

STAFF REPORT: DECEMBER 13, 2023 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2023-00139

ADDRESS: 19245 PARKSIDE

HISTORIC DISTRICT: SHERWOOD FOREST

APPLICANT: RANJIT VERGHESE, SI BUILDING LLC

PROPERTY OWNER: UPI PARKSIDE, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: NOVEMBER 20, 2023

DATE OF STAFF SITE VISIT: NOVEMBER 29, 2023

SCOPE: REPLACE ORIGINAL WINDOWS WITH VINYL WINDOWS, REHABILITATE EXTERIOR (WORK COMPLETED WITHOUT APPROVAL)

**Revised 12/11 – to include additional documents/photos submitted by the applicant on 12/10*

EXISTING CONDITIONS

The building permit for the dwelling and garage at 19245 Parkside was issued on October 11, 1945. The three-bay wide house is faced with variegated red/brown brick. The shallow pitched hip roof is covered with gray, dimensional asphalt shingles. The slightly asymmetrical design of the front façade is dominated by two multiple sash window openings on either side of the front door; one a bay window and the other a bow window, both of which are covered with copper. A serpentine walkway bisects the flat turfed lawn and leads to a low open porch. The wall encompassing the front entrance is covered with a tan-colored stone veneer. The recessed door is further accentuated by short, angled walls covered in a smooth, off-white cast stone that joins the rough finished stone by decorative quoins.



Staff photo, November 29, 2023.

BSEED building permit card.

19245	
Parkside	OK 452
11570	10-11-45
Use	dwelling & attached garage
Cont.	brick veneer
Remarks	\$25,000.00

The dominant window pattern for the house is grouped narrow casement units topped with a transom. The casements have horizontal muntins, while the transoms, when more than one window wide, have vertical muntins.

Many original windows on each elevation have been replaced with white vinyl double-hung windows.

PROPOSAL

Work items listed on applicant's "Project Information and Scope of Work" form:

- Install white double-hung vinyl windows (Pella 150 series); install white grid inserts and black aluminum exterior trim.
- Replace existing steel downspouts and gutters with 4-inch aluminum gutters and downspouts, color: black.
- Tuckpoint front porch as needed.
- Scrape, caulk, and paint all bond board, soffits, and fascia; color: black.

Work items listed within applicant's cover letter under "Description of Project":

- Tuckpoint on façade of windows.
- Replace entry door: *Jeld Wen engineered wood door –stain/paint; color and finish: not specified.*
- Sand and paint existing black trim and shutters.
- Clean up existing original copper awnings.
- Replace two front exterior lights: *Home Decorators Collection, Williamsburg Gas-style 2-light sconce; color: oil rubbed bronze finish.*
- Trim bushes and clean beds.

STAFF OBSERVATIONS AND RESEARCH

- The Sherwood Forest Historic District was established in May 2002.



Designation photo, 2002. Historic Designation Advisory Board.

- It is staff's opinion the overall style of this house displays "Neo-Georgian Vernacular" forms and features, but the asymmetrical placement, lack of applied ornament, and use of vertical casement windows and multi-windowed openings, strongly roots this house as a midcentury design.
- The designation photo shows how each window unit, regardless of its vertical or horizontal orientation, creates a uniform horizontal, rectangular glass pattern.



Google street view, July 2018.

- Individual aluminum storm sashes are affixed to the metal window sashes. This created an insulating air pocket between the two glass surfaces while allowing for operability of the casement units. The window opening over the front entrance did not have storm sash attached, so the thin metal frames are clearly visible.



Google street view, June 2022.



HDC Staff photo, June 20, 2023.

- While writing the staff report, staff noticed that the collector box and downspout at the left/south end of the front elevation were removed between June 2022 and June 2023. *The collector box, and its accompanying downspout bracket, are a distinctive character-defining feature. Although small in size, when compared against the massing of the front façade, their profile and detailing are an impactful and interesting component to the otherwise utilitarian-designed downspout. The applicant stated in a 12/10 email that the collector box was damaged after a fire and removed, and there is no plan to repair or replace it.*
- BSEED’s electronic permit system, Accela, notes a fire insurance claim was made in the summer of 2022. Evidence of a fire is circled in the below photo. The south-facing dormer is gone, a small hole is in the front roof, and it appears one of the casement windows units at the south-side elevation was severely damaged.



Above and left: Google street view, June 2022. The damaged window is partially visible, and the roof dormer is destroyed.

Right: Google street view, May 2019. This partial close-up view shows the previous condition of the dormer. It had been covered with asphalt shingles prior to the district’s designation.



- *On 12/10, the applicant submitted photos of the front entrance and photos with the storm door open showing there is no front door in place.*
 - *The proposed door is minimal in design with vertical panels; it is not demonstrably inappropriate. Made of engineered wood, it can be stained or painted. The finish and color have not been confirmed.*
 - *The existing entrance light is complimentary to the house's design. It is staff's opinion that the fixtures are likely not original nor of historic age. The design of the proposed new light fixture is similarly appropriate for the house.*



Applicant photos and cut sheets.



- In June 2023 a SeeClickFix notice was sent to HDC staff saying that windows were being replaced. Staff responded quickly to inform the contractor that Historic approval for this installation had not been granted, which is why many window openings retain original window sash.
- The below photos are a before-and-after comparison of the side elevations. Due to the elevations' impaired visibility and differing angles of Google images, 2018 and 2019 images were used for the before documentation.

South-side elevation



Google street view, May 2019.



Staff photo, November 2023. The damaged casement, shown on the previous page, is visible here. Installed vinyl windows are circled.

North-side elevation



Google street view, July 2018.



Applicant photo. All the historic window sash on this elevation have been replaced with vinyl windows.

South-side and partial rear elevations



Applicant photo. Based on the masonry design of this rear corner, staff believes the upper area was possibly an open porch originally, and the lower area was possibly a screened enclosure. The vinyl window units within the first floor openings appear to be newer than the siding enclosure; the 2018 image on the preceding page shows vinyl units and the enclosed openings were in place at that time. Staff doesn't have earlier photo documentation of this area, but enclosures of porches in the 1950s-1980s were very common, so it is possible these enclosures pre-date district designation.

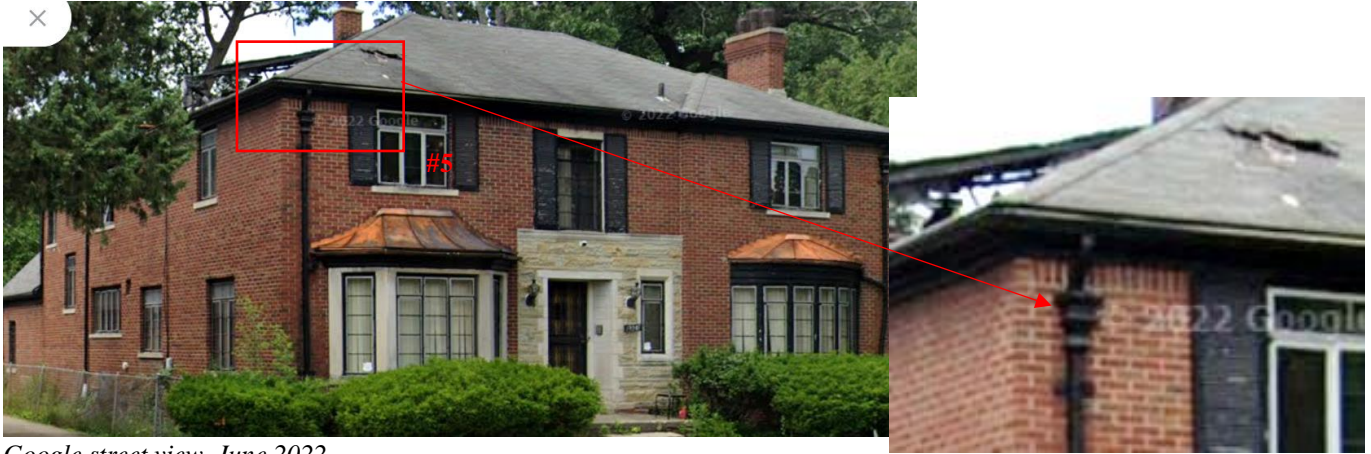
Rear elevation



Applicant photo. At the second floor of the garage, one vinyl window has been installed, and two openings (one at garage, and one at house) have had window sash removed. Historic sash remains at the first floor of the house and garage.

ISSUES

- *The applicant stated the collector box was removed due to it being damaged by the fire. However, the below June 2022 post-fire Google street view images show the collector box and decorative downspout bracket intact. Standard Six states, “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.” Even if the bracket and collector box were damaged beyond repair, Standard Six requires in-kind replacement of historic features.*



Google street view, June 2022.

- The casement and transom windows are distinctive character-defining features.
 - The removal of the existing windows destroyed a distinctive character-defining feature and substantially altered the appearance of the building.
 - As shown on pages 3 and 4 of this report, windows within the openings prior to removal were intact. *The applicant submitted photos of many of the remaining original windows. They are intact and appear to be repairable, however the darkness of the interior photos makes the full condition difficult to assess. The application of storm units may have helped protect the exterior frames from weather exposure and deterioration.*



Applicant photos. This is Window #5, and is located on the front elevation, second floor, far left (as seen in the photo at the top of the page).





Applicant photos.

Above right: South elevation, severely damaged opening is #8.

Above and right: Close-up views of damaged window opening, which includes a bent window frame. Staff believes the damage of the windows in this opening is severe and is beyond feasible repair.

- The selected double-hung white vinyl windows in no way emulate the historic windows in operation, dimensionality, pattern, color, and material.
- The windows were removed without Historic District Commission approval; therefore, based on the Standards, new windows should match all the details of the historic windows that were removed.
- It is staff's opinion, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.
 - Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
 - The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
 - Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
 - The installation of the vinyl windows does not follow NPS guidelines for new replacement windows, as the proposed windows are not "consistent with the general characteristics of a historic window of the type and period", are not "compatible with the overall historic character of the building".

RECOMMENDATION

Recommendation One – Denial - Removal of historic windows and installation of vinyl windows, removal of collector box and downspout bracket

Staff finds that the removal of historic steel casement and transom windows and installation of vinyl double-hung windows, and the removal of a collector box and downspout bracket, do not meet the Secretary of the Interior’s Standards for the following reasons:

- *The collector box and downspout bracket, and steel-framed casement and transom windows, are distinctive character-defining features. These components were commonly used on traditional and mid-century buildings in the early to mid-20th century and help identify the era of the house’s construction.*
- *The collector box/bracket and windows were removed without Historic District Commission approval. Therefore, based on the Standards, new windows and a collector box and downspout bracket should be reinstalled and should match all the details of the historic components that were removed.*
- *The uniformity of the window openings on each floor and elevation is an important architectural component of the dwelling. The selected double-hung white vinyl windows in no way emulate the historic windows in operation, dimensionality, pattern, color, and material. Replacement windows and aluminum brickmold will not offer the same dimensionality and placement.*
 - *It is staff’s opinion, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.*
 - *Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.*
 - *Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.*
 - *The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.*
 - *Vinyl lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.*
 - *The installation of vinyl windows does not follow NPS guidelines for new replacement windows - the proposed windows are not “consistent with the general characteristics of a historic window of the type and period”, nor “compatible with the overall historic character of the building”.*

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 Standards 2, 5, and 6:

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.

Recommendation Two – Certificate of Appropriateness – Replacement of damaged steel windows (opening #8), installation of new front entry door and entry lights

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.

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

- *The replacement windows for opening #8 will sufficiently replicate the aesthetic and physical characteristics of the original window as determined by staff.*

- *The applicant will submit the finish method for the door (stain or paint) and color to HDC staff for review prior to application.*