.

Mr. Brineger said they were excited to be there. He said it was a great opportunity. He provided the background information about Drury Hotels, including the one in Albuquerque. He identified several historic renovations that had been done by Drury, and showed customer satisfaction rankings by J.D. Powers. He noted that they had 120 hotels in 19 states. He explained that the hotel would have 280 rooms, 375 parking spaces and about 20,000 sq. feet of retail space.

Mr. Whitfield outlined the existing site by aerial photo. He showed a site history map from 1865 to 1977, and identified the structures on the site. He said the verandas on Marian Hall would be restored. He said a lot of historic fabric was still there, and said they would find it.

Mr. Hogan said they were present to introduce the plans with regard to conceptual organization, massing and scale and to discuss any height exceptions that were required. He said they were also there to receive the Board's input on style and details.

Mr. Hogan said they wanted to reduce the amount of surface asphalt on the property. He said their second goal was to open space for pedestrian circulation in the area. He said their third goal was to

strengthen the historic fabric by reusing the historic parts of the site. He said Marian Hall was a significant building, and said the Hospital and out buildings were non-contributing. He said they would review the status after the presentations.

Mr. Hogan showed the vehicular circulation around the site, and the existing surface parking at the site. He then showed a parking garage that would replace the surface parking, which he said would have a smaller footprint. He said they wanted to reactivate the circular drive at Paseo. He said the Downtown Vision Plan was to open up access in the downtown. He said their plan increased pedestrian circulation. He showed the access through the promenade and Cathedral Park. He said they wanted to restore the old pedestrian access between Marian and the Hospital. He said they also wanted Marian to the Rosary Gardens to connect to Water Street.

Mr. Hogan showed a diagram of the design opportunities and restraints. He showed how it would relate to the Hunt development to the south. He then showed a developed plan site view. He explained that multi-storied Casitas would supplement the rooms at Marian Hall. He said the area would be open 24 hours a day. He said they would remove the existing ambulatories in order to complete the restoration of Marian Hall. He said the promenade would help visitors find their way from the Plaza to Canyon Road. He said the parking garage would have gallery space to ameliorate the relationship with Paseo.

Mr. Hogan then showed a site plan that clarified the new buildings from the existing ones, and showed areas where material would be removed. He then showed the uses for each area on the site. He said they would have solar units on top of the hospital. He showed where archaeological studies would be done. Next he showed the building elevations. He clarified that the drawings were not designed to show style or colors. He said the screen wall would be at 22' 5" and would require a height exception.

Mr. Hogan showed a cross section where they would require two height exceptions: one at 14' 4" and the other at 4' 10", next to Paseo. He explained that the existing lot coverage was 24%, and said with their proposal the coverage would become 53%. He said 10% of the casitas were three stories tall. He showed several renderings of proposed structures. He concluded with several walk throughs. He said they would have ENN meetings and wanted to take the information gathered from the Board to those meetings.

Chair Woods said they would take a ten minute break.

PUBLIC COMMENT

Richard Ellenberg, of 1713 Canyon Road, was present and sworn. He said the proposal did not indicate that the structures needed height exceptions. He said it was next to two major developments. He said it struck them that to maximize the height exceptions; they would need to see the developments together. He said they would like to see how the proposed buildings related to the buildings that would be next to them. He said they also needed a traffic study with the ingress and egress off Paseo, and said they should maybe rely more on Palace. He said the massing model made a huge assumption on traffic flows.

Ms. Beninato, who was previously sworn in, said she appreciated that they wanted to bring Marion Hall

back to John Gaw Meern's design. She said she was concerned about lot coverage. She said it was hard to see how massive it would be without seeing the development next to it. She said she appreciated the solar and things like that, but asked where they were going to get the water for the grass. She also said there were trees on Palace and Paseo that she hoped they would keep.

Ms. Beninato said she liked the pedestrian walkways. She said it was appropriate for interior of the building, but said she had concerns regarding parking and traffic there. She said she would have liked to see it when it was fully developed, and said the glass doors to the gallery looked contemporary, no historic.

Ms. Katherine Beck was sworn in. She said her business was directly across the street. She said she hoped they would survive the renovation. She said her concern was if anyone would coordinate the proposed developments and the parking that was necessary.

No other members of the public wished to speak regarding this case.

Ms. Rios said it was a lot to digest with the lengthy presentation. She asked staff if SHPO had purview over the interior of the structure, since the Board only had purview over the exterior.

Mr. Rasch said SHPO did not have any purview over the interior, since there were no federal funds involved.

Mr. Whitfield said they would pursue credits, so they would have to comply with the SHPO.

Ms. Rios asked, if the two connectors were removed, the space would simply be a walkway.

Mr. Whitfield said it would be a pedestrian walkway as well as a drop off place for the hotel. He said the Hospital and Marian would be two different hospitals. He said there was also a connection for the garage.

Ms. Rios asked how close the construction would be to Marian and the Hospital, since Marian was Historically Significant and the Hospital was potentially contributing.

Mr. Whitfield said the sidewalk and ramp down to the garage would be between them.

Ms. Rios asked if the 53% lot coverage included the old buildings.

Mr. Whitfield agreed.

Ms. Rios asked how many of the casitas would be three stories tall. She pointed out that casita meant little house.

Mr. Whitfield said roughly 60 of them would be three stories tall.

Ms. Rios asked if any of them would be connected.

Mr. Whitfield said about 4 or 5 were, but said most were not.

Ms. Rios asked if they would disturb the existing grade.

Mr. Whitfield said they would, but not drastically. He said there would be some infill at Paseo, because the garage came out of the ground there.

Ms. Walker said it was not popular to take trees down. She asked if they had considered trimming them.

Mr. Whitfield said they had. He explained that the apricot and pear trees would be moved where possible. He said the other areas would be kept. He said trees were part of the park atmosphere.

Ms. Walker noted they would be removing public parking from private property. She asked if they would replace that parking.

Mr. Whitfield said they would replace three spaces. He said there were other opportunities to do so, and said they would have public parking in the garage.

Ms. Walker said the two big additions to the contributing building would obscure the south side.

Mr. Whitfield agreed. He said they were allowed, and said they were careful to consider what would be the primary facade.

Ms. Walker said there could be more than one. She said she was also concerned with the heavy duty massing.

Mr. Whitfield said he thought they still had some work to do. He said they did not want it to appear massive, and said he thought the portals would help break up the large massing. He said the fenestration would not help much, and so he said they would be careful.

Ms. Walker said they really needed to see a model for a project of that size. She said she felt there was no way to give good advice without one.

Mr. Whitfield said the electronic model would give them a perspective they could not achieve with a physical model. He said a physical model gave a bird's eye view, but did not allow the viewer to go inside.

Ms. Walker pointed out that they did not have jurisdiction over the interior. She said a model really helped, and said one would be ideal to see the whole package.

Mr. Featheringill said if they bermed up against the gallery on Paseo, they would not have an entrance

there. He asked if he was misreading it.

Mr. Hogan said they were proposing an entrance, and said the berm would go down at that point.

Mr. Rasch pointed the entrance out.

Mr. Hogan said they knew the doors that were shown would not be compliant.

Mr. Featheringill said on the SE view of the hostel, there was an existing portal and he said he was not sure of the age of that portal. He said he thought they needed to look at it. He said if they could get all three together it would be helpful to make decisions about them. He asked if the drop off to Marian on Palace was rounded.

Mr. Hogan explained that the drop off to the Hospital was one floor level down from there.

Ms. Shapiro said she was also concerned about the neighboring projects, and the south side of the hospital and the relation of the garage to developments to the south. She said she had one comment on the connectors. The Board was not sure if they were historic or not although the covering over the Marian Hall entrance might be. She suggested they might incorporate it into their designs.

Ms. Rios said she was also concerned about the streetscape from Paseo, when looking at the garage. She said there needed to be some kind of relationship to the existing hospital.

Chair Woods said she was confused about what was happening on the roof.

Mr. Whitfield said the roof on Marian Hall would be kept as it was. He said there had once been a tile roof on Marian Hall. He said they had a concern about that, but said they were flexible.

Chair Woods thanked them for their presentation and for their willingness to work with the HDRB.

Mr. Hogan said they were neutral on the style at that time, but said they had thought the Pueblo style would be more appropriate than Territorial. He said the other thing had been that some of the original buildings on the site had been very simple. He said they had thought it might be appropriate to bring some of that style into it even though they didn't fall clearly in either style. He said they wanted to pursue the entitlements for the project. He said they would be happy to do construction plans by early 2009.

Mr. Featheringill said he thought Pueblo style or some variation of it for the casitas was a very good idea. He said he would welcome their ideas on Marian Hall. He said the southeast elevation on their rendition was problematic. He said it needed to be maintained. He said he also thought they needed to be very careful with the gallery parking.

Ms. Walker said the massing on the south facade was a concern for her. She said besides that, she thought they needed to see it in some kind of context.

Ms. Rios said she appreciated the electronic rendering, but said they really did need a model. She said she thought story poles would be helpful. She added that anytime they could reduce the massing and height, it would help. She said she thought the garage on Paseo could be problematic. She said she had not heard anyone mention the terrain on Palace. She was not sure it would work.

Ms. Shapiro said she was concerned about the massing on the south side, and about the architectural details on the garage.

Chair Woods the lot coverage was a concern. She said when they looked at it electronically, it was great, but it was wide angle but said a model helped the Board a lot. She said it was hard to determine massing and scale with the electronic rendering. She also recommended that the additions be lower.

Chair Woods said she disagreed with Mr. Featheringill about the Pueblo style casitas. She said she thought it would take away from the project. She said it looked like they had air lifted part of La Posada and dropped it there. She said she would like to have seen what actual trees they would take down. She said she would also like to have seen specifically what Marian Hall would look like.

Chair Woods said she was concerned about the Pueblo portals going down the way they did. She said she didn't think it worked at all. She was concerned about the historic fabric, especially the windows. She said she was concerned about how the new fabric would work with it. She said she thought changing the roof line would be a mistake. She said the rounded walls out front did not work, given the John Gaw Meem building. She said they had, in the past, citizens work with the applicant. She encouraged them to consider that.

2. **Case #H 08-095B.** SW Corner of Palace Avenue and Paseo de Peralta. Downtown and Eastside Historic District. City of Santa Fe staff proposes an historic status review for all significant, contributing, and non-contributing structures. (David Rasch)

Mr. Rasch noted that Dede Snow was present, and said she might answer some questions about the historic aspects of the structure.

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

The structures on the property at the southwest corner of Palace Avenue and Paseo de Peralta in the Downtown & Eastside Historic District are: Marian Hall at 224 East Palace Avenue; old St. Vincent's Hospital at 228 East Palace Avenue; Central Boiler Plant behind 228; and Maintenance Buildings behind 228. In addition there are connecting hallways between Marian Hall and the Hospital and between the Hospital and the Boiler Plant.

Marian Hall

*224 East Palace Avenue, known as St. Vincent's Sanatorium and also Marian Hall, was constructed in brick around 1908 by Isaac Hamilton Rapp for the Sisters of Charity in the Craftsman style. The building originally functioned as a convent and a sanatorium with sleeping porches on the second and third floors. The porches have been removed at an unknown date. Two hallway connections were constructed on the east elevation when the new hospital was constructed in 1952. All historic windows were removed and replicated windows were installed when the State of New Mexico moved offices into the building in 1984. The building retains most of its original integrity and it is architecturally and historically important. The building is listed as significant to the district and this status is supported by the 1995 Historic Cultural Property Inventory (HCPI).

Old St. Vincent's Hospital

*228 East Palace Avenue, known previously as La Villa Rivera, and now known as the old St. Vincent's Hospital was constructed in brick in 1950 by John Gaw Meem in the Territorial Revival style. The building originally functioned as a hospital, then as a home for the elderly, and finally as State of New Mexico offices. The HCPI is silent regarding alterations, but there appears to be none upon visual inspection. Therefore, evidence shows that the building has a historic date of construction and a high integrity of historic materials.

*The Historic Design Review Board (HDRB) upgraded the historic status from non-contributing to contributing on July 28, 1998 and this status is supported by the 1985 HCPI. However, that recommendation was never forwarded to the Governing Body for formal adoption. The Board now has, since 2003, the authority to designate and change historic status without the Governing Body. The north and east elevations may be considered as primary. Staff did not see unique characteristics on the west and the south elevations.

Central Boiler Plant

*The building that is located south of and behind the Hospital is known as the Central Boiler Plant. It was constructed in concrete, brick, and rusticated stone in 1910 to serve Marian Hall. In 1950, a large addition was constructed by John Gaw Meem on the east and south elevations, and the character of the entire structure was altered by replacing a pitched roof with a flat roof and adding Territorial detailing to match the architectural style of the new Hospital that it now also served.

*The building retains its historic materials, including wood double-hung windows, and the non-original additions are now considered to be part of the historic character. A small CMU block addition was constructed on the west elevation at an unknown, presumably non-historic date. The building is listed as non-contributing to the district and the 1998 HDRB hearing record does not identify if this portion of the structure was included in the status upgrade. The 2008 HCPI recommends contributing status. The north and east elevations may be considered as primary.

Maintenance Buildings

*The building that is located to the west of the Boiler Plant is known as the Maintenance Buildings. It is described in the HCPI as Blocks A, B, and C. The two-story Block A portion was constructed with poured concrete between 1935 and 1951 and it retains the historic character of a projecting flat roof and wooden windows. One-story Blocks B and C were constructed with CMU block and brick coping on the parapets in 1958-1960 and 1960-1965 respectively. These non-historic additions detract from the original massing integrity in form and architectural character. Block A can only be appreciated from the southeast corner. The building is listed as non-contributing to the district with the Hospital and Boiler Plant footprint. The 2008 HCPI recommends non-contributing status.

Connecting Hallways

*The connecting hallways from the Hospital to Marian Hall and from the Hospital to the Boiler Plant were part of the Hospital construction campaign. They are constructed with the same materials and style of the Hospital but, they do not have unique merit in themselves.

*In the case of Marian Hall, the connections obscure the important east elevation of the adjacent significant building. There is no information in the HCPI forms regarding this connection. This connection is listed as part of the significant building rather than as part of the Hospital. Staff believes that this connection should be considered as part of the Hospital and not as part of Marian Hall.

*In the case of the Hospital, the connection is an awkward attachment to both the north elevation of the 1950 addition to the Boiler Plant and to the south elevation of the new Hospital. The connection angles between the structures and is not integral to either structure. There is no information in the HCPI forms regarding this connection, but it is listed as non-contributing with the Hospital and Boiler Plant footprint.

STAFF RECOMMENDATION:

*Staff recommends the following historic statuses: retain Marian Hall as significant; formally adopt previous decision for Old St. Vincent's Hospital as contributing; upgrade Central Boiler Plant from non-contributing to contributing; retain Maintenance Buildings as non-contributing; downgrade connection between Marian and Hospital from significant to contributing or non-contributing; and retain connection between Hospital and Boiler Plant as non-contributing."

Mr. Whitfield said they were satisfied with the staff report.

No members of the public wished to speak regarding this case.

Ms. Shapiro discussed the south elevation of the hospital. She said it was hard to see because of the vegetation, but asked about the portal.

Mr. Rasch said the applicant had pictures with it very much smaller.

Mr. Whitfield agreed they had the photo. They showed it.

Ms. Shapiro said the portion was quite a bit lower, so it was not just a model.

Mr. Rasch agreed, and said it was one floor lower.

Ms. Shapiro said, if the Board didn't consider it primary, the applicants were proposing to build right in front of it, and would obscure it.

Mr. Hogan said the additions on the south elevation were lower than the brick parapet, and said they were set back to expose the corner of it.

Mr. Featheringill asked to look at the photo of what was there at that time. He said he didn't think the portal was much different than the original. He said it was obscured by the trees. He said the balustrades were there.

Mr. Rasch agreed. He added that they were not unique enough to him to be considered primary.

Mr. Featheringill said it had the elements necessary.

Chair Woods asked if they could do separate motions for each building.

Mr. Rasch said that would be acceptable, but was not required.

Chair Woods said they should do Marion Hall first.

Mr. Rasch said all four were primary.

Ms. Rios moved to retain the Historically Significant status of Marian Hall, and that all elevations were to be considered primary. Mr. Featheringill seconded the motion. The motion passed by unanimous voice vote.

Chair Woods asked if they were saying the connectors were not considered contributing structures.

Mr. Rasch said they should say specifically.

Mr. Featheringill moved to designate the Old St. Vincent's Hospital as contributing with the North, East, and Southeast elevations as the primary elevations, with the connections not considered contributing. Ms. Shapiro seconded the motion. The motion passed by unanimous voice vote.

Ms. Rios moved to designate the boiler building as contributing, and the concrete block portion as non-contributing. Ms. Walker seconded the motion. The motion passed by unanimous voice vote.

Ms. Dede Snow was sworn in. She said they did not know what the original use for Block A was. She said they could not locate it. She said they had thought it might be a remnant of the orphanage torn down.

in 1955, but were not sure.

Chair Woods said the applicants had the original photo of that building.

Mr. Hogan said they knew that it had not been part of the original footprint of the orphanage, but had been added later to the east elevation of the orphanage. He said it was possibly part of the stairwell, but said it was larger than that...

Chair Woods said she agreed with Mr. Rasch that there was just not enough evidence to make it contributing.

Mr. Rasch said it was listed as non-contributing at that time.

Chair Woods said a motion was not needed.

Mr. Frank Herdman (not sworn in) said the primary façades were beyond the notice of the proceeding.

Ms. Brennan said she would need to determine that.

Chair Woods suggested they move to the next case, and return to this case later.

I. STATUS REVIEW

1. Case #H 08-096. 1150 Canyon Road. Downtown & Eastside Historic District. City of Santa Fe staff proposes an historic status review for the non-contributing Manderfield School. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

*1150 Canyon Road, known as Manderfield Elementary School, was originally constructed with hollow clay tile in the Territorial Revival style by John Gaw Meem in 1927 with approximately 3,000 square feet. The building was designed for future expansion along a north-south hall axis. The building features a flat roof with brick coping at the parapet and windowsills, earth-toned stuccoed walls, and white-painted window and door trim.

*The 1984 Historic Cultural Property Inventory (HCPI) recommends non-contributing historic status for the structure due to lack of historic date of construction at that time. The form notes moderate remodeling from changes to windows at the southeast corner and 1947 additions by Meem.

*The 2005 HCPI recommends contributing historic status and further describes the historic building as an important prototype for other schools along with the note that original wood double-hung windows are