



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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**SR-2 – STAFF ADVISORY REPORT (09-08-2026) (REVISED 09-08)**

*This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.*

**ADDRESS:** 15067 WARWICK

**MEETING DATE:** 09-09-2026

**APPLICATION NUMBER:** HDC2026-00289

**SCOPE:** DEMOLISH GARAGE, ERECT GARAGE

**ADVISORY STAFF REPORT PREPARED BY:** A. DYE

**STAFF OBJECTIONS TO APPROVAL:**

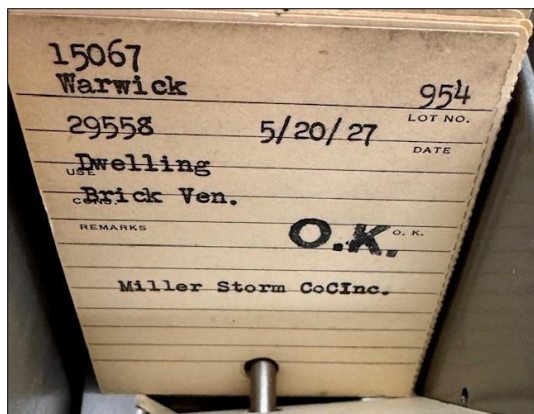
*This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.*

1. The width of the east/west walls listed on the revised garage floor plan on Sheet A101, do not match the widths listed on the revised elevation drawings and site plan, nor overhead door cut sheet.
2. The ~~vertical panel wall siding~~ and sliding windows are contemporary expressions and are not compatible with the massing, size, scale and architectural features of the property and district.
3. ~~The site plan, drawings, and cut sheets do not correctly document the garage design, materiality, and placement at the southwest corner of the property.~~

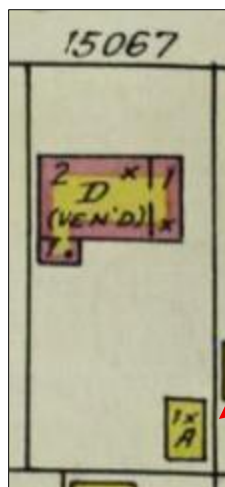
## STAFF ANALYSIS AND DISCUSSION:

*This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.*

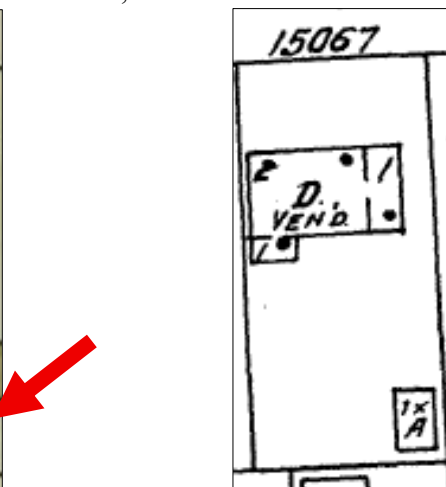
- The building permit to erect the house was issued in May 1927.
- The 1938 – 1950 Sanborn map shows the house originally had a narrow one-car garage, which was common for the Rosedale Park neighborhood and the Sanborn maps consistently showed a one-car garage through the last edition staff has on file, dated 1997.



*BSEED permit card*



*1938 – 1950*



*Sanborn Maps*

*ca. 1997*

- Staff didn't locate a construction date for the existing two-car garage. Since staff can't identify the date of construction and determine if it falls within the district's period of significance, it is staff's opinion that the existing garage, subject of this application, is not a contributing resource to the Rosedale Park local historic district.



*Designation photo, 2007. HDAB.*



*Staff photo, August 27, 2026.*

- Non-contributing structures do not need to meet the Secretary of the Interior's Standards in order to perform work to the structure, including demolition.
- At the onset of researching the property to develop the SR-1, staff contacted the applicant and suggested they submit additional information and photographs to substantiate the condition of the garage. A few interior photos were sent and can be found in the Cycle 2 document.

Applicant photos of existing garage



*Front (east wall) of garage*



*A pedestrian door is visible near the front of garage*



*Side (north wall)*

*Two windows are visible toward middle of wall*



*Rear (west wall), looking south towards Chalfonte*



*Side (south wall), looking towards rear of property*

Staff comments on existing garage:

- The existing design is compatible to the house. It has a reverse/side gable roof like the house, and the front walls flanking the overhead garage door are clad in brick that appears to be a close match to the brick on the house, as seen in the below applicant photos.



*Partial view of south wall of house, looking toward the garage.*

*Applicant photos*



*Partial view of brick cladding east wall of garage, at south-side wall.*

- The wall materials, outside of the brick cladding, appears to be a mid-century composite lap siding that covers the full wall surface at the south-side and rear elevations, and the north gable wall. Painted particle board (or some other pressed wood-like material) covers the north wall below the gable.

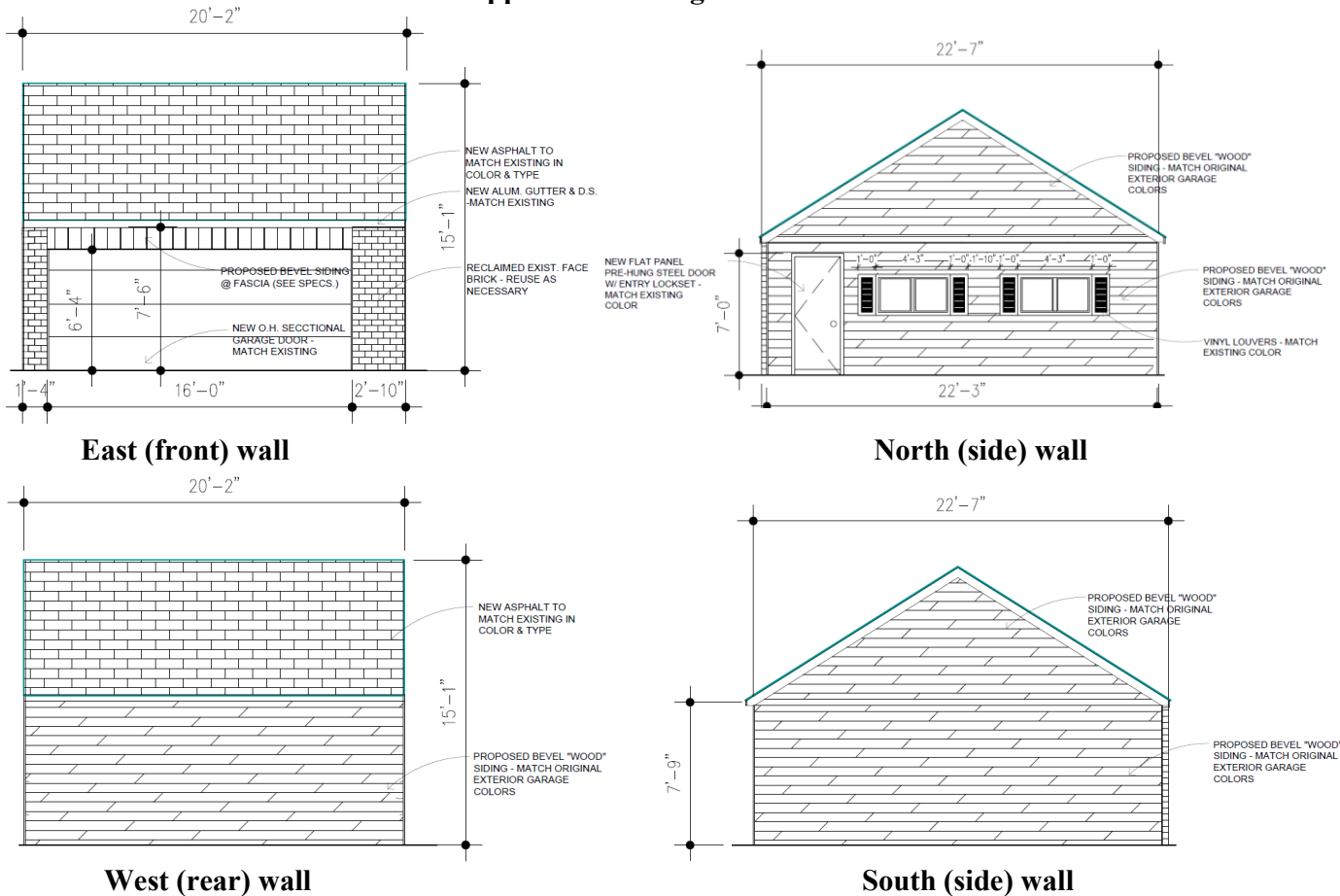


*Staff photo of the garage, taken from the sidewalk/end of driveway. August 27, 2026*

### Staff comments on proposed garage

- The proposed garage's massing, roof design, window and door placement and brick cladding on front walls flanking the overhead door opening closely matches the existing garage.
- The proposed dimensions are: 20'-2" wide x 22'-7" deep x 15'-1" high. This is slightly larger than the existing garage, which the applicant states is 18' wide x 21' deep.
- ~~The submitted site plan shows the footprint of the existing garage. Although the new garage will be erected in the same location, it will be slightly larger (which needs to be documented) and the setbacks from the side and rear property lines must be noted.~~

### Applicant drawings



- Materials:
  - Roof – Dimensional asphalt shingle – Burnt Sienna
  - Walls – ~~Textured panel siding (4'x x 8'h)~~, beveled cedar lap siding (nominal width: 6-inch or 8-inch), paint color: match existing brown
  - Brick – either reusing existing brick or new brick of similar colors with a textured surface (photo of new brick on page 23 of Cycle 1 document)
  - Windows – ~~Anderson 400 series, vinyl-clad wood sliding window, color: ??, divided light or clear glass – not specified, Jeld Wen aluminum-clad sliding window, color: ??~~
  - Overhead door: Steel panel (16'w x 7'h) paneled steel door, color: white (7'w x 9'h), ~~color: dark brown~~
  - Pedestrian door: Steel flush surface (32" w x 80" h), color: match existing
  - Shutters: Louvered vinyl (14-1/2" w x 47" h), color: black

- It is staff's opinion that the dimensions, massing, and overall design of proposed garage offers a compatible design for this property.
- However, there are discrepancies between the drawings and the selected materials and building components.
  - The dimensions listed for the east and west walls on the garage floor plan on Page A101 do not match the elevation drawings, site plan, nor the overhead door cut sheet.
  - ~~The overhead door on the drawing is a large single two-car opening, but the cut sheet is for a smaller single door; requiring two openings on the east wall.~~
  - ~~The side door on the drawing shows a panel door with window (wired glass), but the cut sheet is for a flush/no panel/no window door~~
  - ~~The wall siding is drawn to mimic the composite material that covers most of the existing garage walls, but a cut sheet for a vertical panelized product was submitted which offers a drastically different appearance and pattern than what is shown on the drawings.~~
- ~~The proposed wall material is a panelized plywood product that has a "rough-sawn cedar grain texture" and vertical grooves.~~
  - ~~This panel product requires regularly spaced vertical seams (every 4') which will likely become pronounced over time due to weathering and the infiltration of water within these vertical spaces, creating an additional non-authentic pattern to exterior wall surfaces~~
  - ~~This product presents a contemporary expression of wood siding which is not compatible with the massing, size, scale and architectural features of the property and district.~~
  - ~~A siding product with a smooth surface and increased dimensionality, such as wood or cementitious lap or board and batten siding, would offer visual compatibility at this rear elevation of a contributing building within residential district with a period of significance of 1916–1955.~~
- The proposed windows on the north wall are Anderson 400 series vinyl aluminum-clad sliding windows. Sliding windows are a mid-20<sup>th</sup> century product and the horizontal uneven sash depths is not compatible with the property. Casement windows, or double-hung windows offer operability for ventilation while conforming to the traditional proportions, operation and sash placement of the dominant windows within the historic district. The exterior cladding color is not noted. The submitted cut sheet shows a grille pattern, however the drawings show undivided glass. The double-hung windows on the house have a distinctive pattern of 15-over-1, with lead caming. As the garage is new construction and a secondary structure, it is staff's opinion the garage windows should have undivided glass so there is no visual conflict with the complex divided light patterns of the house windows.
- ~~The drawings show the shutters to be exceptionally short, bearing no relationship to the window openings.~~ The shutters on the north elevation drawing have been redrawn to extend the height of the windows, however, the submitted previously submitted cut sheet lists a dimension of 14-1/2" w x 47"h. Staff scaled the height of the windows to be approximately 2'-6"h, and the listed width is 12". The current suggested material is vinyl. The shutters are proposed only for the north wall of the garage which is not visible from the public right-of-way. Rarely has staff seen shutters installed adjacent to garage window openings. There is no requirement for the new garage to match this design feature of the existing garage. Should the Commission consider approving the shutters, a new cut sheet for the correct shutter size should be submitted to staff for review.
- The wall section on Page A101 note that gutters and downspouts will be installed, but the

color is not listed.

- Not all colors are noted, and those that are, are either generically identified (ex., new wood siding “to match original garage colors”), or a non-compatible color is suggested (ex., white for the overhead door). A compatible color scheme for the new garage is to match the comprehensive dark brown palette of the house, thus removing white and/or black colors from the current proposal.

Elements of Design that relate to this application:

- **(7) Relationship of materials.** Masonry is the most significant material in the majority of houses in the Rosedale Park Historic District in the form of pressed or wire cut brick, often combined with wood, stone, and/or stucco. Wood is almost universally used for window frames, half-timbering, and other functional trim. Windows are commonly either of the metal casement or wooden sash variety. Aluminum siding and aluminum canted windows on later buildings are sometimes original; vinyl siding and vinyl windows, where they exist, are replacements...
- **(8) Relationship of textures.** The major textural relationship is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stucco and/or stone elements and trim...
- **(9) Relationship of colors.** Natural brick colors, such as red, yellow, brown or buff, dominate in wall surfaces...Roofs are in natural slate colors and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style.
- **(14) Relationship of open space to structures.** ...Garages, when original, often correspond in materials to the main body of the dwelling, but are of modest, one-story, simple box design with single- or double-doors. Some later houses in the western part of the district were originally built with garages that were integrated into the main body of the dwelling. About half of the original garages in the district have been removed and/or replaced.

### **STAFF RECOMMENDATION:**

*This third and final section takes staff's itemized “objections” identified in the first section, and presents them in the form of “conditions” in support of a proposed approval recommendation or “reasons” in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.*

Section 21-2-78, Determinations of Historic District Commission

### **Recommendation 1 of 1, Certificate of Appropriateness**

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Rosedale Park Historic District's Elements of Design, with the condition that:

1. ~~The site plan garage floor plan on Page A101 will be corrected to show the accurate east and west wall dimensions as listed on the elevation drawings and site plan and property line setbacks.~~
2. ~~Wood or cementitious lap siding is selected for the garage walls, with exception of the areas already proposed for masonry cladding.~~
3. Aluminum-clad wood windows are selected, with casement, double-hung or single-hung operation. Undivided glass will be selected.
4. ~~The drawings will be revised to accurately reflect door and window openings and exterior~~

~~wall and roof materials.~~

5. Cut sheets for all products will correlate with the revised drawings. Finish colors will be noted on the drawings or within the cut sheets. ~~The color palette will be dark brown, matching the color palette of the house. Paint colors submitted for review must include manufacturer name, paint name, paint number, as well as a visual sample.~~
6. The revised drawings and cut sheets will be submitted to staff for review.