

STAFF REPORT: FEBRUARY 7, 2024 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2024-00004

ADDRESS: 15123 ARTESIAN

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: ANTHONY THOMAS

PROPERTY OWNER: ANTHONY THOMAS

DATE OF PROVISIONALLY COMPLETE APPLICATION: JANUARY 16, 2024

DATE OF STAFF SITE VISIT: JANUARY 25, 2024

SCOPE: REPLACE ORIGINAL WINDOWS WITH COMPOSITE WINDOWS

EXISTING CONDITIONS

The two-story dwelling at 15123 Artesian was erected in 1927. The front elevation is dominated by a front-facing, two-story gable, whose extended wall and roof created an open, at-grade corner porch. The arched porch openings repeat the arch of the front door. Grouped double-hung windows are at the first and second floors of the recessed wall of the front façade, directly below a small gable that extends past the eave of the reverse gable roof. A small decorative leaded glass window emulates the small leaded glass opening in the front door.



Staff photo, January 25, 2024.

Seventeen (17) of the 22 window openings retain the historic wood framed windows, which are fixed or double-hung in operation. Five (5) openings have vinyl replacement units; three are sliders and two are double-hung.

All four exterior walls are covered with vinyl siding, obscuring the original architectural character of the house. The raised front porch, concrete stairs, aluminum handrail and metal storm door were in place at time of

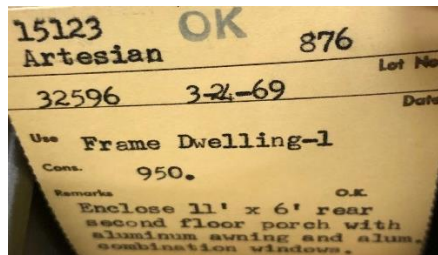
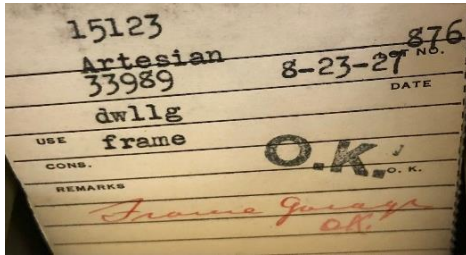
designation, as was the second-floor rear porch enclosure.

PROPOSAL

- Replace the remaining original wood windows with vinyl windows. Existing vinyl windows will remain.

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was enacted on February 19, 2007.
- The building permit for the erection of the dwelling and garage was issued August 23, 1927. The other permit on file was for the installation of an aluminum enclosure at second floor rear porch; this enclosure remains intact.



BSEED permit cards

- Vinyl siding was installed between the time of local designation in April 2007 and the Google street view image dated October 2009. According to HDC records, this installation wasn't reviewed/approved by the Commission, nor do records show it ever being reported to HDC staff as non-approved work.

Due to the exposure of the siding present at time of designation, and its slightly uneven surface, staff believes the original wood siding was the exterior wall material.

The existing front elevation vinyl window was in place at time of designation, so staff surmises the remaining vinyl windows on the south-side and rear elevations were also in place by 2007.



North-Side Elevation

Two wood double-hung windows, 6-over-6 pattern
 Four fixed windows, 2 high-3 wide pattern
 Comment: All original windows remain in place

Front Elevation

Five wood double-hung windows, 6-over-6 pattern
 One wood, leaded glass fixed window, 4 high-2 wide pattern
 One vinyl sliding window, no grid
 Comment: Historic windows remain intact within most window Openings.



Staff photos.



Rear Elevation

Three wood double-hung windows, 6-over-6 pattern
 One vinyl sliding window, no grid
 One vinyl double-hung window, 1-over-1 pattern
Comments: Original windows remain on main rear wall. Replacement window at recessed rear/porch wall is not visible. Sliding window is likely a non-historic opening on a non-historic enclosure of what was likely the original open porch.

South-Side Elevation

One wood double hung window, 6-over-6 pattern
 One vinyl sliding window, no grid
 One vinyl double-hung window, 1-over-1 pattern
 One casement window, 5 high-2 wide pattern
Comment: Only two original windows remain on this elevation. The casement window is under the porch roof, but is located at the front corner of the house.



Applicant photos.



- The applicant obtained a repair estimate from Window Diverse Services. The scope of work covers:
 - Eleven (11) double-hung windows and six (6) fixed windows fully restored
 - Six (6) wood storm windows restored for fixed openings.
 - Eleven (11) aluminum storm windows fabricated for operable openings.
 - Complete price is \$46, 892.98 -- this creates an average price per window (including storm) of \$2,758.

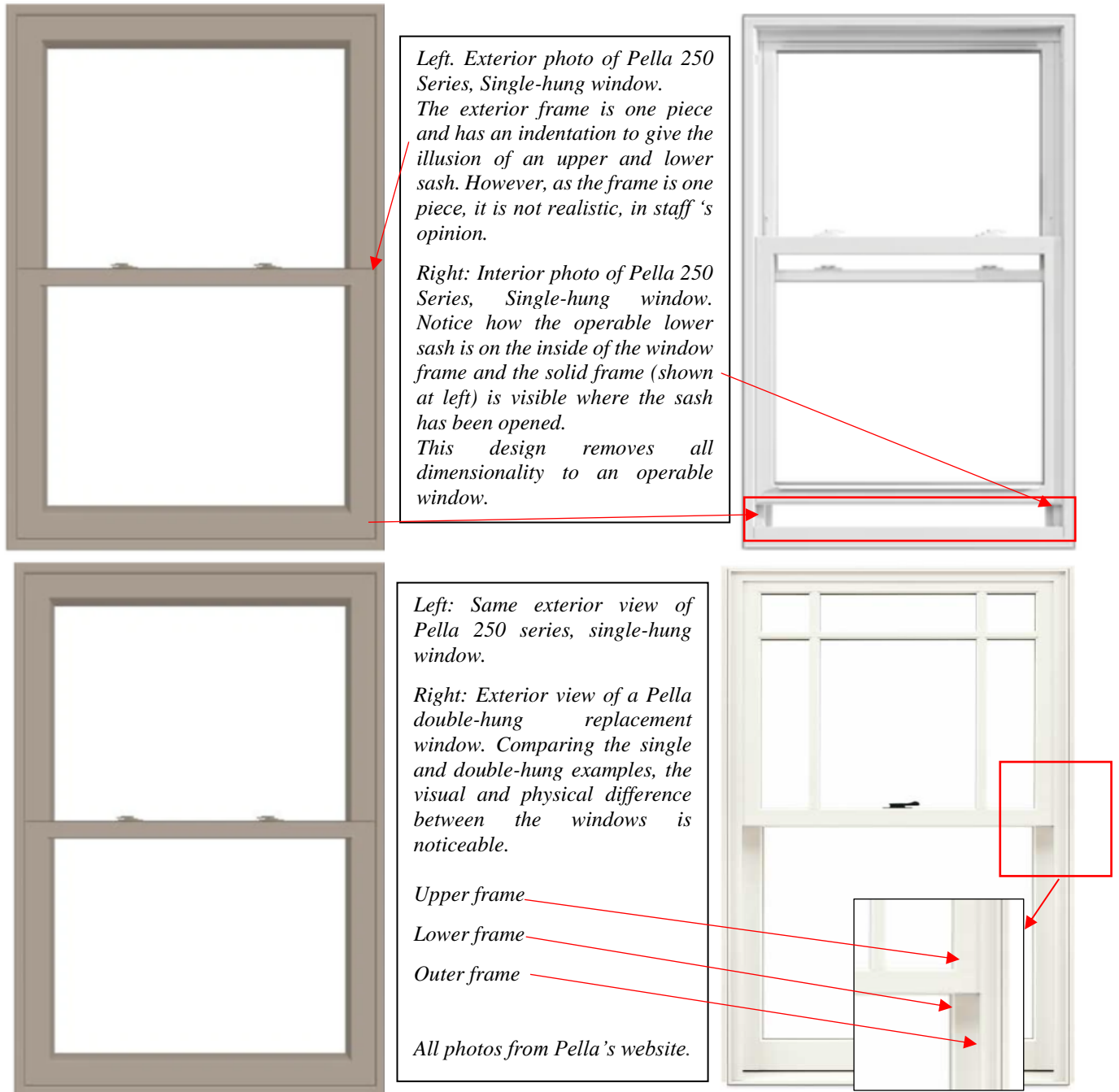
Front North-side Rear South-side

- Vinyl window to remain
- Wood windows (11) to be restored, aluminum storm windows fabricated
- Wood windows (6) to be restored, wood storms to be restored

- The existing wood windows are distinctive character-defining features of this house. The materiality, multiple operations, grouped openings, dimensionality and divided light window patterns help to identify the era and Tudor Revival architectural style of the house. Their loss would destroy any remaining historic character at this property, already substantially lost due to the incompatible and ahistorical vinyl siding.

ISSUES

- The applicant proposes to replace the wood windows with vinyl windows. In addition to the material change (which also includes dimensional and profile changes to the window frames), the double-hung windows would be changed to single hung, and the muntin (or grille/grid pattern) would be replaced with clear glass.
- According to the Pella estimate, the cost for 14 replacement windows is \$23,073.35; this creates an average price of \$1,648 per window (a reduction of \$1,110 per window when compared to the restoration/storm window fabrication estimate).



- The selected replacement does not match the existing historic windows in materiality, dimensionality, operation, and finish.

- 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.*”
- 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.
- As shown on the previous page, single-hung replacement windows are not an appropriate choice to replace double-hung windows.
- The installation of the proposed 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”. According to the National Park Service’s document [Replacement Windows that meet the Standards](#):
 - *Replacement windows on primary, street-facing, or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details.*
 - *The more important a window is in defining the historic character of a building the more critical it is to have a close match for its replacement...*
 - *Replacement windows on secondary elevations that have limited visibility must match the historic windows in size, configuration, and general characteristics, though finer details may not need to be duplicated and substitute materials may be considered.*
- The windows on the front elevation, north-side elevation, and single casement at the south-side elevation are on primary and highly visible elevations of the building.
 - The majority of the historic wood windows on the front and north elevations remain in place.
 - The single casement on the south-side elevation, while not highly visible now, would become more visible through the trimming or removal of the arborvitae. Additionally, it is staff’s opinion that this side porch is a distinctive character-defining feature and the window that opens to this outdoor area is an important element of this feature; it is also separated from the remaining windows on this elevation.
 - The three window openings on the south-side elevation (two of which have vinyl windows) are all mostly hidden from public view due to the sloping, extending roof structure that covers the at-grade side porch.
- The wood windows on the rear elevation are not visible from the public right-of-way.
- The repair estimate illustrates the repairability of the historic windows. It is the Commission’s purview to determine if the estimated restoration price is unreasonable in terms of technical and economic feasibility. Staff recommends that repair is not unreasonable.
- Should the Commission consider approving a replacement window for any window opening on a secondary elevation, substitute materials may be considered with the condition that the dimensionality and profiles are closely met.



Staff photo taken at sidewalk adjacent property’s driveway.

RECOMMENDATION

Recommendation: Denial

Staff finds that the proposal for the replacement of the historic windows and installation of vinyl windows do not meet the Secretary of the Interior's Standards for the following reasons:

- The multiple paned wood windows openings on each floor and elevation are an important architectural component of the dwelling. The selected single-hung vinyl window in no way emulates the historic windows in operation, dimensionality, pattern, color, and material.
 - It is staff's opinion, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - Vinyl windows 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 1, 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.