

STAFF REPORT: MAY 11, 2022 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: #22-7819

ADDRESS: 259 W. GRAND BOULEVARD

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: GAMAL USMANOFF/ALEXANDIRA HOME SOLUTIONS

OWNER: ERIN EBSCH

DATE OF PROVISIONALLY COMPLETE APPLICATION: 3/2/2022

DATE OF STAFF VISIT: 5/4/2022

SCOPE OF WORK: REPLACE EXISTING VINYL AND WOOD WINDOWS WITH NEW WOOD WINDOWS

EXISTING CONDITIONS

The building located at 259 W. Grand Boulevard is a two-story, single-family dwelling that is located in the Hubbard Farms Historic District. The building is topped with a side-gabled roof which displays three front-gabled dormers at the front elevation roof surface. The exterior walls are clad with a light buff brick. All windows, with the exception of the two picture windows at the front elevation, first story, are non-historic vinyl units. Specifically, the vinyl windows at the front elevation are 12/1 and 6/1 units at the second story (grids between the glass), and 6/3 units at the dormers (grids between the glass). Windows at the side and rear elevation are typically 1/1 vinyl units. The windows at the front elevation, first story are fixed wood picture windows. A glass block window is also located north elevation, second story. The dormer windows retain their historic wood pilasters/trim. The front, side, and rear elevation windows also retain their original wood trim/brickmould.



259 W. Grand Boulevard, current appearance

PROPOSAL

A previous contractor attended the Commission's November 10, 2021 meeting on owner's behalf and presented a proposal to replace four vinyl windows with new double-hung composite windows. The new windows would have had muntins between the glass and aluminum trim was proposed for installation at each window's existing historic brickmould. The Commission denied the application.

As noted above, all of the home's existing windows, with the exception of two windows located at the front elevation, first story, are vinyl. The two windows located at the front elevation, first story, are wood. With the current proposal, the applicant is seeking the Commission's approval to replace all of the windows at the home with new wood units. Specifically, the current proposal includes the following:

- Replace all vinyl windows with new 1/1 aluminum-clad wood, double-hung, Pella Windows. The aluminum cladding will display a black finish color. The applicant has stated that they would also be willing to install simulated divided lite windows if the Commission requires, but that they prefer a 1/1 configuration. The existing historic wood trim/brickmould/casing will be retained and will not be covered/clad with aluminum
- Replace each of the two existing wood picture windows at the front elevation, first story, with a new fixed aluminum-clad wood window. The aluminum cladding will display a black finish color. The existing historic wood trim/casing/brickmould will be retained and will not be covered/clad with aluminum

STAFF OBSERVATIONS AND RESEARCH

- The Hubbard Farms Historic District was designated in 1984
- The current vinyl and glass block windows were likely added after 1984/the district's date of designation. Staff reviewed that property's electronic files and did not identify a COA or a violation notification for the current vinyl windows
- A review of Google Streetview indicated that the current windows were present in 2009
- The current fixed wood windows at the front elevation, first story, were likely added prior to the district's designation but are not original to the building's date of construction. The windows which were originally at this location likely matched the configuration of second story windows at the front elevation. Specifically, each opening likely had a mulled set of paired wood, double-hung units
- The original wood trim/brickmould remains while the original sash has been replaced
- Per the National Park Service's publication entitled "[*Replacement Windows that Meet the Standards*](#)" [Planning Successful Rehabilitation Projects, Replacement Windows—Technical Preservation Services, National Park Service \(nps.gov\)](#):
 - Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building...The appearance of the replacement windows ***must be consistent with the general characteristics of a historic window of the type and period***, but need not replicate the missing historic window. In many cases, this may be accomplished using substitute materials. There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible, consistent with the approach outlined for replacing existing historic windows. ***Replacing existing***

incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.

- It is staff's opinion that the proposal to replace the incompatible vinyl windows with new 1/1, aluminum-clad wood windows meets the Standards

ISSUES

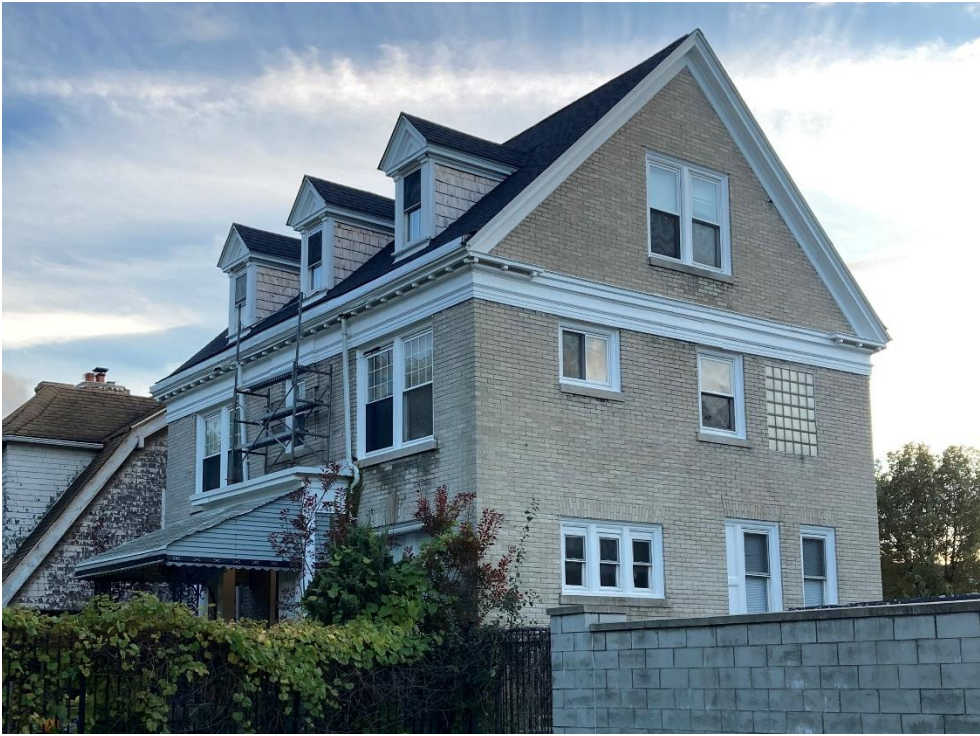
- It is staff's opinion that the current wood picture/fixed windows at the front elevation, first story, are not compatible with the building's historic appearance. Therefore, the replacement of the existing, non-compatible fixed wood windows at the front elevation with new fixed wood windows do not meet the Standards. Should these windows be replaced, staff recommends that the new windows match the configuration and operation of the windows at the second story, front elevation. Specifically, a set of paired 1/1, double-hung aluminum clad, wood windows with mullion should be installed within each opening

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

It is staff's opinion that the project generally conforms to the Elements of Design for the Hubbard Farms Historic District and meets the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work with the following condition:

- Should the fixed wood windows at the front elevation, first story, be replaced, the new windows shall match the condition/configuration of the windows at the front elevation second story. Specifically, a set of paired 1/1, double-hung aluminum clad, wood windows with wood mullion and trim/brickmould shall be installed in each opening. HDC staff shall be afforded the opportunity to review and approve the final proposal for the front elevation, first story replacement windows.





259 W. Grand, current appearance