

STAFF REPORT: JUNE 14, 2023 MEETING
APPLICATION NUMBER: 23-8518
ADDRESS: 14924 PENROD
HISTORIC DISTRICT: ROSEDALE PARK
APPLICANT: VICKI WELCH
PROPERTY OWNER: VICKI WELCH
DATE OF PROVISIONALLY COMPLETE APPLICATION: AUGUST 21, 2023
DATE OF STAFF SITE VISIT: AUGUST 30, 2023

PREPARED BY: A. DYE

SCOPE: REPLACE VINYL WINDOWS WITH VINYL WINDOWS

EXISTING CONDITIONS

The 1-1/2 story dwelling at 14624 Penrod has a cross-gable roof. Variegated red-brown brick covers the majority of the wall surfaces; the front-facing gable extension also has stone cladding at the base and vinyl siding within the gable. At the rear, a large shed dormer creates a two-story effect, and a screened porch encloses about half of the first floor’s wall. All the window openings have vinyl sash and include double-hung, fixed, casement and sliding windows.



HDC staff photo, August 30, 2023. Right: Applicant photo.

A driveway at the north lot line leads from Penrod to a detached, two-car, wood framed garage at the north-east corner of the lot. The garage has a hip roof, vinyl siding, and a large overhead front-facing garage door. The house and garage roofs are covered with dimensional asphalt shingles.

PROPOSAL

Replace eight (8) vinyl windows with new vinyl windows.

Front/West – 2 windows Side/North – 2 windows
Rear/East – 3 windows; Side/South – 2 windows

Following the staff report is a compilation of applicant photos to easily identify the windows to be replaced.



STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established on February 19, 2007.
- The house and garage were erected in 1950, near the end of the district's period of significance (1917 – 1955).
- The designation photo shows that vinyl siding and vinyl windows were present when the historic district was established.



2007 designation photo, Historic Designation Advisory Board.

- The subject property is located on the east side of Penrod in an area which has a collection of houses erected from the 1920s through 1950s, while the west side of Penrod is comprised of houses displaying styles from the 1920s and 1930s.



Google street view. Above: east side of Penrod. 14924 is identified above. Below is the west side of Penrod.



- Excerpts from the Historic Designation Advisory Board's Final Report for Rosedale Park state:
 - *As budgets got tighter and materials and labor became more costly, the popularity of period styles faded in favor of less elaborate Colonial Revivals, early Ranches, and, to a lesser degree, Moderne style dwellings.*

- *The mid-1950s, near the end of this district’s period of significance, saw Rosedale Park with a house on nearly every lot, likely a result of the post-World War II building boom.*
- *Modest dwellings...sometimes called minimal traditional for their reduced use of Colonial Revival details on modified traditional housing forms, were encouraged during the 1930s by the Federal Housing Administration (FHA). At the time of construction, such houses were most frequently referred to as “bungalows”, for their use of the efficient one-and-a-half-story plan, even though they do not resemble the classic bungalow in appearance. These models of American suburban architecture were touted in a brochure entitled How to Have the Home You Want, published by the FHA’s Better Housing Program near the end of the Great Depression (FHA 1935).*
- The dwelling at 14924 Penrod is a modest house with minimal embellishments. The existing character-defining features include:
 - Rough edged stone or cast-concrete windowsills,
 - Ashlar stone and contrasting siding on the front gabled wall, and
 - A soldier course over stretcher bond at the top of each wall.



*HDC staff photos, August 30, 2023.
Above: North-side elevation.
Right: South-side elevation.*



- As stated in the district’s Final Report, this house’s contrast in design and massing to the older neighboring dwellings offers a distinct example of housing development and residential design in the post-WWII years. Therefore, staff assesses that the house is a contributing structure to the district.
- Most buildings in historic districts are contributing resources, and only such resources are eligible for programs like state historic tax credits.

- When determining the appropriateness of replacement windows, staff refers to the National Park Service document *Replacement Windows that Meet the Standards*. The section *Replacement Windows When No Historic Windows Remain* directly relates to this application.
 - Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building.
 - Replacement of missing or non-historic windows must always fill the original window openings and must be compatible with the overall historic character of the building.
 - The general type of window – industrial steel, wood double-hung, etc. – that is appropriate can usually be determined from the proportions of the openings, and the period and historic function of the building.
 - The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period.
 - Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.
- The proposal requests to replace eight (8) vinyl windows - six (6) will remain double-hung units; two (2) double-hung windows are proposed to change to sliding units. The windows on the front and sides of the house are visible from the public right-of-way, while the rear windows are not (and one is further obscured by the screen porch).
 - Sliding windows are a contemporary design. The sashes are on side-by-side staggered plans and present a significantly different appearance than the traditional double-hung window.
 - The applicant informed staff that all the replacement windows can be double-hung in operation, if needed.
- The submitted window order states the final cost for the new vinyl windows will be \$12,753; with discounts the price to be paid by the customer is \$9,198. The average price per window comes to \$1,149.75.

ISSUES

- Staff doesn't consider the existing windows character-defining features; however, the operation and general appearance of the new replacement windows must be historically compatible with the architectural style and age of the house to be appropriate, per the NPS guidance outlined above.
- It is staff's opinion, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.
 - Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
 - The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows breaks down more quickly in ultraviolet light than wood or steel-framed windows.
 - Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- The installation of the proposed vinyl windows does not follow NPS guidelines for new replacement windows, as the proposed windows are not “consistent with the general characteristics of a historic window of the type and period”, are not “compatible with the overall historic character of the building”, and “similarly incompatible new windows” seek to replace “existing incompatible non-historic windows”.

RECOMMENDATION

Staff finds that the proposal for the replacement of vinyl windows with new vinyl windows does not meet the Secretary of the Interior's Standards for the following reasons:

- Through limits of its fabrication and materiality, vinyl windows are not appropriate for historic districts. They do not match the dimensions and appearance of historic windows. Sensitivity to ultraviolet light can result in discoloration, warping of window frames, and condensation between the glass.
- The installation of the proposed vinyl windows does not follow NPS guidelines for new replacement windows, as the proposed windows are not “consistent with the general characteristics of a historic window of the type and period”, are not “compatible with the overall historic character of the building”, and “similarly incompatible new windows” seek to replace “existing incompatible non-historic windows”.

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 Standard 9:

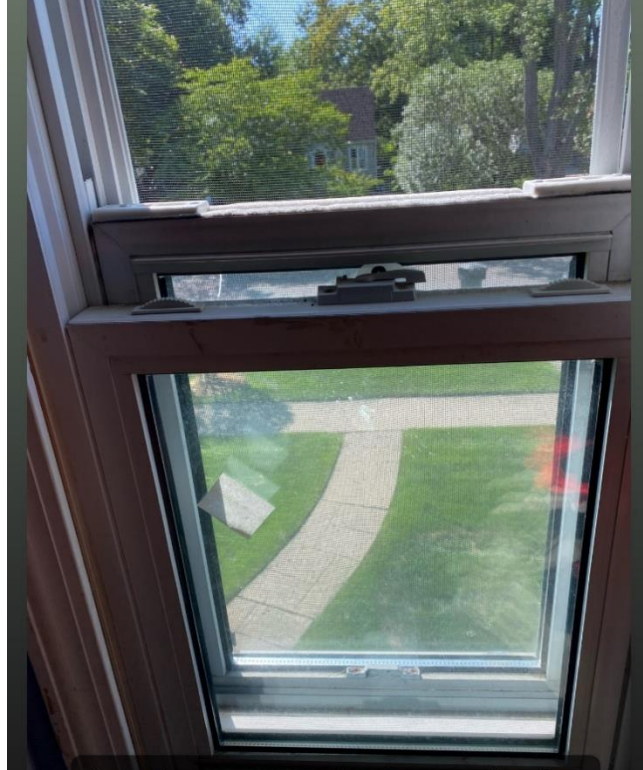
9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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



FRONT – WEST: 2 windows



Window #4 - 1st floor – bedroom – 32 x 52 DH



Window #8 – 2nd floor – bedroom – 18 x 40 DH



SIDE – NORTH: 2 windows



Downstairs BedRoom Facing North

Window #1 – 1st floor – bedroom – 32 x 52 DH



Inside Window 1.

Downstairs BedRoom Facing North



**Upstairs bathroom, outside view,
facing north**



**Upstairs bathroom, inside view facing
north**

Window #5 – 2nd floor – bathroom – 28 x 45 DH



SIDE – SOUTH: 1 Window



Large upstairs bedroom facing west

Window #7 – bedroom - 32 x 52 DH



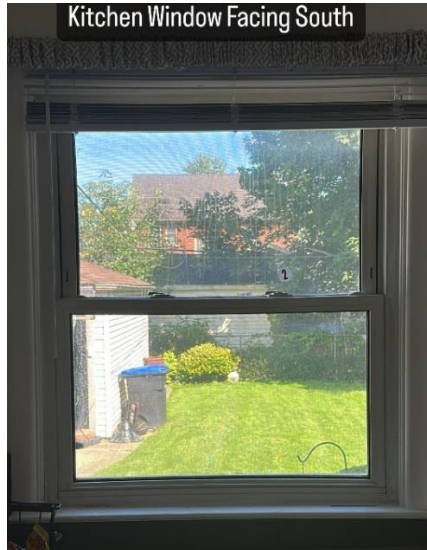
**Large upstairs bedroom, inside view
facing south**



REAR – EAST: 3 Windows (one inside enclosed porch)



Window #2 – 1st floor - kitchen – 40 x 45 Slider



Kitchen Window Facing South

Window #6 – 2nd floor – 40 x 52 DH



Kitchen Window Facing South



Kitchen Window Over Sink West

Window #3 – 1st floor – looking out to enclosed porch - kitchen – 36 x 43 Slider

