

STAFF REPORT: APRIL 12, 2023 MEETING

PREPARED BY: A.DYE

APPLICATION NUMBER: 23-8284

ADDRESS: 10321 OUTER DRIVE WEST

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: BERRIS FLEMMINGS

PROPERTY OWNER: VICTOLYN FLEMMINGS

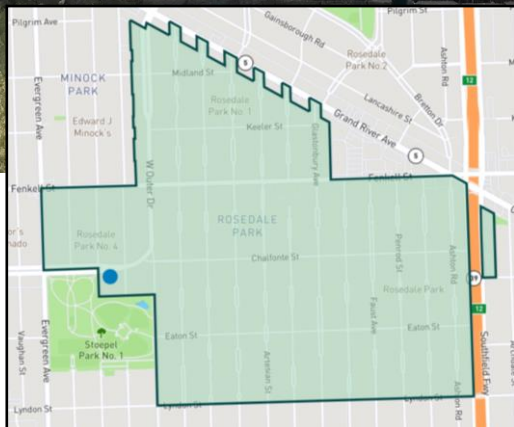
DATE OF PROVISIONALLY COMPLETE APPLICATION: MARCH 20, 2023

DATE OF STAFF SITE VISIT: MARCH 28, 2023

SCOPE: REPLACE WOOD WINDOWS

EXISTING CONDITIONS

The house at 10321 Outer Drive West is located on the southern side of Outer Drive and is three houses east of the historic district’s western boundary. The two-story house was erected in 1954. The slightly overhanging second floor at the front elevation is a typical mid-century design that is reminiscent of colonial-era Garrison-style houses. Grayish-white brick, laid in a running bond pattern, covers the side and rear elevations and the first floor of the front elevation. Aluminum siding covers the overhanging extension of the second floor, as well as the window casings and lower framing of the front elevation bay window and the rear single-story extension.



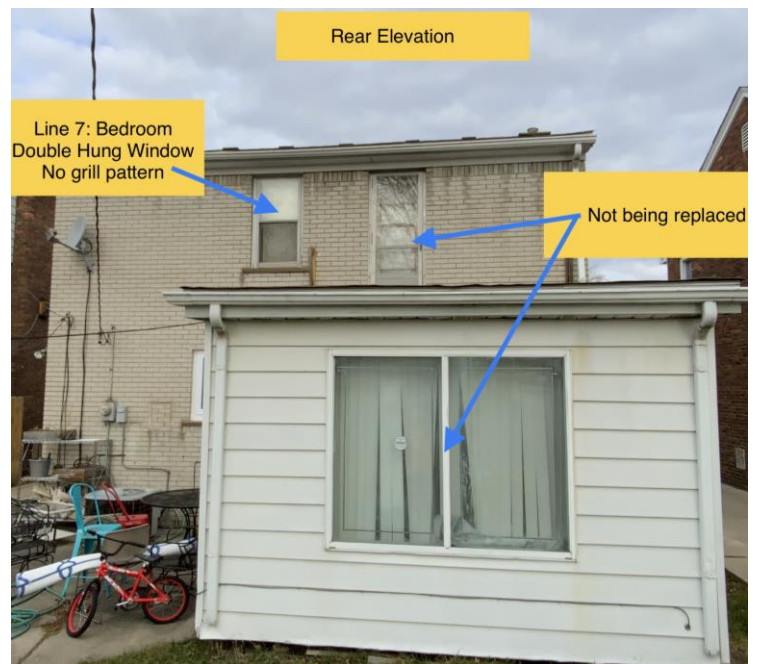
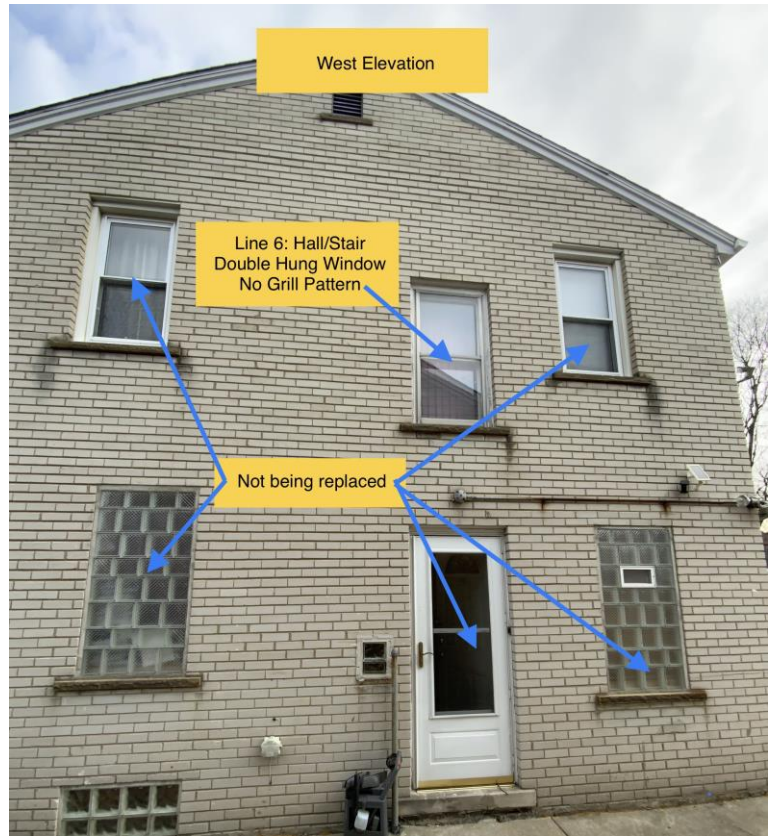
Above: Staff photo, March 28, 2023.

Left: Rosedale Park District Map, HDC. Property location indicated by blue dot.

Many of the window openings at the side and rear elevations have vinyl replacement windows or glass block.



Applicant photos



PROPOSAL

The application proposes to replace the remaining eight wood sash window units on the house.

Replacement Units: Anderson 400 series, which are Fibrex frames and vinyl wrapped exterior. Selected color: white.

Front Elevation

Three windows in bay, currently fixed center unit and flanking “cottage-style” units (smaller upper sash and larger lower sash), four-over-six pattern.

Replacement: All units to be fixed windows with between-the-glass grilles (imitating glass pattern of existing windows).

East-Side Elevation

Three double-hung windows, four-over-four pattern.

Replacement: Double-hung, imitating glass pattern of existing windows with between-the-glass grilles.

West-Side Elevation

One double-hung window, one-over-one pattern.

Replacement: Double-hung, one-over-one pattern.

Rear Elevation

One double-hung window, one-over-one pattern.

Replacement: Double-hung, one-over-one pattern.

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established in 2006.
- The designation photo shows replacement windows at the second floor, front elevation. The property owner confirmed the windows at the side and rear elevations were replaced at the same time (i.e., pre-designation).



Designation photo, 2006, HDAB.

- The Anderson 400 series tilt-sash units are fabricated from Fibrex. Anderson’s website states that Fibrex is “A blend of 40 percent wood fiber by weight, mostly reclaimed from Andersen manufacturing processes, with 60 percent thermoplastic polymer* by weight, some of which is also reclaimed.”
*A thermoplastic is any plastic polymer material that becomes pliable or moldable at a certain elevated temperature and solidifies upon cooling.
- The window order states between-the-grilles will be installed.

ISSUES

- The applicant stated, “*We are replacing the current windows because they are old, the wood around each window is rotted, and they are loose and falling apart.*” However, it is staff’s opinion, based on the interior photos submitted by the applicant, the sash is intact within each window opening and the wood frames don’t show visible evidence of significant deterioration.
- While Anderson markets Fibrex sash as a wood window, the majority of the material within the frames is plastic.
- The front elevation bay window is a distinctive character defining feature of the house. The existing wood windows contribute to this feature for the following reasons:
 - True divided-light muntin bars offer a dimensionality to the window openings and is the dominant architectural detail on the structure.
 - The cottage-style flanking units are not ubiquitous on houses, and adds a unique proportion to the front elevation.

- The window order states the bay window flanking units (window #s 4 and 5) will become picture windows. The description in window #4 isn't correct (it states four vertical bars-staff believes this is a typographical error); the description in window #5 is correct (four horizontal bars and one vertical bar) and would mimic the glass pattern in the existing windows.
 - The operation of the existing cottage-style windows gives a dimensionality to the window sash that would be lost with the installation of casement units.
 - The central fixed wood window has a custom feature in which the second horizontal bar is thicker, emphasizing its alignment with the meeting rails of the side windows. This difference in width is further evident in the interior picture provided by the applicant. While this different width is a small detail, it is staff's opinion it is these small details that contribute to the uniqueness of historic structures.



Staff photo, March 28, 2023.



Applicant photo

- The window openings at the side and rear elevations have stone or cast concrete sills with a rough, cut surface. The protruding sills are character-defining features, however the window sash at the side walls are minimally visible from the public right-of-way. The divided-light double-hung windows on the east wall (#1, 2, 8) are further obscured from view by the chimney and the muntin patterns are not visible from the sidewalk.



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

Recommendation One – Denial – Replacement of front elevation windows

It is staff’s opinion that the existing wood windows are not deteriorated beyond repair and the wood sash at the front elevation retains a level of materiality and dimensionality that offers architectural detail to the structure. Therefore, staff recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, specifically Standards:

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 Two – Certificate of Appropriateness – Replacement of side and rear elevation windows

It is staff’s opinion the remaining work will not alter the features and spaces that characterize the property, and therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

Staff recommends the Certificate of Appropriateness be issued with the following condition:

- Window units at the east elevation (#1, 2 and 8) can be one-over-one double-hung units, thereby matching the adjacent vinyl one-over-one double-hung window.