

STAFF REPORT: DECEMBER 14, 2022 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 22-8164

ADDRESS: 19630 ROSLYN

HISTORIC DISTRICT: SHERWOOD FOREST

APPLICANT: LINDA HRIBAR, WEATHERGARD WINDOWS

PROPERTY OWNER: LADONNA BARNES

DATE OF PROVISIONALLY COMPLETE APPLICATION: NOVEMBER 22, 2022

DATE OF STAFF SITE VISIT: NOVEMBER 29, 2022

SCOPE: REPLACE VINYL WINDOWS

Note: This staff report was revised on 12/13/22 at 12:15 p.m. to include specific Standards as part of the Staff Recommendation.

EXISTING CONDITIONS

The dwelling at 19630 Roslyn was erected in 1926. The house offers Tudor revival styling through the steeply pitched roof, asymmetrical front elevation with multiple front-facing gables, an oriel window, and arched front entry with flanking small arched window. Vinyl siding fills wall surfaces on each elevation; the pattern gives reference to possibly covered half-timber and stucco cladding.



Staff photo, November 29, 2022

PROPOSAL

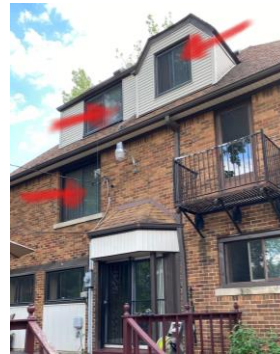
Replace six existing vinyl windows with new vinyl windows. WeatherGard, 700 Series, Vinyl Sash, Brown (similar to B:8 Grayish Brown).



Front Elevation



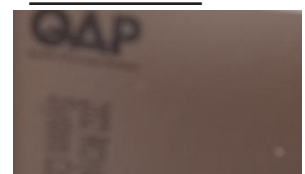
Side/East Elevation



Rear Elevation



B:8 Grayish Brown
MS: 5YR 3/2



Frame color supplied by applicant

STAFF OBSERVATIONS AND RESEARCH

- The Sherwood Forest Historic District was established in 2002.
- Per the designation photo at right, the house's original windows were no longer extant at the time of district designation. When comparing the designation photo to the existing conditions, it is likely the vinyl replacement windows present in 2002 are likely the same windows in place now. As such, they would not have required HDC approval, nor do they constitute a violation.
- It is staff's opinion the existing windows are not character-defining features of the house.
- As the existing vinyl window units do not have architectural or historical significance, the installation of new replacement windows will not alter the existing architectural features that characterize the property.
- Tudor Revival style houses were most commonly designed with casement windows, however double-hung windows were not uncommon.
- Brown window sash conforms to Color System D (Tudor, Gothic and English Cottage Styles).
- According to the National Park Service's document *Replacement Windows that meet the Standards*:
 - The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, but need not replicate the missing historic window.
 - Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.



ISSUES

- Large picture windows are a contemporary, mid-century window design. The wide expanse of plate glass creates voids on the front elevation and disrupts the traditional design and features of the primary elevation of this 1920s Tudor Revival-style house. Additionally, the uneven planes of glass necessary for the operation of sliding windows creates an optical illusion counter to a traditional building design.

RECOMMENDATION

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

It is staff's opinion the installation of vinyl windows as proposed will continue to alter the features and spaces that characterize the property. Staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

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.





