

STAFF REPORT: JULY 12, 2022 REGULAR MEETING

PREPARED BY: T. BOSCARINO

APPLICATION NUMBER: 23-8439

ADDRESS: 14910 STAHELIN

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: ALBERT BENEZRA, WEATHERGARD WINDOWS

PROPERTY OWNER: CORWANDA AND ALGETTER BLACK

DATE OF PROVISIONALLY COMPLETE APPLICATION: JUNE 19, 2023

DATE OF STAFF SITE VISIT: JUNE 27, 2023

SCOPE: REMOVE WOOD PATIO DOOR, INSTALL VINYL PATIO DOOR

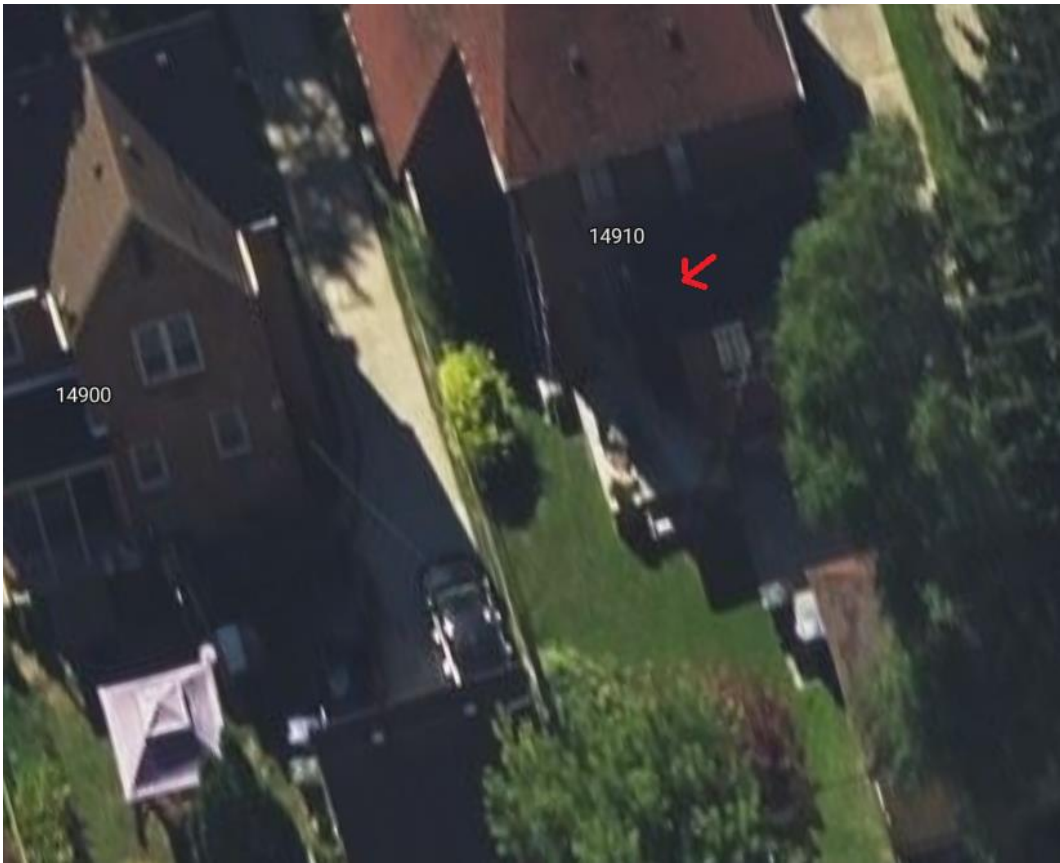
EXISTING CONDITIONS

14910 Stahelin is a two-story, hip-roof, Tudor Revival building in the Rosedale Park Historic District, built in 1929. It faces west onto the street. Defining features include multiple, asymmetrical gables on the front façade, a wide chimney, and a tabbed stone surround at the front entrance. Original windows are steel casement, painted black. Original doors consist of a wood panel door on the front and a multi-light double-doors (subject of this application) on the rear. Non-historic elements (installed prior to the enactment of the historic district) include a few replacement windows and soffit panels; these appear to be aluminum or vinyl.



View from Stahelin, facing east. June 2023 photo by staff.

Staff was not able to view the rear of the house as it is not visible from the street and this block of Stahelin does not have an alley. Due to its location around the corner from a porch overhang, as well as garages and vegetation, it would also be minimally visible from neighboring houses.



Birds-eye view from Bing Maps, with arrow showing door location.



Existing door. Photos provided by applicant.

PROPOSAL

The applicant proposes to replace a rear, double patio door with a new door.

The existing door consists of a pair of ten-light, glazed wood doors, as seen in the photos above.

The applicant states that the existing door is damaged: “The current door is missing part of the door by the door handle and deadbolt. The molding on the interior is non-existent by the deadbolt area.” The applicant also states that the new door will be more energy efficient.

The proposed replacement is a WeatherGard vinyl sliding patio door with a black exterior.



WeatherGard sliding patio door, interior view. Image from website. The website does not provide an exterior view. Also note that the proposed door is black, not white.

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established by Ordinance 03-07 in 2007. Its Elements of Design (Sec. 21-2-199) provide guidance on window openings more so than doors.

The Elements of Design state:

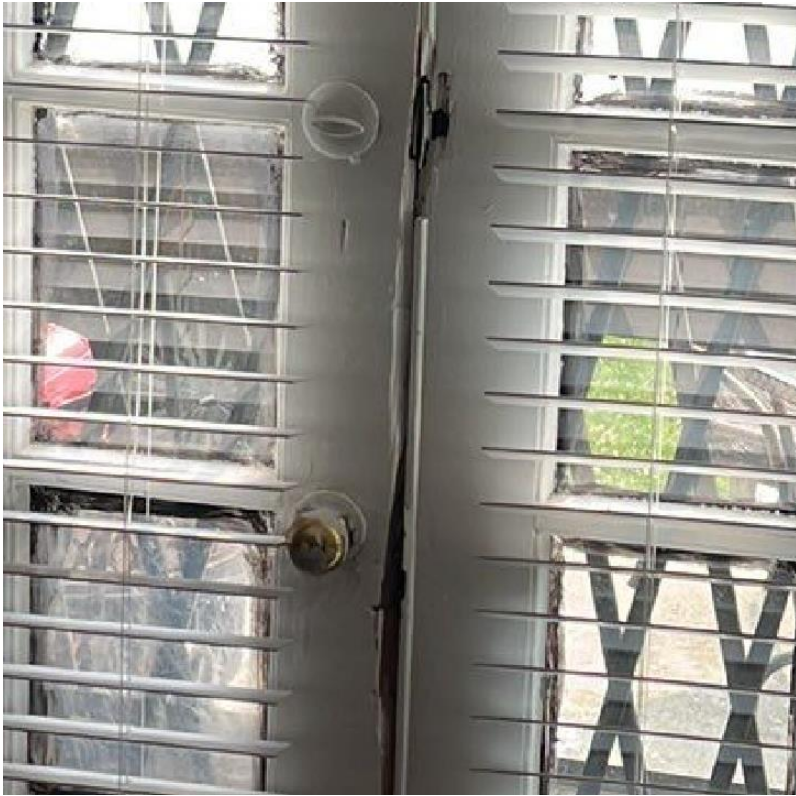
- Windows are “often subdivided”
- Textural interest is created by “subdivided windows”
- English Revival style buildings generally have painted wood trim and window frames of dark brown, gray, buff, or shades of cream, depending on the main body color.

Doors are mentioned only in reference to arched door openings (which this door does not have) as being “characteristic.” However, staff suggests that the observations made in the Elements of Design with respect to windows apply with equal validity to doors. The subdivisions of the door create textural interest as described in the Elements of Design.

- The Final Report asserts that the historic district is “significant for its varied housing stock that dates from the 1910s into the 1950s,” implying a Period of Significance for the district.
- Based on materials, design, and hardware, staff concludes the door is from the Period of Significance and likely original to the building.
- Based on the above observations, staff opinion is that the door is a distinctive feature warranting

preservation.

- The applicant has noted damage to the door, as described above.



Close-up of damaged area. Photo provided by applicant and cropped by staff.

- The design of the existing exterior patio doors, with wider rails separating multilight windows, is consistent with the muntin-and-mullion character of the building's windows. On the proposed doors, grids would mimic the divided-light nature of the current doors. The proposed color, black, matches the existing door and historic windows and is appropriate for Tudor Revival architecture.

ISSUES

- The rear patio door is both historic (original to the house or likely dating from the Period of Significance) and distinctive (as suggested by the Elements of Design). The Secretary of the Interior's Standards for Rehabilitation, cited below, direct that it be retained and repaired.
- If the door has deteriorated beyond repair, its in-kind replacement is acceptable, according to the Standards. However, the photos provided do not suggest that the door has deteriorated beyond repair.
- The proposed door approaches compatibility in that it is a double, patio door with grids to mimic a divided light, and is in an appropriate color. However, a truly compatible door would "match the old in design, color, texture, and other visual qualities and, where possible, materials," (Standard #6); that is, it would be of metal or wood rather than vinyl and have true muntins or simulated divided lights (Regardless of compatibility, the replacement of historic material would still not be appropriate unless the existing door were beyond repair).

- If the applicant wishes to have increased security and energy efficiency, a more appropriate intervention would be the installation of a storm door or security door. The existing opening appears to have adequate depth to accommodate such a door. To be appropriate, the storm door or security door must be of a compatible material and include sufficient transparency to avoid concealing the historic door.

RECOMMENDATION

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

Staff concludes that the proposed work does not meet the Secretary of the Interior's Standards for Rehabilitation for the following reasons:

- The existing double door is a historic feature; the Standards say that it should not be removed unless it is deteriorated beyond repair. It has not been shown to be beyond repair.
- The proposed double door is not compatible. A compatible door would be either wood, steel, or aluminum, with the same light pattern as the historic door, and have true muntins or simulated muntins matching the three-dimensional profile of the historic door.

Therefore, staff recommends that the Commission issue a Denial of the proposed window replacement as it does not meet the Secretary of the Interior's Standards for Rehabilitation, in particular:

- 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.*
- 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.*