STAFF REPORT 03-11-2020 REGULAR MEETING PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 20-6654 **ADDRESS:** 3453 BURNS AVENUE

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: MATT WILLIAMS, WILLIAMS HISTORIC RESTORATION INC.

PROPERTY OWNER: DEREK LINKOUS

DATE OF COMPLETE APPLICATION: 02-27-2020

STAFF SITE VISIT: 02-28-2020

SCOPE: REPLACE 35 HISTORIC WOOD WINDOWS WITH NEW WOOD, ALUMINUM-CLAD

UNITS

EXISTING CONDITIONS

The building located at 3453 Burns Avenue is a 2 ½-story single-family residence constructed in 1915. A two-story sun room exists off the south elevation of the primary building form and a two story addition exists at the rear façade. The house is clad in stucco which is painted off-white in color. Painted wood and metal detailing articulate the simple form of the property. All of the original wood double-hung, casement, and leaded panel windows are intact. The side-gabled roof is covered in dark gray dimensional asphalt shingles and includes a chimney at the south edge, two small arched-top dormers at the front roof elevation and one larger hipped roof dormer at the rear roof elevation. A small portico flanked by two wood columns and topped with metal ornamentation makes up the front entrance of the building which is centered within the symmetrical front façade of the primary massing. A garage is located at the far northwest corner of the lot.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to replace 35 historic wood windows with new wood, aluminum-clad units and restore casement, arched top, and leaded pane windows per the attached drawings and application. Included in the proposal are the following scope items:

- Remove (35) existing wood double-hung windows (22 of which contain true divided lites at the top sash)
- Install new wood, aluminum-clad units to match the operation and lite configuration (simulated divided lite) of the existing windows. Exterior finish color to match existing.
- All existing/original brick moldings and trims to remain intact. Only the individual sashes are proposed to be replaced.
- Insulate window jambs and caulk seal at the interior and exterior.
- Donate original wood sashes

STAFF OBSERVATIONS & RESEARCH

- Indian Village Historic District designated in 1970.
- The majority of the work proposed is highly-visible from the right-of-way.

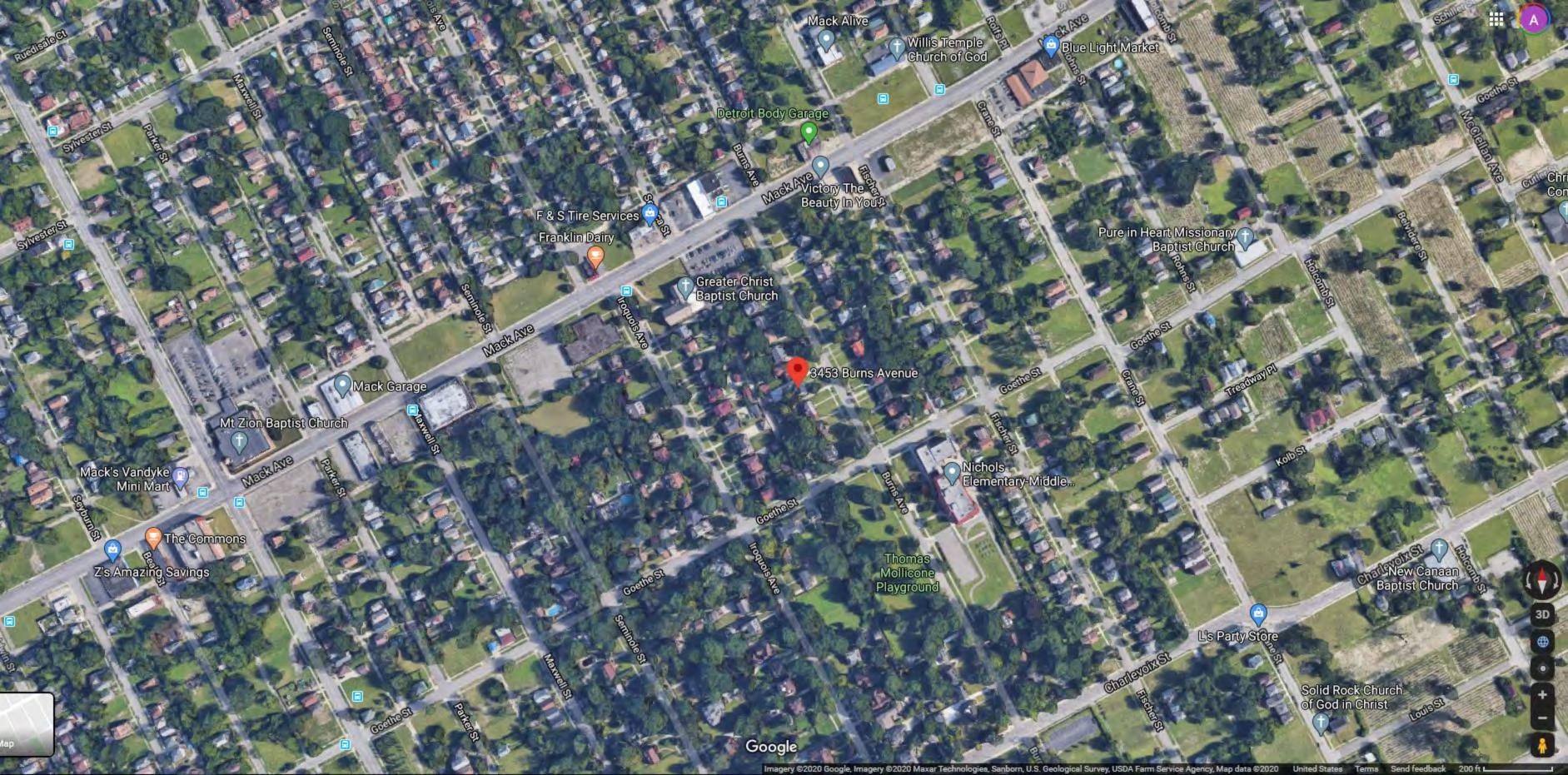
ISSUES

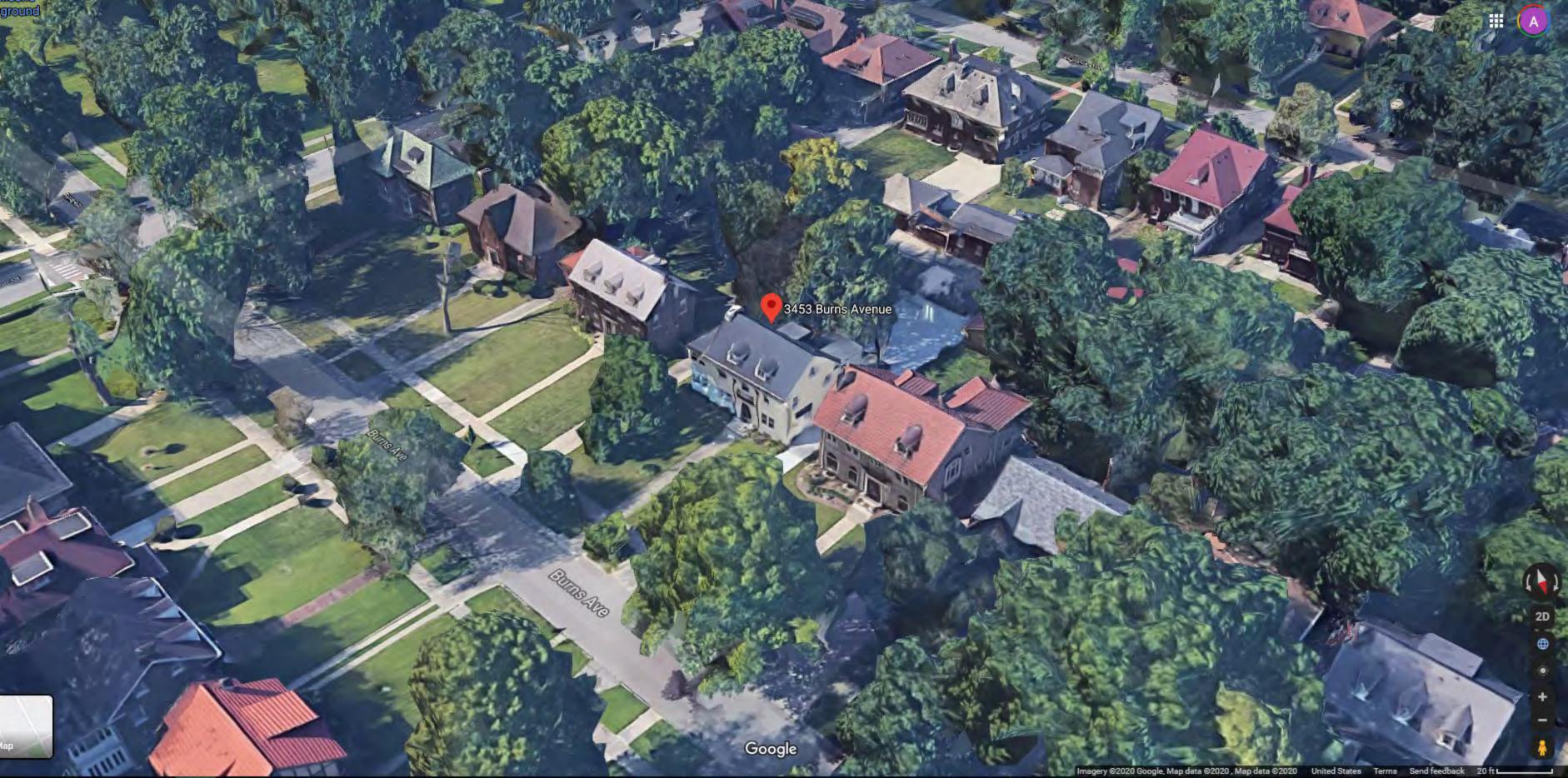
- The applicant is not specifically stating that the windows *require* replacement due to deterioration but rather that the property owner would *prefer* the replacement for other reasons including energy efficiency. See applicant statement for details.
- The historic/existing wood windows are character-defining features and examples of distinctive features and craftsmanship which characterize the property -- to replace them would destroy historic material which characterizes the property and its surrounding district.
- The windows maintain a high level of material integrity and this application does not demonstrate a level of deterioration requiring replacement and therefore does not meet the Secretary of the Interior's Standards.
- Neglect of window maintenance should not become a rationale for window replacement.
- The cost estimate for restoration of the windows (\$39,050.00) included in the applicant's submission is significantly less than the cost estimate for replacement (\$57,900).

RECOMMENDATION

It is staff's opinion that the work, as proposed, removes historic materials that characterize the property. Staff therefore recommends that the Commission deny a Certificate of Appropriateness as the proposed work does not meet the Secretary of the Interior's Standards for Rehabilitation, especially:

- #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.
- #9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

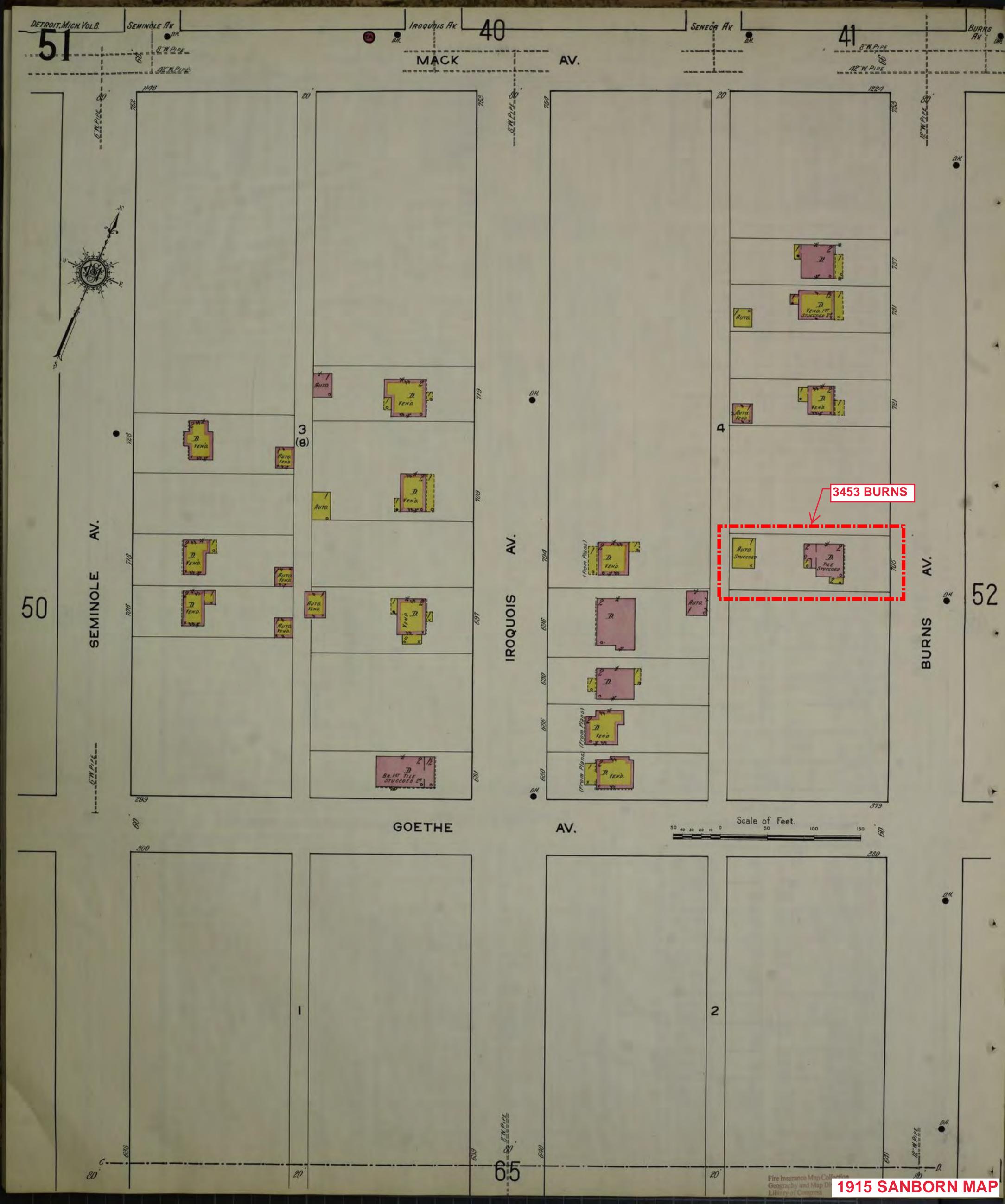


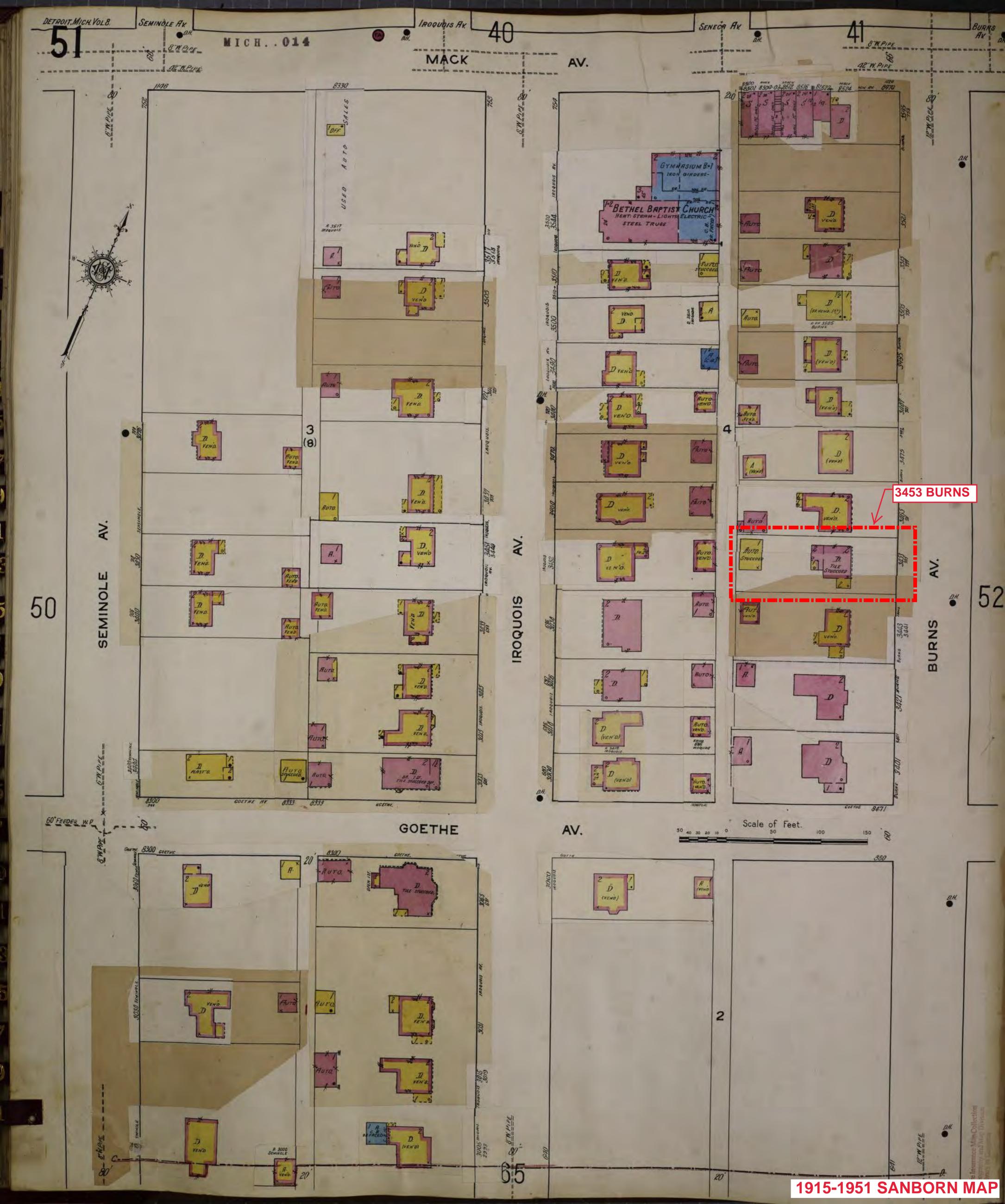


























































REPORT

3453 Burns

Double hung window replacement: Original case ment, awning style and leaded glass windows will be restored not replaced. Do not disturb original exterior brickmold or interior casing. Install new wood double hung windows matching look and design of original, SDL grill patterns will be custom replicated with new windows along with interior/exterior wood grills TME. Color of new window exterior will match the existing "Off white".

EXISTING CONDITIONS: Existing condition of the double hung can be described as rough (see photos). The subject windows had gone thru a restoration which has now failed, wood filler and glaze is popping and revealing the rotted sashes that were covered. On the interior, water damage from non insulated glass; condensation has continued to damage the interior and cause mold issues.

DESCRIPTION OF PROJECT: We will contract Quaker windows to custom make us replacement wood windows using insulated glass panels from their "Historic Fit" product line to replace 34 double hung units. Quaker will replicate SDL grid patterns to match the original size and quantity. Grids will be present on both the interior and exterior of windows. Contractor will carefully remove existing windows to not disturb exterior original moldings, new windows will be installed, insulated and caulk sealed from exterior and interior. NOTE: Decorative, casement, awning and leaded glass windows will remain and be restored not replaced. Exterior color of windows will match existing, best described as an "off white".

SCOPE OF WORK:

- -Remove existing double hung windows.
- -Install new wood windows.
- -Insulate jambs.
- -Caulk seal interior and exterior.
- -Donate original wood sashes.

PRODUCT: Quaker Historic fit line of wood windows. See attached literature.

Sincerely,

Matthew Williams - Williams Historic Restoration Inc.

REPORT

Commission Members,

RE: 3453 Burns-Windows

I am providing this document to aid in your decision process. There has been a large amount of information submitted to your office and we think it would help to put together this note with the important facts.

Mr. & Mrs. Linkous are very proud of their Indian Village home and plan to raise their young children there. They have mentioned to me multiple times how they despise seeing the cheap vinyl replacement windows having been installed in other Indian village homes as they walk their block.

Mrs. Linkous is asking for an opportunity to do this the right way, a way that adds value, energy efficiency and safety while still staying true to the original design and materials intended for her home. Our research has led us to Quaker Windows- a leader and respected supplier of windows and doors for recognized historic homes and buildings. As you can see from the submitted estimates the proper windows for this home do not come cheap, more importantly this homeowner wants to do what's right, with the custom wood windows and restoration of the original decorative window units.

I'm not going to waste your time stating that all the windows are beyond repair, fact is its 50/50. The previous investor who owned the home for a short time used putty and multiple coats of paint to disguise the windows as being in good shape, even went as far as to caulk windows shut to prevent leaking. Uniformity is very important to the Linkous's, they know how important it is to have all the windows matching so that's why they are asking permission to replace all basic double hung units and to restore all the beautiful original decorative windows.

Currently the homeowners are dealing with rain water leaking thru the windows into the home, Ice and condensation build up on the interiors of the single pane glass resulting in mold/mildew and wood rot issues. These old window frames most of which are warped and will not lock are very drafty and with the heat system installed the house is not heating or cooling properly and is very inefficient.

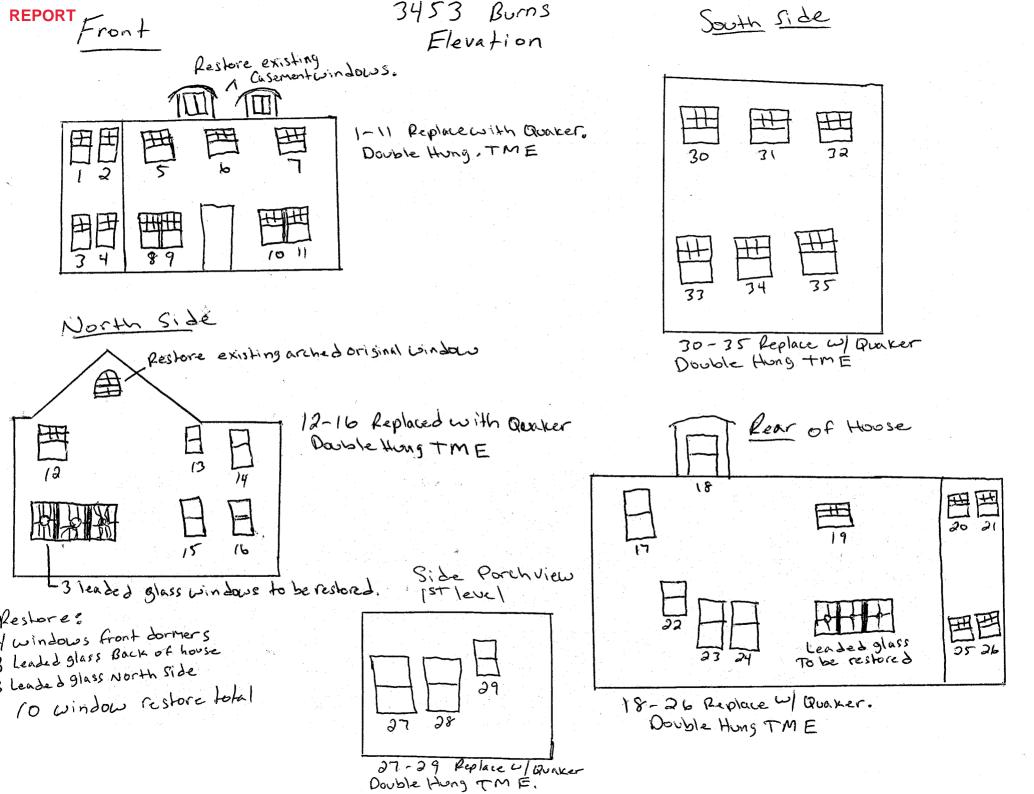
Homeowners main goals are to keep with the highest historical integrity by using painted Quaker wood windows TME in quality and design for the double hung units, keeping with uniformity so that all windows are similar, upgrade the homes energy efficiency using low E insulated glass. Lastly and most important the proper restoration of original decorative and leaded glass window units that are such an important part of the homes character. These new windows will be unnoticeable from the sidewalk and appear to be original to passers-by.

Thank you for your time and consideration on this matter.

Sincerely,

Matthew Williams

Williams Historic Restoration



Williams Historic Restoration Inc.

67533 Hidden Oak Lane
Washington Twp, MI 48095
(586)260-5710
matt@williamshistoric.com
www.williamshistoric.com

Estimate

ADDRESS

Derek Linkous 3453 Burns Detroit, MI 248.730.2375 ESTIMATE # 1761 DATE 02/20/2020

DATE ACTIVITY

AMOUNT

5.250.00

WINDOW RESTORATION:

Estimate to supply restoration services on windows as listed: Services.

- 1. Pre-Treat- Remove mold and mildew where needed.
- 2. Sand sashes and remove loose paint/glaze.
- 3 Prime/ seal sashes. 1 coat
- 4. Remove loose glazing.
- 5. Apply new glazing putty and tool face putty.
- 6. Repair loose weather-strip, replace with new where needed.
- 7. Re install panes, clean glass.
- 8. Check for fitment issues, re install hardware.

WINDOWS WILL BE LEFT "READY FOR FINISH PAINT" PAINTING NOT INCLUDED IN THIS SCOPE.

WINDOW CONDITION REPORT: PHOTOS EMAILED

All windows show obvious signs of zero maintenance. Double hung units showing signs of lower sash rot, exterior sill rot and weather stripping failures. Severe ice/moisture build up on interiors contributing to mold growth and wood rot. Customer states that previous owner was an investor "flipped" house and an effort to restore windows was made 5 years ago, efforts are visible of wood putty failure, caulking installed in place of missing putty and peeling paint. See attached photos. Original decorative will be restored properly and wood rot will be removed and replaced with new wood. Contractor advises replacement of double hung units, existing conditions are rough and restoration will not last long enough vs expense to restor being equivalent to historically accurate replacements.

Services 3,300.00

FRONT DORMER WINDOWS: (4) windows

Consists of 2 dormers with 2 casement style sashes in each.

NORTH SIDE WINDOWS:

Services

LEADED GLASS PANES: (3) windows

Consists of 3 panes with decorative original leaded glass.

3RD FLOOR ARCHED WINDOW: (1) window

Consists of original arched top sash window.

Services 4.250.00

DATE

26,250.00

REAR OF HOUSE:

LEADED GLASS PANES: (3) windows

Consists of 3 panes with decorative original leaded glass.

Services

DOUBLE HUNG WINDOW RESTORATION:

Restore sashes on 35 double hung units.

TOTAL

\$39,050.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with manufacturers specifications. Work will be completed in a substantial workmanlike manner.

Contract acceptance requires 50% deposit and balance due in full, day of completion.

Accepted By

Accepted Date

REPORT

Williams Historic Restoration Inc. 67533 Hidden Oak Lane Washington Twp, MI 48095 (586)260-5710 matt@williamshistoric.com www.williamshistoric.com

Estimate

ADDRESS

Derek Linkous 3453 Burns Detroit, MI 248.730.2375

City Bld permit fee

ESTIMATE # 1751 **DATE** 12/30/2019

DATE	ACTIVITY	AMOUNT
	Estimate to supply material, labor and equipment required to complete work as listed: House replacement windows. WINDOWS: Quaker- Classic/Historic fit wood construction, Double-hung. Exterior and Interior: Prefinished factory powder coat and baked in WHITE. Glass: Low E. SDL: Interior and Exterior grids TME	
	Hardware finish: Bronze Screens: Half screens *BetterView, white frames.	
	SCOPE: Remove existing upper and lower sashes, remove existing interior stop molding. Do not disturb exterior brickmold or interior casing trim details. Install new windows inside existing jamb. Insulate around new window with foam insulation.	
	Install new pine stop molding on interior and exteriors if needed. Paint stop molding to match trim. Caulk seal windows both interior and exterior. Clean up and haul away debris.	
	Services FIRST FLOOR: 10 Double hung windows.	11,500.00
	Services SECOND FLOOR: 9 Double hung windows.	10,350.00
	Services SUNROOM/PORCH: Side of house. 14 Double hung.	17,500.00
	Services REAR DORMER: 1 Double hung. Install window, install new flashing at sill and flash to roof and cedar shake siding.	1,450.00
	Services	500.00

ACTIVITY *Subject to HDC approval. Services 1,000.00 Additional first floor window: Half bath. Window to match the others. Services 2,800.00 STUCCO: Repair stucco above driveway side window (1). Remove loose stucco and failed steel lentil. Apply new stucco coats to blend with original. Apply primer/sealer and paint coat. Quote does not include replacing decorative original leaded glass windows, radius front 3rd floor dormers or 3rd floor side gable window. Those windows will be restored rather than replaced. Services 12,800.00 RESTORATION AND REPAIR OF ORIGINAL DECORATIVE AND/OR LEADED GLASS WINDOWS: See estimate 1761 for detailed scope. Includes front 3rd floor dormer windows, 3rd floor radius attic window, 2 leaded glass window bays on first floor. **PAYMENT SCHEDULE:** Deposit \$10,000.00 Draw #1 \$25,000.00 due upon window delivery.

All material is guaranteed to be as specified, and the above work to be performed in accordance with manufacturers specifications. Work will be completed in a substantial workmanlike manner.

TOTAL

Final Payment Balance due in full day of window installation completion.

\$57,900.00

Contract acceptance requires 50% deposit and balance due in full, day of completion.

Accepted By

Accepted Date

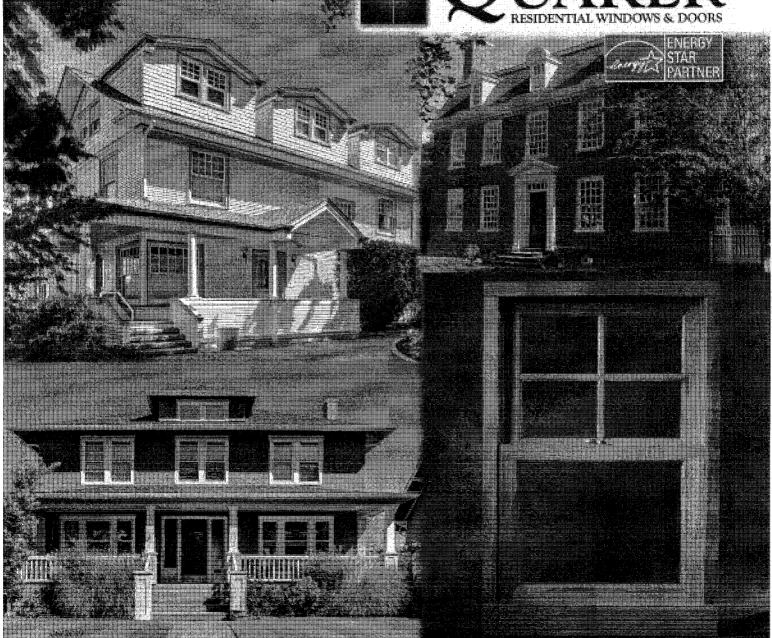
REPORT Historic Fit brochure to show Product.

REPLACING YOUR <u>OLD</u> WOOD WINDOWS WITH <u>NEW</u> WOOD WINDOWS IS NO LONGER OUT OF THE QUESTION.

ElassicFit. HistoricFit.

Wood Clad Replacements Windows by





Quaker's Classic Fit Series & Historic Fit Series, are a triumphant blend of imaginative and diverse designs teamed with an absolute demand for energy-efficiency. Truly these wood clad replacement windows are the perfect fit every time.

FEATURES AND OPTIONS

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tor Algeris, we've promised to stand behind our products with one of the new warmernes in the industry. The said your dealer for complete warmery details

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> What's The Quaker Difference?

Lis an attention to detail and substitution accellance that distributions, the form of market while of the form of market in Americ

It's frond in the bodd of our windows when was I and 40% pairs wood. 33% thicker dose and sharepape that's 4 to 6 times the seconds. some office popular brands. 22.

It's represented by a standard of quality, and control me, crafts and slip and instruction, and selections are productive membranes in

its proceding was with the right solution to consider, but us calling you windows make

Danksiini Makee Piirinini



If you require a wood replacement window with more attention to historic details, you'll want to

choose our Historic Fit Series.

Slimmer sightlines and enlarged viewing areas allow the Historic Fit

to give your project, large or small, the timeless look it deserves.

QUAKER PLESTED AND A LOCATE OF THE PROPERTY OF

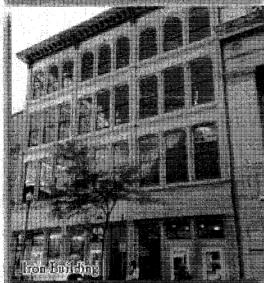


Get more information on Classic Fit and Historic Fit wood clad replacement windows from your authorized Quaker Window dealer:

Historic Fit, approved for historical restoration.

Chaker windows used in Detroit, official Historic Site restoration Product,

Britan Militaria







OLLANER

IACK Entertainment (formerly St. Mary's School)

Built: 1968

Ciedit: Unknissi Windows: Historical Arch Head Single Hang After setting empty for 10 years, the old St. Mary's School in Detroit's Greektown neighborhood, was reinvented as the headquarters for IACK Enternationality owners of a caseno in downtown Detroit. The 5-story structure, built shortly after the Civil War's end, served not only as a school, but also as an orphanage. It was also a traitence for Cath observations. In 1966 the school closed, and it became St. Mary's Community Center. The affigeture has since been recognized as an official historic site by the state of Michigan.

Oxford Mills (tormerly Quaker City Dye Works)

Ruile 1973-1913 Philadelphia, PA

Wandows: Historical Single Hung & Picture Window The former headquarters of the Quaker City Dye Works is made up of 2 masonry structures in Philippelinkie's South Kensington neighborhood. The commany manufactured dye yaror and silk, and employed 200 workers at its peak. Starting in the 1970s, the complex housed Pieri Lamp Factory. However, in the years that fedlowed, the lamp industry legal migrating recesses and husiness dwindled. By the time developers senioted the property in 2011. Peer had only one employee left. The structures have now been removelyied as apartments for teachers and offices for non-profit organizations related to education.

Iron Building (formerly Colonial Trust Company)

Pittsburgh, PA Boils: 1975-1980

Windows: Historical Single Hung & Arch Head Single Hung — Credit Unknown
Settled smid the Sizel City's Central Business District are 3 adjoining office bouldings known to Parisburghers as "The Three Sisters". These 4-story structures have been bound He many small businesses over the years and are best known for their stunning cast from fa cade and Geocum/Italianate exterior. All slaves havinings were rehabled in 2013 including the intricate details of the building fronts and the fall arched windows.

Stove Factory Lofts (formerly Great Western Stove Co.)
Leaves worth, ISS Built: ca. 1880.

Windows: Historical Triple Hang Credin State & Federal In the late ISON, Leavenworth was the most important manufacturing city in Kantas. Surpressingly, at was also one of the largest and busics? manufacturing cities in the entire United States, thanks in part to the store industry. Great Western Store Company. which made several types of coal, wood and gas heating and cooking stores, operated out of 6 large buildings in downtown Leavenworth. Great Western Stove ran until the 1940s before allowing. Later, the main building became home to a large tire distributor. Developers bought the complex in 2005 with the intent of turning it into residential and commercial leasing spaces. Despite several sethacks over an 8-year period, the conners stuck with their pame plan and the first phase of Stove Factory Lotts came to finition in 2015. To meet the required sees ilications. Quaker designed and manufactured a special triple hung window. Full completion of the project came in 2016.

Breezeway Apartments & Garrison Pointe West

Fr. Smith, AR Bailt ca 1990

Wiadows: Historical Single Hung (also Quaker Sliding Patro Door) Credit: Unknown On the western edge of Fr. Smith, lies what is now known as Breezeway Apartments and Garrison Pointe West. These establishments are set usside two separate structures built about the same time. Developers relatioshed both to form apartments and street level business space. Part of the construction included the addition of an iconic Ft. Smith: photo which shows a 1908 session of U.S. Marstall deputies in panoromic form.

Beekman Residences (tormerly Temple Court)

New York MY

Buile IAM-IAA

Windows: Historical Single Huag Credit: Unknown When built, 10 story Temple Court qualified as a skyseraper according to NYC guide lines. It was a busy office building from the get-go, with major senants such as the NRA occupying space. As time passed, Temple Court really hits its stride, becoming home hase for more than 200 white collar businesses such as accountants, lawyers, publishers and TTTTTTTTTTTT

1-800-347-0438

Quaker Grill Design.

REPORT



Wood - Flat Interior SDL Bar



Wood - 1 1/4" Raised Interior SE

Painted wood grills SDL

To Match original. I'ly inch raised

grills with Profile matching original

Design.

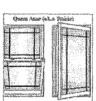
Design matches existing

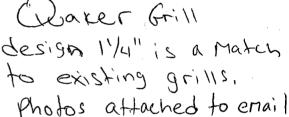
Both grid types can be used in any of ti

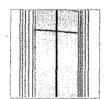
windows, slicling glass doors and windows, and transom bays. Take a look at some of the grid variations we offer below.



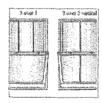


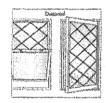


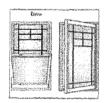














Accessories

aluminum windows

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Quaker Windows

Vinyl Windows

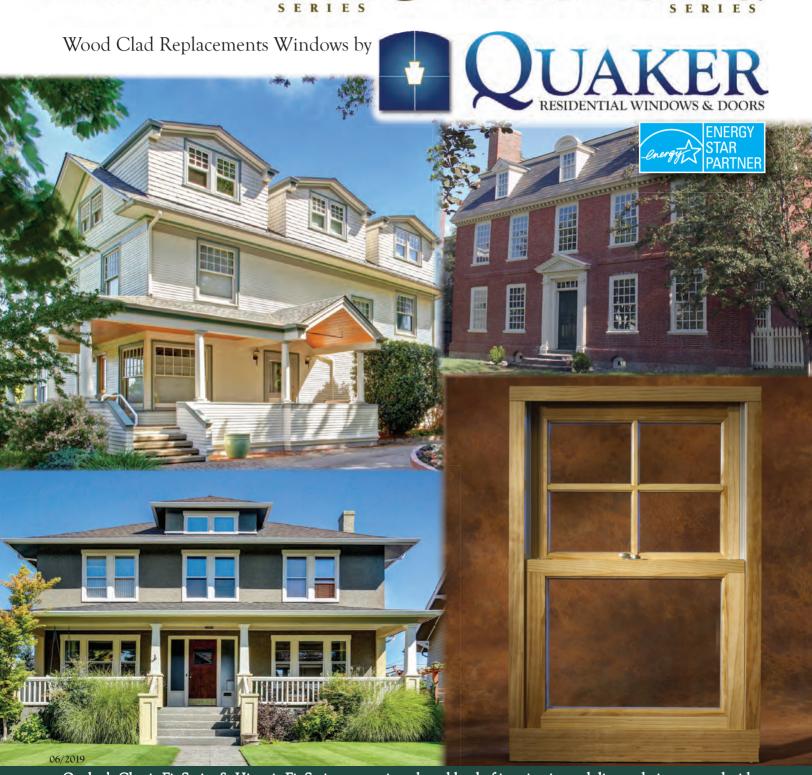
Windows

wood windows

SOCIAL SHARING

. Facebook 🐭 Twitter in Linkedin 🔞 Pinterest 🖼 Emaîl 🕒 Print 🚭 Google+ 🐯 Reddi REPLACING YOUR <u>OLD</u> WOOD WINDOWS WITH <u>NEW</u> WOOD WINDOWS IS NO LONGER OUT OF THE QUESTION.





Quaker's Classic Fit Series & Historic Fit Series, are a triumphant blend of imaginative and diverse designs teamed with an absolute demand for energy-efficiency. Truly these wood clad replacement windows are the perfect fit every time.



FEATURES AND OPTIONS

Aluminum clad exterior is essentially maintenance free and available in 33 "Quick-Pick" colors. Got a special exterior color in mind? Get any color in the spectrum with our custom color capabilities.

Warm, natural interior is courtesy of radiatta pine wood. Alder wood is optional. Ask about custom pre-finished painted interiors in any color. Also available: Primed interior ready-to-paint.

Insulated glass sustains a year-round barrier. Add one of our optional energy-efficient glazing packages to increase your window's overall effectiveness. For your home's private areas, ask for obscure glass. Include Tempered Glass where additional safety is required.

Operation is simple and convenient with smooth operating cam locks and one-touch tilt latches.

Tailor your windows with grids. Between-the-Glass, Applied for a Simulated Divided look or Removable Wood grids are all available.

Our Better-Vue™ fiberglass mesh screen is as good as any on the market. Superior insect protection. Excellent airflow. Great visibility.

Double Hung, Single Hung and Picture Window models. Also ask about Quaker's full line of matching wood clad patio doors.

For 70 years, we've promised to stand behind our products with one of the best warranties in the industry. Consult your dealer for complete warranty details.

Thermal Values Hung Models
U-Value O.27-0.32* Picture Window Model
0.24-0.29*

U-Value 0.27-0.32* 0.24-0.29* Solar Heat Gain 0.12-0.43* 0.13-0.48*

"Thermal values given are a range achieved using a variety of Quaker's own energy-efficient Low-E glazing packages. The addition of optional grids may alter results slightly. Ask your dealer for details on which of Quaker's glazing packages best fits your home.



It's an attention to detail and manufacturing excellence that distinguishes Quaker from all other window and door companies in America.

It's found in the build of our windows where you'll find 40% more wood, 33% thicker glass, and aluminum that's 4 to 6 times thicker than some other popular brands.

It's represented by a standard of quality, engineering, craftsmanship and innovation embedded in every product we manufacture.

It's providing you with the **right solution** to your project, not just selling you windows and doors

That's the Quaker Difference.



Get more information on Classic Fit and Historic Fit wood clad replacement windows from your authorized Quaker Window dealer:

Sec. 21-2-103. - Indian Village Historic District.

- (a) An historic district, known as the Indian Village Historic District, was established in accordance with the Resolution of the City Council adopted on June 15, 1971, remained in effect on the date of the enactment of this article, which was November 5, 1976, and shall be administered in accordance with the provisions of this article.
- (b) The boundaries of the Indian Village Historic District are:

The area including Burns, Seminole, and Iroquois (both sides) from the center line of Mack Avenue to the center line of East Jefferson Avenue. (More particularly described the Park Subdivision Lots 1-195, the addition to the Park Subdivision Lots 196-221, the Assessors Plat of PCs 27 and 180 Lots 1-142, A.M. Henry's Subdivision Lots 1-18, Meredith's Iroquois Park Subdivision Lots 1-28, Curry Cook Farm Subdivision Lots 9-29, and Assessor Plat of PCs 27 Lots 3-112.)

- (c) The elements of design, as defined in <u>Section 21-2-2</u> of this Code, shall be as follows:
 - (1) *Height.* Virtually all of the houses in the district have two full stories plus attic or finished third floor within the roof. These are generally called 2½-story houses. Additions to existing buildings shall be related to the existing structure. New buildings shall meet the following standards:
 - a. The eight adjoining houses on the same face, excluding any houses built since 1930, churches, schools and commercial structures, shall be used to determine an average height. If eight houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. On East Jefferson Avenue, the five existing houses shall be used. The height of the two adjoining houses shall be added into the total twice, with a divisor of ten (seven on East Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least 80 percent of the resulting average. In no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be higher.
 - b. The level of the eaves of a proposed new structure having as much or more significance for compatibility as the room height, an average eave or cornice height shall be determined by the same process provided for in Subsection (c)(1)a of this section. The proposed new structure shall have a height at the eaves or cornice, of not less than 90 percent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest.
 - (2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards in Subsection (c)(1) of this section; proportion will be established by permitting no proposed building or addition to create a front façade wider or narrower than those existing on the same block.
 - (3) *Proportion of openings within the façade.* Window openings are virtually always taller than wide; several windows are sometimes grouped into a combination wider than tall. Window openings are always subdivided, the most common window type being guillotine sash, whose area are generally further subdivided by muntins. Façades have approximately 15 percent to 35 percent of their area glazed. Sunporches with a very high proportion of glass subdivided by mullions and muntins are common.
 - (4) Rhythm of solids to voids in front façades. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the façade. In examples of other

- styles, especially those of Neo-Tudor and Victorian substyles, voids are arranged with more freedom, but usually is a balanced composition.
- (5) Rhythm of spacing of buildings on streets. The spacing of the buildings is generally determined by the setback from the side lot lines; these tend to be consistent, even though lot width may vary. Because of the existence of several subdivisions and their related subdivision and deed restrictions, the placement of buildings on lots varies from area to area in the district. In the case of very wide properties, two conditions exist. A very wide site may have a house placed centrally upon it, with extensive side yard space; this occurs only with extremely large houses by district standards. A more typical placement of houses of average size for the district is at the side of the wide site, placed normally in relation to one of the adjoining houses. The rest of the property is a side yard on the other side of the house, and the entrance is often oriented toward that side yard.
- (6) Rhythm of entrance and/or porch projections. In those examples of classical inspiration, entrances and porches, if any, tend to be centered on the front façade. Other examples display more freedom with entrance and porch placement, with some having the main entrance at the side. Porches, often permanently enclosed sun porches, are often placed at the side of the building.
- (7) Relationship of materials. The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Because of the existence of several subdivisions and their related deed restrictions, the exterior textures and materials may vary from block to block in the district.
- (8) Relationship of textures. The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.
- (9) Relationship of colors. Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The classically inspired buildings, particularly Neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including putty. Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the 18th Century or early 19th Century on similar buildings may be considered for suitability. Buildings of Medieval inspiration (notably Neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown. Queen Anne or Late Victorian examples may have several paint colors on a single façade. These tend to be dark in tone and frequently of the earth tone family. The original colors of any house, as determined by professional analysis, are always acceptable for that house, and may provide suggestions for similar houses.
- (10) Relationship of architectural details. These generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on Mediterranean style or vernacular buildings are often done in stone, brick, tile, and sometimes in stucco. They include arched

- windows, door openings, and porches. Buildings of Medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. Queen Anne or Late Victorian style buildings tend to have details in wood, stone, or molded brick commonly embellishing cornices, window frames and door frames. In general, the various styles are rich in architectural details.
- (11) Relationship of roof shapes. Roofs with triangular gables and hip roofs predominate. A few examples of the gambrel-type roof exist. Complex arrangements of the gabled and/or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist primarily on porches and sunrooms, and other minor elements; large hip roofs sometimes have relatively small flat sections in the center.
- (12) Walls of continuity. The major wall of continuity is created by the buildings with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Where gaslights are sufficiently numerous, and where trees in rows have survived in sufficient numbers, minor walls of continuity are created. Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.
- (13) Relationship of significant landscape features and surface treatment. The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance, and sometimes with a walk at the side leading to the rear. Materials for such walks are concrete, brick, or stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or brick and/or stone retaining walls at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1895 to 1930, are present virtually without exception. Hedges between properties, and ornamental front yard fences or hedges are not uncommon. The American elm is virtually extinct in the district, though once the dominant tree. Replacement trees should be characteristic of the area and period, though only a disease-resistant American elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and tree lawns. Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common, particularly in the southern portion of the district. Where alley-facing garages are common, the lack of driveways lends a unity to the succession of front lawns. Driveway materials include concrete, brick and gravel. Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court. The street right-of-way of 80 feet combined with a pavement width of between 24 and 29 feet creates wide tree lawns or berm areas, which adds to the generous ambience of the urban landscape of the district. Street pavements are now asphalt; cut stone curbs still exist in portions of the district. Alleys are frequently paved with brick, particularly where alley-facing garages are common. Fencing ranges widely in type; fencing in public view was generally designed to compliment the style, design material, and date of the residence.
- (14) Relationship of open space to structures. Open space in the district occurs in the form of vacant land, a City park, school yards for the Waldorf and Nichols Schools, and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.
- (15) Scale of façades and façade elements. There is a variety in scale from block to block and style to style; most houses have a large and substantial appearance. The size and complexity of façade elements and details either accentuate or subdue the scale of the façades. Façade elements have been determined by

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- what is appropriate for the style. Large wings at the front are atypical, while small wings at the side, usually in the form of sunrooms and sunporches, are common. Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades.
- (16) Directional expression of front elevations. In general, the expression of direction is neutral.
- (17) Rhythm of building setbacks. Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the façades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area, a wall of continuity is created.
- (18) *Relationship of lot coverage.* Lot coverage ranges from 50 percent to 12 percent or less in the case of homes with large yards. Most homes are in the 20 percent to 30 percent range of lot coverage.
- (19) Degree of complexity within the façade. The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular façades with varying amounts of ornamentation. Other styles, such as Queen Anne and those of Medieval inspiration, frequently have façades complicated by gables, bays, slight setbacks, porches, and occasionally, turrets.
- (20) Orientation, vistas, overviews. While most of the buildings are oriented toward the street, it is not unusual for an entrance to face the side, especially in the case of a landscaped side lot or corner house. The street façade in these cases is well coordinated with the rest of the street façades. Garages are frequently oriented either toward an alley or a side street; almost all garages are detached and at the rear of the lot. In those few cases where pre-1930 houses have attached garages, they are at the rear and are entered from the side or rear. The doors of such attached garages are generally not visible from the street.
- (21) *Symmetric or asymmetric appearance.* Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including the Neo-Tudor, are generally asymmetrical, but balanced compositions.
- (22) *General environmental character.* The Indian Village Historic District, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.

(Code 1964, § 28A-1-14(c); Code 1984, § 25-2-81; Res. of 6-15-1971, J.C.C. Pages 1374-1375; Ord. No. 424-H, § 1(28A-1-14(c)), eff. 2-6-1981)