

**STAFF REPORT:** AUGUST 14, 2024 MEETING

**PREPARED BY:** A. DYE

**APPLICATION NUMBER:** HDC2024-00114

**ADDRESS:** 14539 ARTESIAN

**HISTORIC DISTRICT:** ROSEDALE PARK

**APPLICANT:** PATRICK DELANEY

**PROPERTY OWNER:** PATRICIA WHEELER

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** JULY 22, 2024

**DATE OF STAFF SITE VISIT:** JULY 26, 2024

**SCOPE:** REPLACE WINDOWS WITH VINYL WINDOWS

### **EXISTING CONDITIONS**

The dwelling located at 14539 Artesian is a single-family, 1-1/2-story house. The front wall is clad with vertical wood siding at the porch, stone veneer at the front wall, and clapboard siding within the front-facing gable. The cross gable roof is covered with asphalt shingles. Dark red brick clads the three other sides of the house, as well as the foundation walls to the front and rear porches.

The front porch was created by a recessed front wall and is covered by an extension of the roof. The entry door is “hidden” due to its side wall placement. Horizontal features include the ashlar stone veneer that is comprised of narrow stones and four-over-six windows with a horizontal glass pattern. A small octagon window is almost centrally placed in the gable.

Operable wood windows consist of three units with sub-divided upper and lower sash (two cottage-style, four-over-six pattern and one double-hung, four-over-four pattern); the remaining are one-over-one wood double-hung units. Three window openings, two on the south-side wall and one on the rear wall, contain glass block.



*Facade, east-facing wall. Staff photo, May 22, 2024.*



*View from Artesian sidewalk looking southwest. The third window with sub-divided sash is seen here on the north wall. Staff photo, July 26, 2024.*



*Left: View of the south-side wall, taken from the Artesian sidewalk. Two glass block windows are visible at this location, one glass block window is hidden by the chimney. This view of the porch shows scalloped trim atop a curved trim board, which are historic details that are no longer in place on the front side of the porch.*



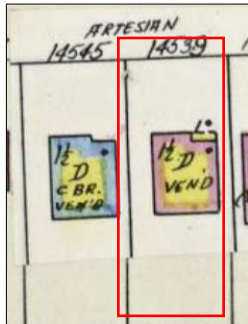
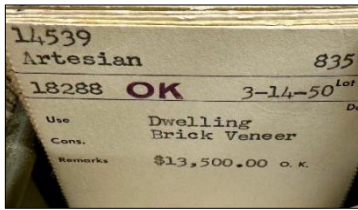
*Applicant photo of rear wall with third glass block opening.*

**PROPOSAL**

- Replace all of the wood windows and glass block windows at the house. Install triple-pane glass vinyl windows from Hansons. Color: Cocoa.

**STAFF OBSERVATIONS AND RESEARCH**

- The Rosedale Park Historic District was enacted on February 19, 2007.
- The house was built in 1950; the garage was erected in 1954.



Top: BSEED permit card.

Bottom: Vol. 26, 1938-1950 Sanborn Map.

Above: Designation photo, 2007. HDAB. The original window near the rear was in place at designation. Porch components no longer present on the house are boxed in red.

- Staff confirmed that the south wall window opening near the rear still had the original window at the time of district designation. Staff assumes the other two openings that now have glass block likely had the original windows in place at time of designation. There is no approval on file for the glass block. Other details that are no longer present at the house include the removal of the decorative porch supports, and the scalloped trim and arched trim board facing Artesian. There is no record of HDC approval for the glass block installation as well as the removal of porch details.
- There is also no record of HDC approval for the removal of the shutters at the front window, which are seen in the above designation photo. As noted in the current condition, this wall surface is brick, rather than stone, and was not meant to be uncovered. The shutters are a distinctive character-defining feature and a common detail on this sub-type of mid-century dwelling within the Rosedale Park historic district, as demonstrated in the below photos.



Top left: 14539 Artesian. Brick where missing shutters were located is painted to match siding. Top right: 14540 Greenview is also missing shutters and is more evident in unpainted condition.

Bottom photos are examples of historic shutters, which have very thin horizontal wood slats, in place.



- Rosedale Park’s mid-century houses have many common features. Those evident at this house include the cross gabled roof; multiple materials, typically including stone veneer, are used on the front elevation; a small window (often octagon-shaped) is placed within the front-facing gable; covered porches with narrow wood supports and wood scalloped trim at the fascia; horizontal patterned divided-light wood cottage-style windows; and angled brick sills. All of these details are character-defining features solidifying the structure as mid-century construction. In 2023, staff documented a small number of mid-century houses to determine features that are common to this age group of structures. It is posted on the property page under the staff report.
- The wood windows are covered with storm windows; these storm windows may be original to the house.
- The applicant states the windows don’t open, but didn’t offer any details as to why, nor close-up photos showing advanced deterioration.
- Based on staff’s view of the windows that are protected by storm windows, they do not appear to be heavily deteriorated. Therefore, operational problems can generally be easily repaired, and for a price less than the purchase of a new window. A property owner can look beyond companies that advertise as wood window repair companies; often tradespeople/carpenters who work with wood can assist in wood window repair. Also, contacting neighborhood hardware stores be helpful as some may offer window services or can direct owners to companies that repair windows. The applicant may submit a repair estimate provided by a person/company experienced in window repair. This estimate would detail the work needed as well as an estimated cost.



*Applicant photos of the front wall windows*



*North (side) wall. Applicant photos.*





*South (side) wall. Applicant photos. This photo shows a little bit of the other glass block window (boxed in yellow) that flanks the chimney.*



- The selected windows, Aeris by ProVia, are vinyl frames, but their advertising focuses on the real wood trim offered for the interior frames.
- The applicant informed staff that the property owner is amenable to retaining the front two windows, if needed. Also confirmed is the owner's interest in installing one-over-one double-hung windows. The mock-up provided by the applicant with glass patterns in the upper and lower sash is no longer accurate.

## ISSUES

- The applicant didn't submit close-up photos or detailed information to demonstrate the level of repair needed to make the windows operable. As the windows are intact, staff interprets the statement that "they don't open" to mean repairs are needed to sash cords and other components to make the windows move. Windows fabricated in the early-to mid-20<sup>th</sup> century were made from individual components, which means they can be repaired by replacing parts instead of the entire mechanism.
- The Standards state that it is only after windows have been shown to be "deteriorated beyond repair" should replacement windows be considered. As this hasn't been done for this property, considering a replacement window is premature. However, since a replacement product was included in the application, staff will offer comments on the selected vinyl window.
  - 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.
    - Vinyl windows have "grids" between the glass, which means the dimensionality of historic windows, which have thick highly profiled muntin bars separating the panes of glass, is lost.
    - 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".
    - Also, when windows are removed without Historic District Commission approval; based on the Standards, new windows should match all the details of the historic windows that were removed. Therefore, the replacement of the three glass block openings should be completed with wood (or aluminum-clad wood) one-over-one double-hung windows.

## RECOMMENDATION

Staff finds that the proposal for the replacement of the wood windows with vinyl windows will alter the features of the property and does not meet the Secretary of the Interior's Standards for the following reasons:

- The Standards require that historic windows be repaired, and only when they are deteriorated beyond repair, can replacement windows be considered. Furthermore, replacement must match the details of the historic windows.
- Regarding the proposed replacement windows, 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 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”.
- Also, when windows are removed without Historic District Commission approval; based on the Standards, new windows should match all the details of the historic windows that were removed. Therefore, the replacement of the three glass block openings should be completed with wood (or aluminum-clad wood) one-over-one double-hung 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 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.*