

STAFF REPORT: 12/13/2023 MEETING
APPLICATION NUMBER: HDC2023-00145

PREPARED BY: J. ROSS

ADDRESS: 4138 LINCOLN

HISTORIC DISTRICT: WOODBRIDGE FARM

APPLICANT/OWNER: ERIC JONES & PAMELA CASTILLO

ARCHITECT: SUBJECT STUDIO

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/20/2023

DATE OF STAFF VISIT: 12/8/2023

SCOPE OF WORK: REPLACE WINDOWS; CONSTRUCT PORCH

EXISTING CONDITIONS

Erected ca. 1890, 4138 Lincoln is a single-family, wood-frame dwelling that is 2 ½-stories in height and rectangular in plan. Its primary mass is topped with a front-gabled roof, while the rear roof is hipped. A gabled-roof bay is located at the south elevation. Except for the three windows in the attic story's gable end, all windows were recently removed. The window openings are now covered with plywood. Wood, fish-scale shingle siding is located at the building's upper stories. Lapped, wood clapboard siding is at the front elevation, first story, and at the side and rear elevations. Wood panel siding is also located at the front elevation, first story. According to historic Sanborn maps and a review of the submitted photos, a one-story gabled-roof wing and porch was removed from the building's rear elevation sometime after 1970. Brick foundation walls are visible at all four elevations and a brick chimney is located at the north elevation. The primary entry, located at the west elevation, consists of two historic-age paneled wood doors. A partial-width, hipped roof original porch with wood columns, floor, and steps shelters this entry. The rear entry is a single, hinged historic paneled wood door.



Staff photo taken on 12/8/2023



Rear elevation, provided by applicant

PROPOSAL

The applicant is seeking the Commission's approval to rehabilitate the house per the submitted application. Please note that a number of the work items depicted in the project drawings were approved by the Commission at their 9/13/2023 regular meeting. The work items depicted in the current drawing set which have not yet been approved by the Commission, and thus included in the current application for this body's consideration, include the following:

- Install a new wood porch at the south/side elevation. The new porch shall feature wood steps, handrails, and a low-slung hipped roof. The decorative wood brackets which are currently located at the underside of the second story bay will be removed and installed at the new porch roof's soffit
- Install new wood window sash throughout (Marvin Ultimate). Per the project's architect, the remaining exterior historic wood trim (to include casing and mullions) will be retained and restored to match existing where necessary or replicated to match the original in material, design, detailing and dimension where missing (to include the important mullions which are missing/which were removed without approval from the more complex windows at the front elevation).

STAFF OBSERVATIONS AND RESEARCH

New Wood Windows

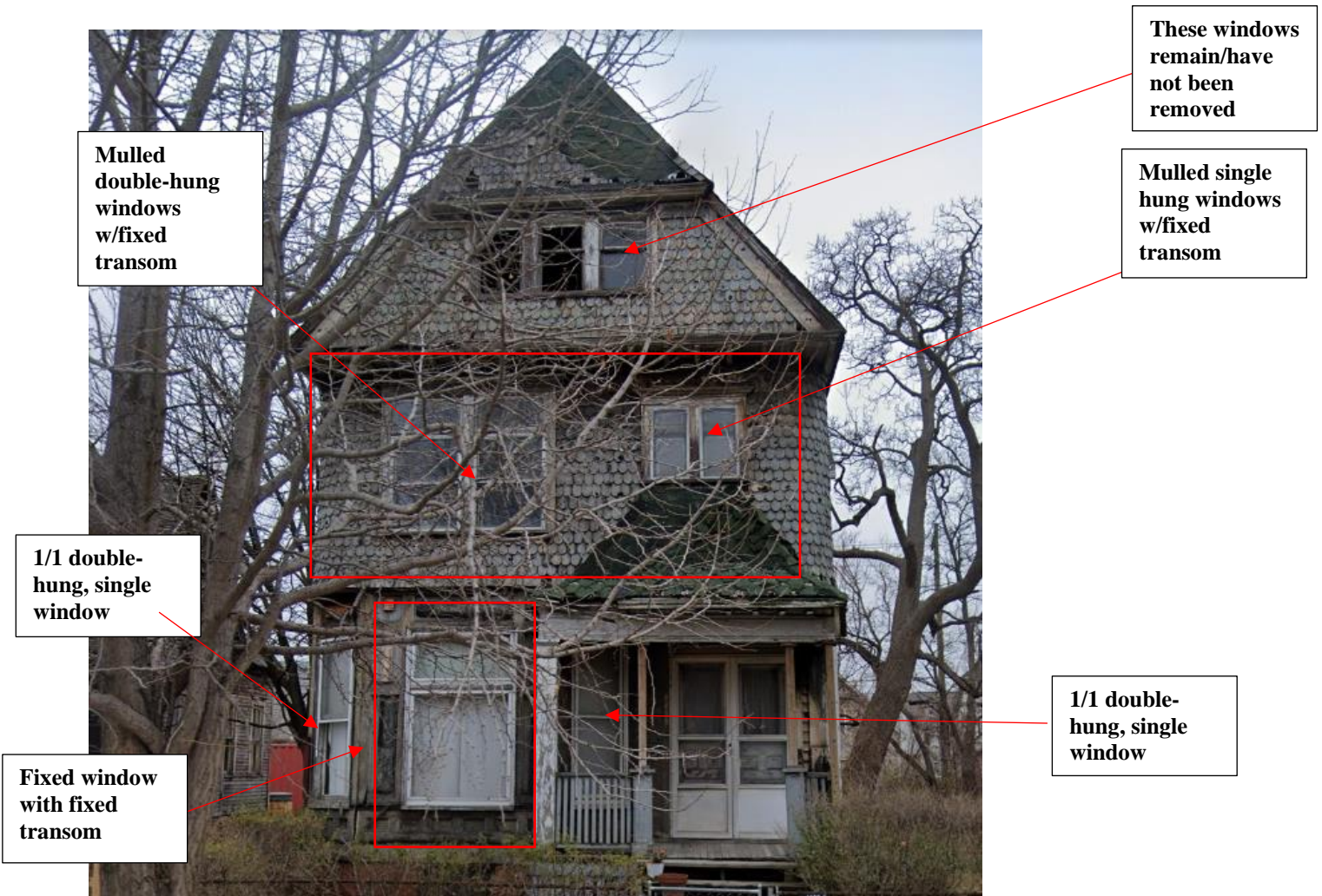
Background Information:

- Please note that a previous owner presented a rehabilitation application to the Commission at the 3/10/2021 meeting which included a proposal to address the then existing historic wood windows according to the following:
 - At the *north* wall, **retain and repair** all existing wood windows. Replace exterior trim/casing with new ¼ cedar trim. **The Commission approved this scope item as proposed.**
 - At the *south* wall, **replace exterior wood casing/trim (with the exception of the existing mullions) with new ¼ cedar trim and replace existing window sash** with new Pella/Architect Traditional aluminum clad wood windows. The existing mullions would be retained. **The Commission approved this scope item as proposed.**
 - At the *front* elevation, **replace window sash and casing/trim with new.** The Commission **did not** approve this scope item as they placed issued a condition on the Certificate of Appropriateness (COA) which required that "the existing windows, brickmould/trim, and mullions at the front shall be retained and repaired."

Staff has posted a copy of the window condition assessment that was submitted to the Commission with the 3/21/2021 application (see the pages 29-37 of the document entitled #21-7115_4138 *Lincoln_Rehabilitate Building - Staff Report*) on the project web page. Per the above, the Commission reviewed this documentation at their 3/10/2021 regular meeting and determined that **only the south elevation window sash and exterior casing were deteriorated beyond repair and thus merited replacement.** Also note that this document included typical details for the building's then existing 1/1, double-hung wood windows.

- The current property owner subsequently removed all of the windows from the home with the exception of the three windows at the attic story, front façade. While the exterior wood casing remains at all of the windows, the south wall mullions, the mullions located at the front façade's double-hung, paired windows at the second story, and the horizontal mullion at the front elevation's first story large fixed window with transom were removed (without approval).
- Per the above point, **only the window sash and exterior casing at the south wall were approved for removal.** The current owner therefore submitted an application to the Commission for review at their regular 9/13/2023 meeting in which he sought a COA for the unapproved

removal of the original windows at the front and north/side elevations and the installation of new Marvin Ultimate aluminum-clad, wood windows throughout. Staff has posted a copy of the staff report from the 9/13/2023 meeting (which includes photos of the current window conditions at both the exterior and interior) to the project webpage. Note that the applicant/current owner **did not** document the condition of the windows prior to the recent unapproved removal. The Commission denied the 9/13/2023 application because the property owner was unable to provide documentation that the windows which were removed without approval were deteriorated beyond repair. Also, while the 9/13/2023 application did provide typical dimension details for the home's historic 1/1, double-hung, single wood windows (because they were recorded as a result of the 2021 application), it **did not** provide dimension details for the more complex windows at the front façade first-story bay and the second story (five in total to include two mullied single-hung windows with fixed transom at the second story; one fixed window with a fixed transom at the first story; and two double-hung, mullied windows with fixed transom at the second story). It was therefore not clear to the Commission at the 9/13/2023 meeting that the proposed new window product would serve as an adequate replication of these windows.



These windows remain/have not been removed

Mullied single hung windows w/fixed transom

Mullied double-hung windows w/fixed transom

1/1 double-hung, single window

Fixed window with fixed transom

1/1 double-hung, single window

Google Streetview, prior to unapproved window removal. This picture indicates the location of the five windows at the front façade (outlined in red) which were all topped with a transom. The second story windows which included a transom were also mullied, paired units. See below images for the condition of these windows before their removal in 2021 and after/2023. The other two windows at the front elevation, first story, and those at the side walls were more standard, 1/1, double-hung units. As noted above, the 2021 application only provided typical details for the former/historic 1/1 wood windows. However, the dimensions of the five windows which included transoms were not documented prior to their unapproved removal.



Fixed window with fixed transom at first story, 2021 condition (left) and 2023 condition after unapproved removal (right). The entire window and transom have been removed. The exterior woodwork remains



Paired mullioned single hung windows with fixed transom at second story, 2021 condition (left) and 2023 condition after unapproved removal (right). The sash has been removed, but the mullion and exterior casing and crown mould remains



Paired mullioned double-hung windows with fixed transom at second story, 2021 condition (left) and 2023 condition after unapproved removal (right). The entire windows and to include horizontal and vertical mullions have been removed while the exterior casing and crown mould remains



North wall. Appearance in 2021 (left) and 2023 (right). Note that these windows were single, 1/1 wood windows (with aluminum exterior storms). The 2021 application proposed to retain and restore these windows. The window sash at this wall has been removed while the exterior trim/casing remains.



South wall, 2021. Note that this wall includes 1/1 wood windows (with aluminum exterior storm windows), both single and mullied, paired units. The 2021 application proposed to replace the window sash and exterior wood casing *while retaining the mullions*. The Commission approved this work item.



South wall, 2023. Exterior (left photo) and interior of first story eastern mullied paired windows (right). Note that all windows and mullion have been removed while the exterior casing remains.

With the current submission, the property owners have revised their 9/13/2023 window proposal. Specifically, the current submission proposes to install Marvin Ultimate **wood window sash** (vs the Marvin Ultimate aluminum clad wood window product which had previously been proposed and denied) while retaining and repairing all remaining exterior wood trim. Where the exterior window trim (including mullions) does not remain, replicate to match historic. The current proposal does include the required window dimensions/details for the following:

- The **typical dimensions for the new 1/1, double-hung Marvin Ultimate wood units**, which would replace the more standard historic wood windows that were at the side walls and the two at the front elevation, first story
- The **typical dimensions for the historic 1/1 double-hung wood windows** which were removed from the sides and front façade, first story (these dimensions were recorded as a result of the 2021 application)
- The **dimensions for the new Marvin Ultimate wood units** which would replace the five more complex front elevation windows

However, note that the current application does not include the dimension details for the **five historic windows at the front façade which include transoms** because they were removed and disposed of without first documenting them, as previously noted. The project architect stated that they estimated the dimensions of these windows based upon an examination of the 2021 photos.

- Also, note that the current submission includes price quotes for custom wood replica windows vs the applicant's desired window product (Marvin Ultimate wood window) which outline the following:
 - A quote for \$88,328 for custom wood windows and wood storms from Artisan Renovations LLC which would provide an exact replication of historic windows that were replaced without approval and for the new windows proposed for the rear elevation (\$48,403 to fabricate the windows; \$11,875 to fabricate the storm windows; and \$28,050 for installation). Per the project architect, this quote includes frame, sash, operational

hardware, and exterior trim restoration and replication to match the existing original where missing or deteriorated.

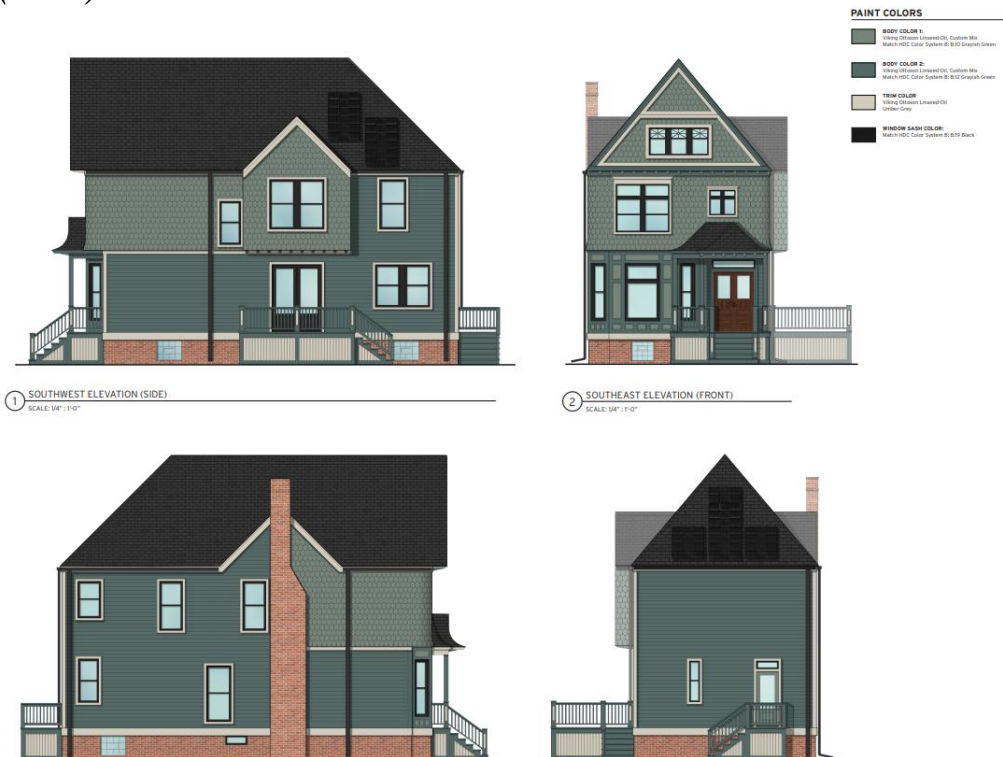
- A quote for \$27,221 for the proposed new Marvin Ultimate wood replacement windows while retaining and restoring existing exterior trim and replicating to match original where trim is missing or deteriorated. The applicant has stated that he wishes to install the proposed new Marvin wood window product vs using a custom wood product due to the cost.

New Porch at side/south wall

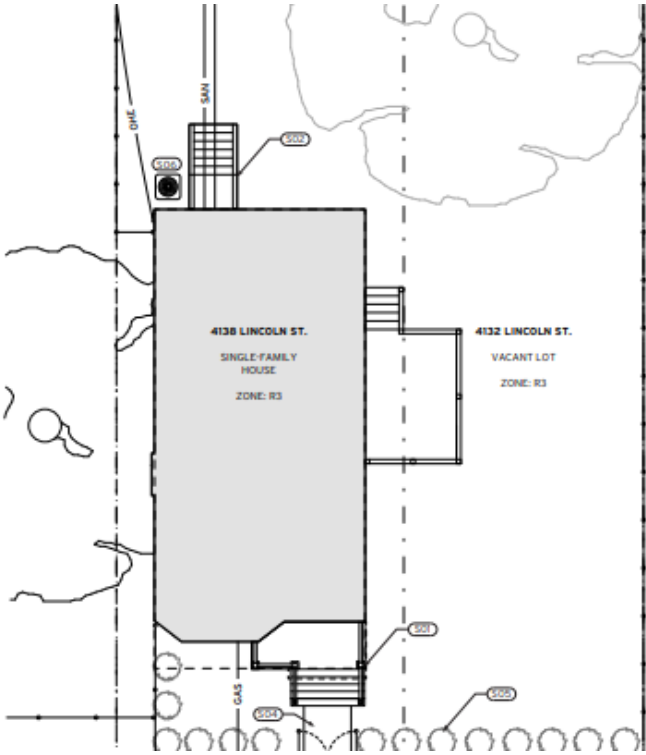
- Note that the applicant's 9/13/2023 application to the Commission proposed to install a new wood porch deck at the building's south wall (see below). The Commission denied this work item for the following reasons:
 - The scale/footprint of the proposed new side elevation deck was too large/wide as it extended into the adjacent lot at 4132 Lincoln. A porch at that location would have been designed to fit within the boundaries of the parcel which the house sits.
 - Re: the proposed new deck, the south side wall is highly visible from the public right-of-way as an adjacent parcel is vacant.
 - Historically, wood porches typically included a roof overhang of some kind in order to protect the floor from deterioration due to exposure to weather.

The applicant has therefore revised the porch design to reduce the size of the porch's footprint. A hipped roof has been included with the new design (see below/next pages).

Renderings of new side elevation porch design which denied by the HDC at the 9/13/2023 meeting (below)



Site plan of new side elevation porch design which *denied by the HDC at the 9/13/2023 meeting (below)*



Current/revise renderings depicting design for new side elevation porch (below)

1. SOUTHWEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

2. SOUTHEAST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

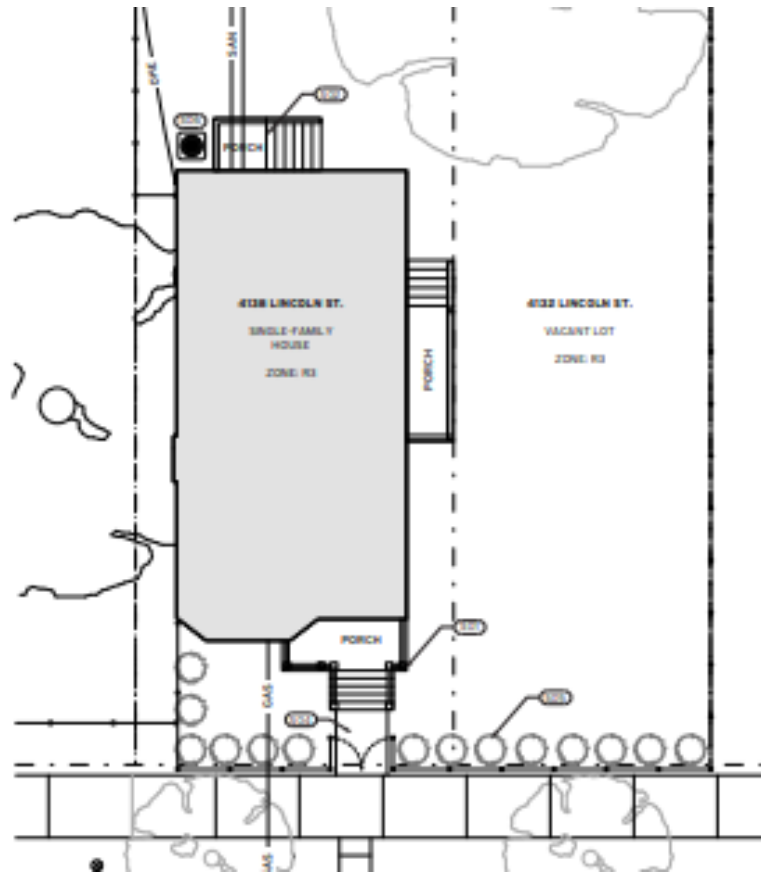
3. NORTHWEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

4. NORTHEAST ELEVATION (BACK)
SCALE: 1/8" = 1'-0"

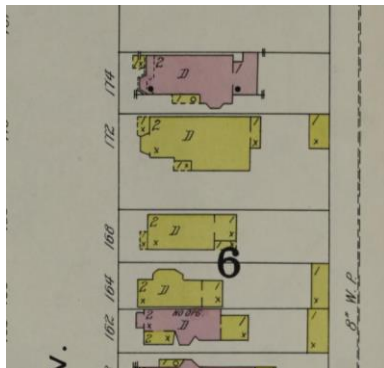
PAINT COLORS

- BODY COLOR 1: White Glidden/Landmark Oil Custom Mix
Match HDC Color System @ R10 Stain
- BODY COLOR 2: White Glidden/Landmark Oil Custom Mix
Match HDC Color System @ R10 Stain
- TRIM COLOR: White Glidden/Landmark Oil
Color Gray
- WINDOW SASH COLOR: White HDC Color System @ R10 Black

Current/ revised site plan depicting design for new side elevation porch (below)



- The new porch will be visible from the public right-of-way because the lot directly to the south of the property is vacant. However, historically this was an area of less visibility as a two-story home had been extant in the adjacent lot to the south as early as 1897 per the below Sanborn maps.



Sanborn Fire Insurance maps from 1897 (left) and 1950 (right). 4138 Lincoln outlined in red

This house was torn down sometime between 1950 and 1991. Also, the porch's roof will be appended to the wall of the second story bay. Additionally, please note the following:

- The porch will be located within the property's boundaries/will not extend into the adjacent lot
- The porch is located towards the rear of the wall

- The size, scale of mass, materials, relationship of solids to voids, and color of the proposed new porch design is generally compatible with the existing historic building. However, staff does note that the hipped roof proposed for the new side porch appears too flat/shallow when compared to the roof at the existing/historic front façade porch. Staff recommends that the height of side porch’s roof pitch be raised slightly so that that it more closely resembles the appearance of the front porch roof, without necessarily duplicating it.
- The porch will be constructed in such a manner that if removed, the essential form and integrity of the historic property and its environment will be unimpaired.
- Generally speaking, the proposed new porch will not obscure, damage, or destroy character-defining features at the property. However, note that the applicant proposes to remove the historic wood brackets which are currently located at the underside of the second story bay and install them at the new porch soffit (see below). Although these brackets are currently not easily visible from public right of way, staff does recommend against this aspect of the proposal as it will destroy the historic relationship between the bay and its original decorative detailing. The brackets should be preserved and rehabilitated in their historic position, allowing the original architecture of the building to be readable in the context of the new porch.



The current application proposes to remove these brackets and install them at the soffit of the new porch roof. HDC staff recommends against this aspect of the application. Staff photo taken 12/8/2023

It is staff’s opinion that the proposed new porch design generally meets the Secretary of the Interior’s Standards for Rehabilitation, as well as the National Park Service’s Guidelines for Rehabilitating Historic Buildings [rehabilitation-guidelines-1997.pdf \(nps.gov\)](https://www.nps.gov/rehabilitation-guidelines-1997.pdf) (*Entrances and Porches* and *New Additions to Historic Buildings*) with the condition that the roof pitch be raised

slightly to more closely approximate the pitch of the front porch roof and the existing brackets at the underside of the second-story, south wall bay remain in place/not be installed at the new porch roof.

ISSUES

- As previously noted, an application for the rehabilitation of the property was approved by the Commission in 2021. Specifically, re: the windows, the application proposed the following:
 - At the *north* wall, **retain and repair** all existing wood windows. Replace exterior trim/casing with new ¼ cedar trim. **The Commission approved this scope item as proposed.**
 - At the *south* wall, **replace exterior wood casing/trim (with the exception of the existing mullions) with new ¼ cedar trim and replace existing window sash** with new Pella/Architect Traditional aluminum clad wood windows. The exiting mullions would be retained. **The Commission approved this scope item as proposed.**
 - At the *front* elevation **replace window sash and casing/trim with new.** The Commission ***did not*** approve this scope item as they placed issued a condition on the Certificate of Appropriateness (COA) which required that “the existing windows, brickmould/trim, and mullions at the front shall be retained and repaired.”
- As previously stated, the Commission denied the applicant’s 9/13/2023 proposal for the unapproved removal of the historic wood windows at the front façade and north wall because he was unable to provide documentation that the windows were deteriorated beyond repair. Because the current application does not provide new information regarding the condition of the historic windows that were removed without approval, the Commission’s Denial of their removal/the determination that the removal does not meet the Secretary of the Interior’s Standards for Rehabilitation still stands.
- However, as all windows have been removed and discarded and the home is in need of new fenestration, staff notes the following re: the proposal to replace the windows that were removed without approval:
 - ⊖ A review of the documentation indicates that the Marvin Ultimate wood units proposed for installation in the current application (as well as the Marvin Ultimate aluminum clad wood units proposed in the property owner’s 9/13/2023 application) generally meet the threshold to be considered an adequate replacement product for an historic window *that has been determined to be deteriorated beyond repair/demonstrates diminished integrity* or for installation in a new window opening. However, such manufactured units are not an exact replication or restoration of the historic, character-defining windows that were removed without HDC approval and could have been repaired. Per previous Commission discussion, a custom build is the only means to achieve an exact replication of these units and appropriately restore the property’s lost historic character. Staff therefore recommends that the Commission deny the proposal to install new Marwin wood windows at the front façade and north wall.
- A review of the submitted drawings reveal that the proposed new side porch is not documented to the same level as the work proposed for the existing front porch/to an extent that staff is fully clear of the side porch’s final appearance. Staff therefore recommends that the applicant provide dimensional design drawings at a 5/8” scale or better for the new porch for review and approval prior to issuance of the project permit.

RECOMMENDATION

Recommendation # 1). Section 21-2-73, DENIAL

It is staff's opinion that the new window treatment proposed for the north/side wall and front/west façade is inappropriate for the following reason:

- The original wood windows at the north/side wall and front/west façade were distinctive, character-defining features of the home and were in repairable condition in 2021. As no documentation exists to demonstrate that these windows were deteriorated beyond repair at the time of their removal, an exact replication of these units is the appropriate treatment.

Staff therefore recommends that the Commission issue a Denial for this work item because it does not meet the Woodbridge Farm Historic District's Elements of Design or the Secretary of the Interior's Standards for Rehabilitation, specifically, Standards #:

- 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 historic 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 # 2). Section 21-2-73, CERTIFICATE OF APPROPRIATENESS (COA)

It is staff's opinion that the new Marwin Ultimate wood windows proposed for installation at the south wall (to replace the historic wood windows which the Commission determined to be deteriorated beyond repair in 2021) and rear elevation (in new window openings), as well as the new porch proposed for the south/side wall, are appropriate to the property's historic character. Staff therefore recommends that the Commission issue a COA for these work items with the following conditions:

- The pitch/hip height of side porch's roof shall be raised so that that it more closely resembles the appearance of the front porch roof.
- The existing brackets at the underside of the south elevation's second story bay shall be repaired and remain in place/shall not be installed at the new porch roof.
- The applicant shall submit revised dimensional design drawings of the new south side porch at a 5/8" scale or better to HDC staff reflecting these conditions for review and approval prior to the issuance of the project permit.