

STAFF REPORT: 07-08-2020 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 20-6691

ADDRESS: 14909 GREENVIEW

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: CHRISTINE DALTON, HOME DEPOT

PROPERTY OWNER: MATIOS SIMONIAN

DATE OF PROVISIONALLY COMPLETE APPLICATION: 06/24/2020

SCOPE: REPLACE REAR FRENCH DOOR WITH SLIDING DOOR

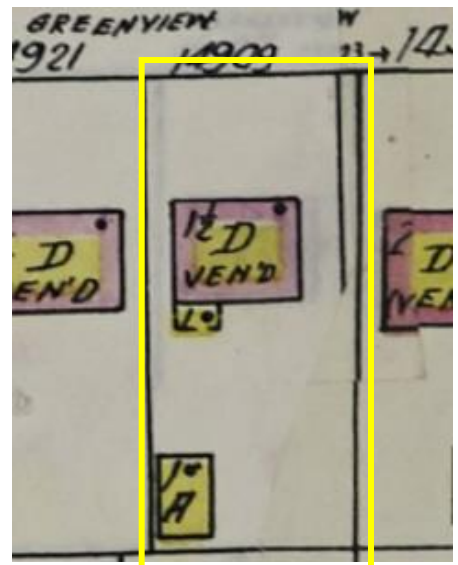
EXISTING CONDITIONS

The house at 14909 Greenview was constructed in 1946 and designed in the “Minimal Traditional” style. The simplified detailing of the brick quoins at the corners of the house and adjacent to the front entry, as well as the horizontal (only) muntins in the top and bottom sash of the windows, streamlines otherwise traditional Classic Revival details. The inset, or recessed, dormers allow for deeper windows than traditional dormers, and creates an additional geometric pattern and horizontal lines to the roof massing.

As shown on the Sanborn map, only one rear projection was originally at the southeast corner of the house at the time of construction. Using this historic guide, it is evident multiple alterations have made to the rear elevation since 1950. The existing enclosed entry is supported by CMU, rather than brick. The raised patio is faced with brick, which does have an aged appearance, but the enclosure/door openings look contemporary in nature.



Designation Photo: January 2003, Historic Designation Advisory Board Photo



Sanborn Map, Vol. 26, 1938-1950, p. 13



Applicant supplied photo

PROPOSAL



Applicant supplied photo – French Door as seen from backyard

The work proposed by the applicant is located on the rear elevation of the house. They are requesting to remove a set of painted, true-divided light, wood French patio doors and install an Anderson (400 series) wood with vinyl exterior, clear glass, gliding door.

Listed below are the applicant's reasons for the door alteration, in their own words:

- *The current French doors are literally about to rip out of the wall any minute by the hinges. Because of that, we aren't able to use the doors.*
- *We've removed the hinges before and used a few methods of reinforcing the wood. For example, inserting the skinny portion of golf tees with wood glue to create new "meat" for the hinge screws to bite in to. And it hasn't worked. The weight of these extremely old doors is pulling on them more and more every day. You can also see from some of the close ups, the level of rotting and deterioration on the molding and "weather stripping", if you can call it that.*
- *Each door has 10 panes of glass. It is very old, non-tempered glass. It's very unsafe for anyone let alone having two small children in the house.*
- *We opted to go with a sliding door as opposed to French doors because of the energy efficiency that the sliding door will offer. And again, less moving pieces and parts with kids running around.*

STAFF OBSERVATIONS AND RESEARCH

- Staff does not have access to BSEED files to determine the patio's date of construction, nor information on its original design.
- While the existing door opens to an enclosed room, it is possible for this patio to be modified in the future as an open, or screened, patio.
- French doors are a historic door design allowing for a double-width opening.
- Each existing door offers a 10-pane, true-divided light glass panel.
- Sliding doors have a distorted appearance due to the uneven placement of the two doors and are not sympathetic replacements for French doors.
- Staff noticed vinyl siding, replacement windows, and a new door on the front elevation when reviewing this application. While DPI doesn't show a COA issued, staff doesn't have the opportunity to confirm if a hard copy of any prior review/approval was granted. The possible violations noted are not part of this application.
 - Looking through Google street images, the front elevation was altered between August 2015 and August 2018.
 - The applicant confirmed the alterations to the front elevation were in place when they purchased the house in 2017.
 - While all the front windows have been replaced, the windows on both sides of the house as well as the rear elevation are original (apart from a small window on the enclosed rear entry).
 - Looking closely at the designation photo, it is staff's opinion aluminum siding covered the front dormers due to the thin strips that serve as rakeboards, window casings and corner trim.

ISSUES

- None

RECOMMENDATION

As the proposed patio door replacement will remove historic materials which will alter features or spaces that characterize the property, HDC staff recommends the Commission deny a Certificate of Appropriateness for this project as proposed as it does not meet the Secretary of Interior Standards for Rehabilitation, specifically Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Following photographs supplied by applicant.





Rear Porch



