

STAFF REPORT: OCTOBER 11, 2023 MEETING

PREPARED BY: B. BUCKLEY

APPLICATION NUMBER: HDC2023-00043

ADDRESS: 4201 GLENDALE

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVSN

APPLICANT: PAMELA HARRISON

PROPERTY OWNER: PAMELA HARRISON

DATE OF PROVISIONALLY COMPLETE APPLICATION: SEPTEMBER 18, 2023

DATE OF STAFF SITE VISIT: SEPTEMBER 5, 2023, OCTOBER 4, 2023

SCOPE: *REPLACE WINDOW SASH, REMOVE TREE AND LANDSCAPING*

Indicates work completed without HDC review

EXISTING CONDITIONS

4201 Glendale is a two and a half story Tudor revival dwelling constructed ca. 1925. The frame dwelling is clad in wood shingles and features leaded glass windows. A detached garage is located to the south of the dwelling. The property sat vacant for approximately the last 10 years and suffered from deterioration but is now undergoing rehabilitation.



Figure 1: 4201 Glendale, looking southeast.



Figure 2: 4201 Glendale ca. 1999, looking southwest. HDAB

PROPOSAL

The applicant is seeking approval for work that has been completed or is in progress. The scope of work includes the removal of a mature deciduous tree from the east side of the property, as well as foundation plantings and decorative shrubs from the front and east side of the dwelling. The applicant has also replaced select wood window sash with new custom wood sash that sit in the original window frames. The replacement sashes will be painted white to match the existing windows. The remaining windows in the home will be restored.

STAFF OBSERVATIONS AND RESEARCH

- The Russell Woods-Sullivan Historic District was established in 1999.
- In September, 2023, HDC staff issued a COA for work completed or in progress that included the following work items.
 - Replacement of front door
 - Rehabilitation of front porch
 - Installation of glass block windows at basement window openings
 - Repair of wood shingle siding in kind
 - Installation and staining of rear fence
 - Repair of fascia on board on house and garage
- Images available from Google Street View indicate that the mature tree removed by the applicant was diseased, leaning, overgrown for its location, and had the potential to cause damage to the foundation of the home.

Likewise, the foundation plantings and shrubs were overgrown and had the potential to damage the siding, chimney, and foundation.



▪ **Figure 3: View of 4201 Glendale from Google Street View, 2022. The red arrow indicates the tree that was removed from the property by the applicant.**

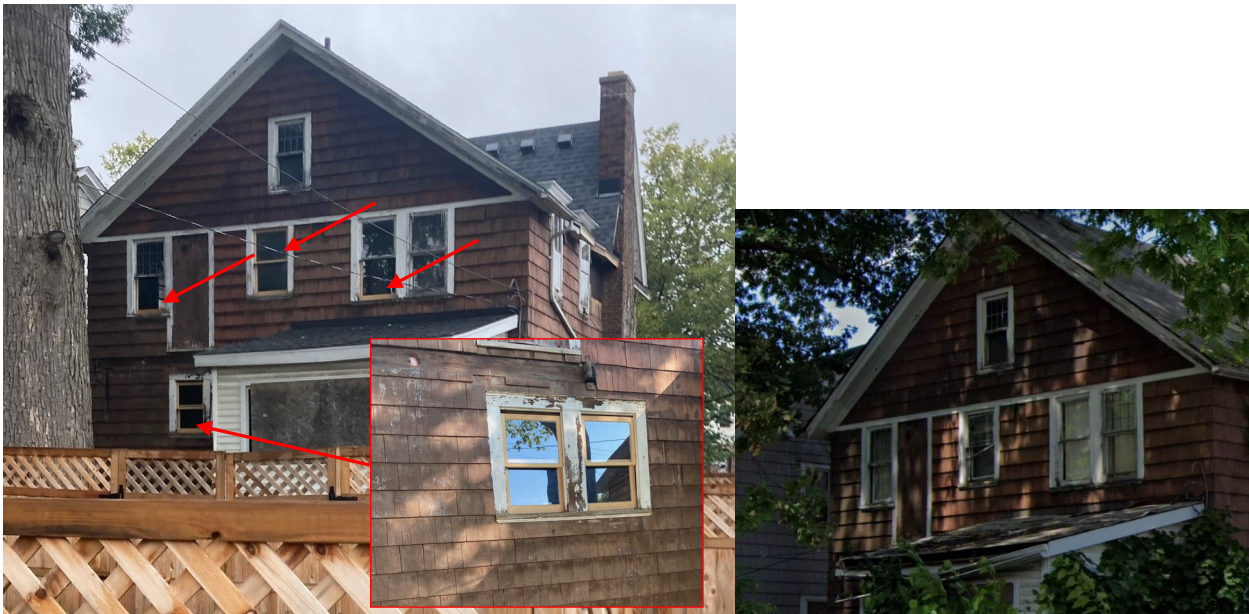
- It appears that all the replaced upper sashes once featured leaded glass windows, with lead came dividing the upper sash into 8, 12, or 15 lights depending on the size of the window. The replacement sashes contain a single pane of clear glass. During a site visit, staff observed the dimensions of the replacement sash (rails and stiles) nearly identical to those of the original windows. The applicant does not have photographs that illustrate the condition of the original sash units before replacement, but some information can be gleaned from Google Street View. New wood window sashes have been installed as outlined below.



North Wall (Façade): One double-hung, wood sash window has been installed on the façade. This window was missing at the time the applicant purchased the home, but originally featured a leaded-glass upper sash with 12 lights.



East Wall: One upper sash of a window on the lower story, and one lower sash at the second story have been replaced with new custom wood sash. The prior condition of the window is not visible due to extensive vegetation.



South Wall (Rear): Three double-hung windows and two lower sashes were replaced with new wood sashes. Google Street View photographs indicate all three replaced upper sashes once contained leaded glass, however the central window on the second story was in poor condition.



West Wall: The lower sash of a single window was replaced on the north wall.

Total: 4 full window replacements (including leaded glass upper sash), 2 upper (leaded glass) sash only replacements, 4 lower sash only replacements.

ISSUES

- Available photographs show the shade tree was deteriorating, overgrown, and presented a threat to the historic dwelling. Likewise, the landscape plantings were overgrown and had the potential to damage historic materials on the dwelling. Staff recommends approval for this portion of the application.
- Staff site visits confirmed the replacement wood sashes are of the same dimension as the original units. In the instances where the lower sashes were replaced, the treatment meets the Secretary of Interior Standards and staff recommends approval as installed. As evidenced by the designation photograph and images available online, all of the hung windows on the home had upper sashes that contained the leaded glass. These leaded glass windows were a distinctive character defining feature of the home. The applicant is not able to supply information to prove these window sashes were deteriorated beyond repair. While staff recognizes that new leaded glass windows can be difficult to source and the sash frames (rails and stiles) are appropriate, replacing these upper sashes with plain glass results in a substantially altered aesthetic, particularly at the façade and highly visible east wall. Staff recommends the replacement of the leaded glass window sashes be denied. It should be noted that the single pane of vision glass can be replaced within the new custom wood sash.

RECOMMENDATION

Recommendation One – Denial – Replacement of Leaded Glass Window Sash

Staff finds that the proposal for the replacement of the leaded glass window sash throughout the home does not meet the Secretary of the Interior’s Standards for the following reasons:

- The leaded glass sash windows were a distinctive character defining feature of the building that is not sufficiently replicated by their replacement with single pane windows.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 6:

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 – COA – Removal of mature shade tree, landscape plantings, and replacement of lower window sash with new wood sash.

Staff finds that the proposal for the remaining work items will not alter the features and spaces that characterize the property and district and therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed as it meets the Secretary of the Interior's Standards and the Elements of Design for the district.