

STAFF REPORT: MAY 10, 2023 REGULAR MEETING

PREPARED BY: T. BOSCARINO

APPLICATION NUMBER: 23-8335

ADDRESS: 14921 GREENVIEW

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT AND PROPERTY OWNER: TINA DAWSON

DATE OF PROVISIONALLY COMPLETE APPLICATION: MARCH 31, 2023

DATE OF STAFF SITE VISIT: APRIL 25, 2023

SCOPE: INSTALL VINYL WINDOWS

EXISTING CONDITIONS

14921 Greenview is a one-and-one-half story, gable roof, Ranch-style brick building in the Rosedale Park Historic District, built in 1950, and facing east onto the street. Notable details include a prominent, front-facing gable with a centered wall chimney; both the gable façade and chimney feature stone cladding.

The windows, subject of this application, appear to be original and come in several configurations. On the front (east) façade are six-over-six wood sash windows. On other elevations are one-over-one sash windows and a bay window. Many windows feature historic storm windows or screens.



View from southeast. April 2023 photo by staff.

PROPOSAL

The applicant proposes to replace all windows and storm windows on the building with vinyl windows. A total of 15 windows are listed on the submitted window schedule. Interior and exterior photos of each window proposed for replacement is also included with the application materials.

The application materials mention two different types of proposed windows. According to a submitted window schedule and brochure, the proposed windows are Encore double-hung vinyl sash windows from First Choice Windows and Doors. The color is white, with brown exterior trim to match the siding, gutters, and doors. The Encore windows optionally include between-the-glass grids to approximate the appearance of muntins; the application does not specify if these are proposed.

Anderson 400 Series windows are mentioned in the text of the application and on the Project Review Request Form as a possible alternative. This is a vinyl-clad wood sash window with several options for grilles and colors.



Encore window. Image from submitted brochure.

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established by Ordinance 03-07 in 2007. The Period of Significance described in the Final Report and ordinance is from 1917 through 1955.
- The Elements of Design (Sec. 21-2-199) for the district provide guidance on windows as a distinctive feature:
 - Windows are “often subdivided”
 - Textural interest is created by “subdivided windows”
 - “Windows are commonly either of the metal casement or wood sash variety.”
- The windows proposed for replacement on the front (east) façade are unambiguously character-defining as they are subdivided, as described in the Elements of Design, adding textural interest to the façade and serving as a prominent visual component of the building.
- The original windows on the north, south, and west elevations, though less clearly distinctive, are important to the character of their house due to their materials and operation.
- Staff observes that the storm windows also appear to be original or historic and support the character of the building due to their materials and dimensions.
- The applicant states that the existing windows are “rotten and falling out.” The Project Review Request Form mentions concerns including “rotten wood around frames,” “open gaps,” “broken seals,” and a desire for “energy efficiency.”
- The applicant states that they have had difficulty finding a contractor to repair the existing windows. The

applicant states they contacted Antclif Windows, Genex, Steve Made Windows, H & R, Pleasantview Windows, and C & L Brothers.

- Staff was not able to view the front (east) and side (north and south) windows up close due to the distance from the street; staff was not able to view the rear (west) windows at all. Consequently, staff relies upon the application materials for description and photos.
- Staff observes that some areas of deterioration of storm windows and surrounding frames are visible in the submitted application materials and that screens are damaged.



Deterioration of window frames and storm windows (no storm window is present on the leftmost image). Photos from application materials.

- Beyond general description (quoted above), the photos from the applicant do not show significant deterioration to the historic primary windows.

ISSUES

- The building's windows are historic (appearing to be original to the house and dating from the Period of Significance) and are not shown to have deteriorated beyond repair. Standard #6 of the Secretary of the Interior's Standards for Rehabilitation, cited below, directs that they be retained.
- If a replacement window were to be warranted (for instance, if the existing windows had deteriorated beyond repair), staff notes that an appropriate replacement window would be a wood sash window with similar dimensions in a compatible trim color. A white vinyl window is not appropriate on this building.
- As the windows are historic and characteristic of the property, the proposed replacement does not adhere to Standard #2 (quoted below). If the storm windows are intended to be permanently removed, this also applies to the storm windows.
- As the windows on the front (east) façade are distinctive features, their proposed replacement also fails to adhere to Standard #5 (quoted below).

RECOMMENDATION

Section 21-2-78: Determinations of Historic District Commission

Staff recommends that the Commission issue a Denial of the proposed window and storm window replacement as it would remove historic features of the property and replace them with features of non-historic materials and appearance; consequently, 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.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
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*