

STAFF REPORT: NOVEMBER 14, 2022 REGULAR MEETING

PREPARED BY: T. BOSCARINO

APPLICATION NUMBER: 22-8167

ADDRESS: 12142 BROADSTREET

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: RAZEL REMEN, MOTOWN UMOJA, LLC

PROPERTY OWNER: RAZEL REMEN

DATE OF PROVISIONALLY COMPLETE APPLICATION: NOVEMBER 21, 2022

DATE OF STAFF SITE VISIT: DECEMBER 5, 2022

SCOPE: INSTALL ALUMINUM-CLAD WOOD WINDOWS AND VINYL WINDOWS

EXISTING CONDITIONS

12142 Broadstreet is a two-and-a-half story, brick, Tudor Revival house built in 1927. It faces west onto Broadstreet Avenue. Defining features include prominent, sharp gables on the front façade and projecting entrance bay, a gambrel roof, decorative brickwork on the entrance bay, and a raised, landscaped berm on the front (west) side of the house. The windows, previously important features, are now missing; it is unclear if the doors remain.



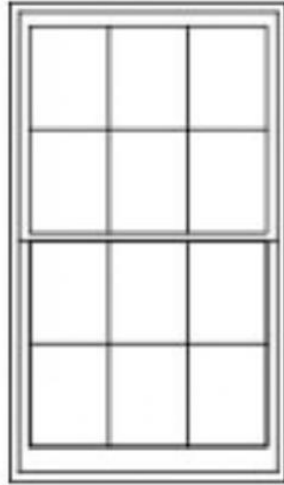
December 2022 photo by staff.

PROPOSAL

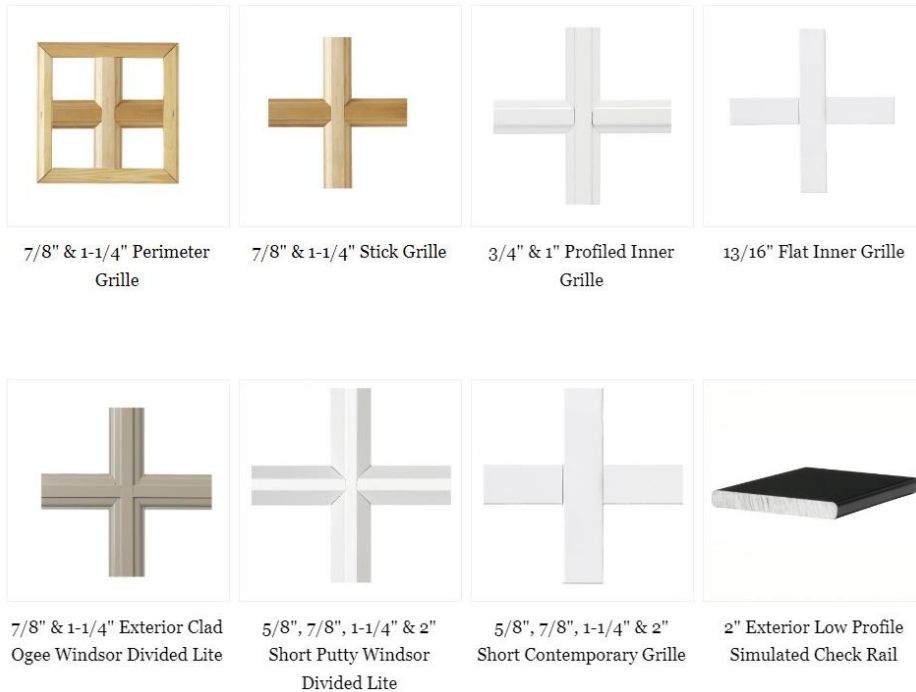
The applicant proposes to install windows on the house, as described below. According to the applicant, there are no windows presently on the building.

Front of the house

The applicant proposes to install seven (7) windows on the front (west) of the building. The proposal specifies Pinnacle double hung, aluminum-clad wood windows by Windsor Windows & Doors. They are to be six-over-one windows with a “colonial grid pattern” on the top sash. Exact dimensions are not provided; however, the application provides a link to the product website, with detailed photos. The product also has several different options for simulated muntins; the application does not specify which option is to be used.



Pinnacle aluminum-clad wood windows. Note that the application proposes six-over-one windows, not the six-over-six windows shown in the sketch. *Image:* <https://www.windsorpinnacle.com/clad/double-hung-glide-by>



Grille and divided lite options for Pinnacle windows. *Image:* <https://www.windsorpinnacle.com/clad/double-hung-glide-by>

Side and rear elevations

The applicant proposes eleven (11) vinyl sash windows and three (3) vinyl casement windows on the side and rear

elevations. The casement windows include two on the north wide and one on the rear (east).

The proposed windows are Revive replacement windows by Windsor Windows & Doors. They are one-over-one sash windows; exact dimensions are not provided in the application.



Revive replacement sash and casement windows. Image: <https://www.windsorrevive.com>

Window color

White is mentioned in the application, but the applicant stated in an email that the windows could be either white or black.

STAFF OBSERVATIONS AND RESEARCH

- The Russell Woods-Sullivan Historic District was established in 1999. Its Elements of Design (Sec. 21-2-168) provide the following guidance:
 - “Windows are commonly either metal casements or wooden sash.”
 - “Original metal balustrades exist.”
 - “Subdivided windows” create textural interest.
 - “Buildings of vernacular English Revival styles generally have painted woodwork and window frames of a dark brown or cream color.”
- The Final Report for the district implies a Period of Significance of four decades, beginning with the construction of the first house in 1920 and extending through the transition of the neighborhood into an important African American middle-class community, with many prominent residents, in the 1950s.
- The current owner purchased the house in 2012, according to public records. Photos from 2014 and 2019 show that the house has deteriorated noticeably during this time. Six-over-six sash windows from the north bay of the front (west) facade, and leaded glass casement windows from the south bay of the front facade, were present in 2014 but are now missing. The applicant did not state why the windows are no longer present.



Left: The subject property in 2014. Photo: city records. Right: The same property in 2019. Photo: Google Maps. All windows are currently missing.

Front of the house

- As the windows on the front façade are missing, dimensions or detailed photos are not available. However, from the images provided on the Pinnacle product website, staff suggests that the proposed windows are dimensionally appropriate (with an exception, as described under Issues, below). Of the simulated muntins shown on the product website, some are more appropriate than others.
- It is unclear from the application and from the site visit photos if the historic wood mullions between windows on the front façade remain. Standard #2 states that they should not be removed.

Side and rear elevations

- The condition and appearance of the side and rear windows during the Period of Significance or at the time of the designation of the historic district is not known from available information.

Window color

- Black is an appropriate sash color, as dark sash colors are typical of Tudor Revival architecture. Black is provided as an optional sash color in Color System D.
- White is not generally an appropriate sash color for Tudor Revival architecture. However, white is arguably an appropriate sash color in the Russell Woods-Sullivan Historic District due to its broad Period of Significance; staff suggests that sashes and trim of historic buildings were often painted white by subsequent owners in the mid-twentieth century. Staff also notes that white sashes previously existed on the house.

ISSUES

- The proposed vinyl windows are not appropriate, as Standard #6 states that new features should match the “design, color, texture ... and where possible, materials” of the old. A one-over-one or six-over-one sash window of historically appropriate materials and dimensions should be used on the sides and rear.

- The leaded glass casement windows formerly on the west elevation provided “textural interest,” as described in the Elements of Design, and thus are a defining feature. Installing sash windows at this location does not provide the same “textural interest” and is therefore not appropriate.

RECOMMENDATION

Recommendation #1) Section 21-2-78: Determination of Historic District Commission (inappropriate window installation)

Staff recommends that the Commission issue a *Denial* of the proposed window installation on the north, east, and south elevations, and the proposed installation of the two windows above the front entrance bay, as the proposed work does not meet the Secretary of the Interior’s Standards for Rehabilitation, in particular:

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.*

Recommendation #2) Section 21-2-78: Determination of Historic District Commission (appropriate window installation)

Staff recommends that the Commission issue a *Certificate of Appropriateness* for the remaining work items (i.e., the proposed installation of aluminum-clad wood sash windows on the front (west) façade other than the two windows above the front entrance bay), as the proposed work conforms to the district’s Elements of Design and meets the Secretary of the Interior’s Standards for Rehabilitation, subject to the following conditions:

- The choice of simulated muntins and sash color shall be subject to approval by staff.
- Historic wood mullions on the front (west) façade will be preserved or, if missing, replicated.