

STAFF REPORT: SEPTEMBER 11, 2024 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2024-00424

ADDRESS: 15302 PIEDMONT

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: LESLIE WILSON

PROPERTY OWNER: LESLIE WILSON

DATE OF PROVISIONALLY COMPLETE APPLICATION: AUGUST 19, 2024

DATE OF STAFF SITE VISIT: AUGUST 27, 2024

SCOPE: REPLACE WOOD WINDOWS WITH FIBERGLASS WINDOWS

EXISTING CONDITIONS

The dwelling located at 15302 Piedmont is a single-family 1-1/2 story house. Clad in red brick, the house has a cross-gable roof that is covered in dimensional asphalt shingles. The façade features a front-facing gabled wall and recessed porch. Wood porch supports that angle inward, large cottage-style windows – one of which has a cast stone header, and a small, leaded glass window with a diamond glass pattern offer minimally traditional English Revival details on this mid-century house.

All of the window openings within the four sides of the masonry walls have a rowlock course of bricks that serve as the window sill. One window on the south side wall has a 6-over-6 pattern, and the remaining windows on the sides and rear are one-over-one double-hung units.



Above: Front and south side walls. A window ac unit is in the lower half of the 6-over-6 double-hung opening. Staff photo, August 27, 2024.

There is a one-story extension at the rear. It sits on a masonry base and the walls are clad with vinyl siding; there is one double-hung window on the south wall.



Rear wall and extension, Staff photo, August 27, 2024.

PROPOSAL

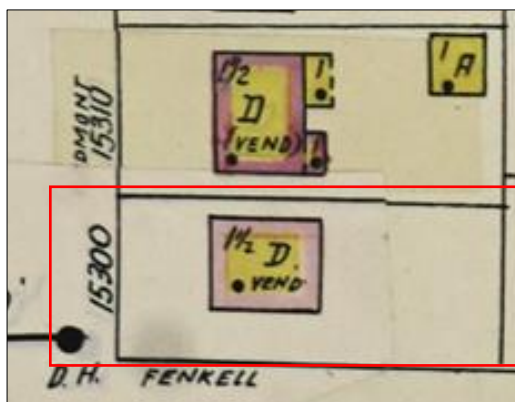
- The existing wood windows and exterior trim (i.e., brickmould) will be removed.
- Marvin Infinity fiberglass double-hung windows will be installed as well as new exterior coil trim. According to the window schedule, the two large front windows are to have grids between the glass in the upper sash only; remaining windows will be one-over-one. Color: Stone White.

STAFF OBSERVATIONS AND RESEARCH

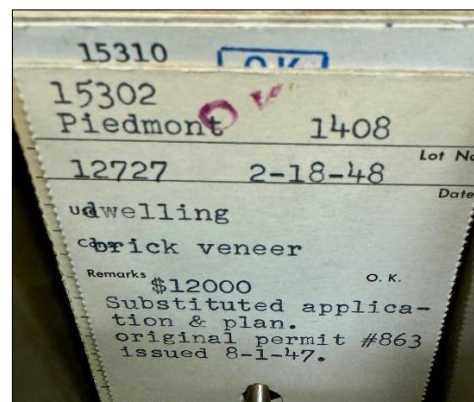
- The Rosedale Park Historic District was enacted on February 19, 2007.



2007 designation photo, HDAB.



Vol. 25 Sanborn Map, 1950.



BSEED Building Permit Card

- The house was erected in 1948 and, according to the 1950 Sanborn map, did not include a rear porch or extension. Staff did not find a record of when the rear addition was erected. However, according to an October 2007 Google street view image, it was in place at time of district designation.

- It is staff's opinion the rowlock sills and wood brickmould present at all of the masonry window openings, as well as the front wall's two cottage-style and leaded glass windows and the 6-over-6 double-hung window on the south wall near the front, are character-defining features of the house.
- It is also staff's opinion the distinctive design of this house features materials and details that are common on English Revival houses and therefore, the color white is not appropriate for siding, trim and windows.
- The applicant states that the majority of the wood windows are not easily operable, some have wood rot, and some have crooked sashes. It is also stated the storm windows don't allow for the windows to be used for ventilation nor to be cleaned.
 - Historically, storm windows are to be in place in cold weather and changed out with screens in the spring/summer. The twice yearly change gives owners the opportunity to clean and repair the windows as needed.
 - Staff has the authority to approve the replacement of storm windows, should the owner wish to consider another type of storm that offers greater functionality.
 - The wood windows are close to 75 years old, therefore repairs to the window sash are expected for windows of this age. The storm windows have offered a level of protection, as the photos submitted by the applicant do not show windows deteriorated beyond repair. Staff did request interior photographs to better understand the existing conditions, but they have not been provided, to date.

ISSUES

- The front 8-over-12 cottage windows, diamond paned leaded glass window, and south side 6-over-6 double-hung window are character-defining features and the applicant has not provided information to support the windows are beyond repair. Therefore, a replacement product should not be considered at this time. Additionally, when windows are beyond repair, the Standards require that the new windows must match the old in design, dimension, and operation.
 - The change of the two 8-over-12 cottage-style windows to 12-over-1 double-hung windows would alter features that characterize the property.
 - Grilles between the glass do not match the dimensionality of the existing true divided light windows.
- The wood brickmould offers a dimensionality, profile and finish that can not be replicated with coil stock.
- The stone white color is not appropriate for the house's minimally traditional English Revival design.

RECOMMENDATION

Staff finds that the proposal for the replacement of the wood windows on the home altered the features of the property and does not meet the Secretary of the Interior's Standards for the following reasons:

- The front 8-over-12 cottage windows, diamond paned leaded glass window, and south side 6-over-6 double-hung window are character-defining features and the applicant has not provided information to support the windows are beyond repair. Therefore, a replacement product should not be considered at this time.
- The Standards require that historic windows be repaired, and only when they are deteriorated beyond repair, should replacement windows be considered. Furthermore, replacement units must match the design, dimension and operation of the historic windows.
 - The change of the two 8-over-12 cottage-style windows to 12-over-1 double-hung windows would alter features that characterize the property.
 - Grilles between the glass do not match the dimensionality of the existing true divided light windows.
- The wood brickmould offers a dimensionality, profile and finish that can not be replicated with coil stock.
- The stone white color is not appropriate for the house's minimally traditional English Revival design.

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.*