

STAFF REPORT: AUGUST 14, 2024 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2024-00358

ADDRESS: 15035 ASHTON

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: JOSHUA DINVERNO, DINVERNO REMODELING & CONSTRUCTION

PROPERTY OWNER: SHEILA WRIGHT

DATE OF PROVISIONALLY COMPLETE APPLICATION: JULY 22, 2024

DATE OF STAFF SITE VISIT: JULY 26, 2024

SCOPE: ERECT ADDITION

EXISTING CONDITIONS

The two story dwelling located at 15035 Ashton was erected in 1950. This Garrison-style Colonial Revival design features a second story overhang which projects slightly outward from the first floor. The front walls of the house are clad with stone veneer at the first floor and vinyl siding at the second floor; the side and rear walls are clad with dark red brick. Asphalt shingles cover the reverse gable roof. The wood windows have multi-light upper and lower sashes. The first floor front windows are cottage-style with a six-over-nine pattern, while the windows at the second floor are equally-sized double-hung units with a six-over-six pattern. The entry door is adorned by fluted pilasters that extend to the underside of the second floor overhang.



Staff photo, July 26, 2024.

A three-season porch, with open porch above, is located at the southwest corner of the rear wall. The porch's foundation walls are covered with matching dark red brick and topped with a concrete pad. A low framed wall supports full height sliding windows on the rear and south side of the structure, while the north side has a sliding door and small side light. The upper porch is enclosed with a black metal railing.



Applicant photo shows the rear/west wall and south/side wall.



Applicant photos of the north/side wall (above), and the west/rear wall (right).



PROPOSAL

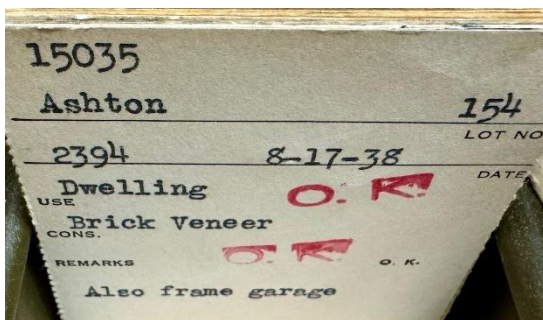
- Remodel the three-season porch to fully enclosed space and erect an 8'-0" deep x 12'-9" wide addition.

STAFF OBSERVATIONS AND RESEARCH

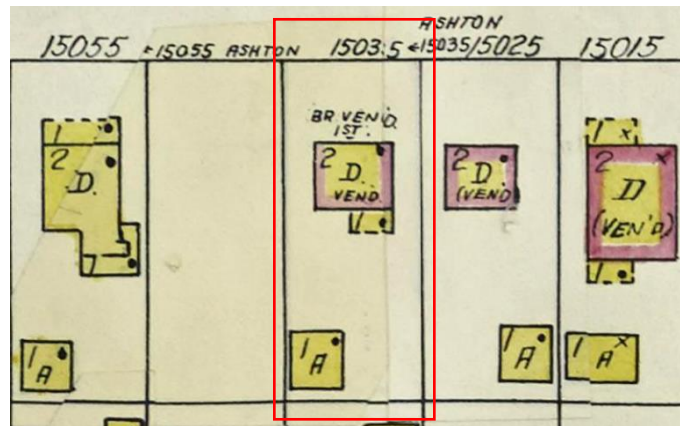
- The Rosedale Park Historic District was enacted on February 19, 2007.



2007 designation photo, HDAB.



BSEED permit card



Sanborn Map, 1938 - 1950, Image 16.

The house was erected in 1938, and the 1938 - 1950 Sanborn map shows a one-story open, covered porch at the rear. Staff doesn't know when the porch was enclosed, but the existing three-season porch was in place at time of designation. Staff doesn't consider the current enclosure a historic feature of the house. However, the brick veneered porch base and concrete porch pad are historic elements that should be (and will be, according to the applicant's drawing

Right: Designation photo of neighboring house (15025 Ashton) which shows the rear of 15035 Ashton, confirming the three-season porch was in place in 2007.



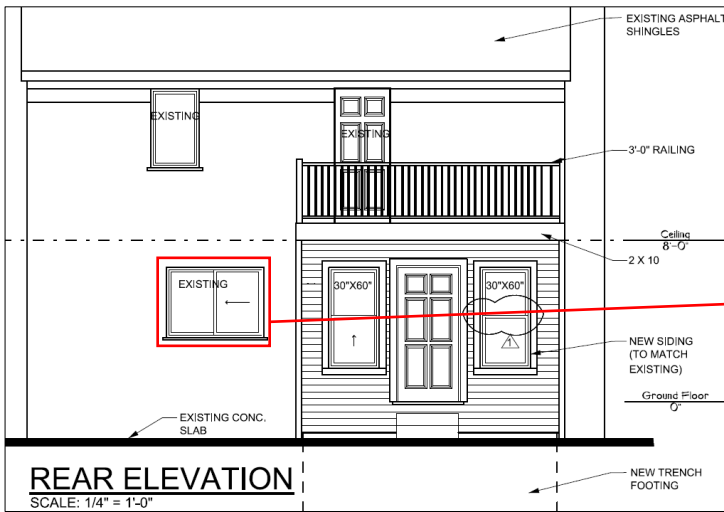
- Undated photos submitted by the applicant show the southern portion of the rear yard is enclosed by a chain link fence, which staff confirmed was in place at the time of district designation.

However, recent staff photos show a wood privacy fence, topped with wood lattice, has been erected. There is no record of HDC approval for the wood fencing. It is staff’s opinion that the location, wood material, and design fall within the Commission’s fence guidelines, as the lattice element has a square, rather than diamond-shaped pattern. However, the unpainted finish and outward facing support members do not meet the guidelines. Staff has contacted the applicant about this non-approved work.



Left: Applicant photo looking outward from the backyard towards Ashton Road, shows the low metal chain link fence.

Above: Staff’s July site visit photo, taken from the Ashton Road sidewalk, shows the wood fence that was erected in the rear yard, in line with the chain link fence.

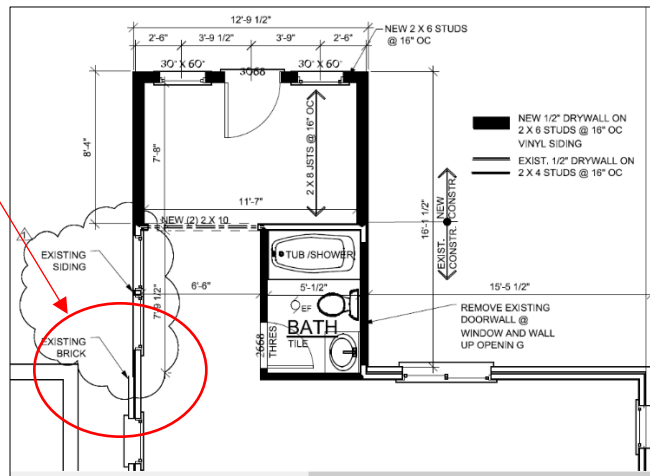


Applicant drawing and photo. Note: the kitchen window is wrongly identified as a sliding window. The existing window is a divided-light wood double-casement unit with single-width sidelights. Staff identifies this window as a character-defining feature of the house.

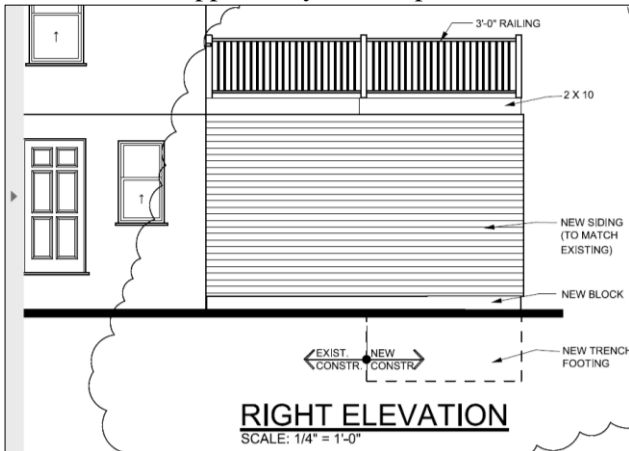
- The porch's southern wall is inset from the house's side masonry wall by 1-2 inches.

There is very little wall framing for the existing porch walls due to the full height sliding windows and sliding door. Therefore, new walls will be constructed within the existing porch's footprint, retaining the small setback from the house's masonry wall.

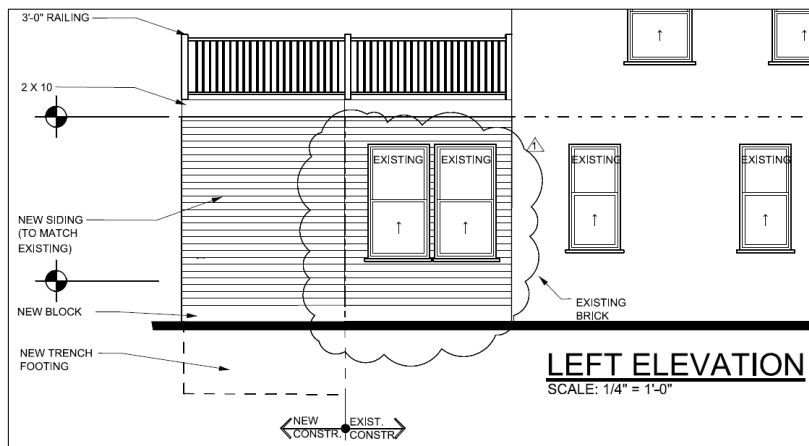
Applicant drawing.



- The south/side elevation drawing shows solid walls and smaller double-hung windows, but the drawing states the existing full height windows will remain.
- The application says that vinyl siding “to match existing” will be installed. Vinyl siding is present on the front wall and has been in place since district designation. It is staff’s assumption the vinyl siding covers the original historic wood siding. The Commission consistently doesn’t approve the installation of vinyl siding, so there will be the opportunity to re-expose the wood siding when the vinyl deteriorates to the point of replacement.



Applicant drawing of north wall.

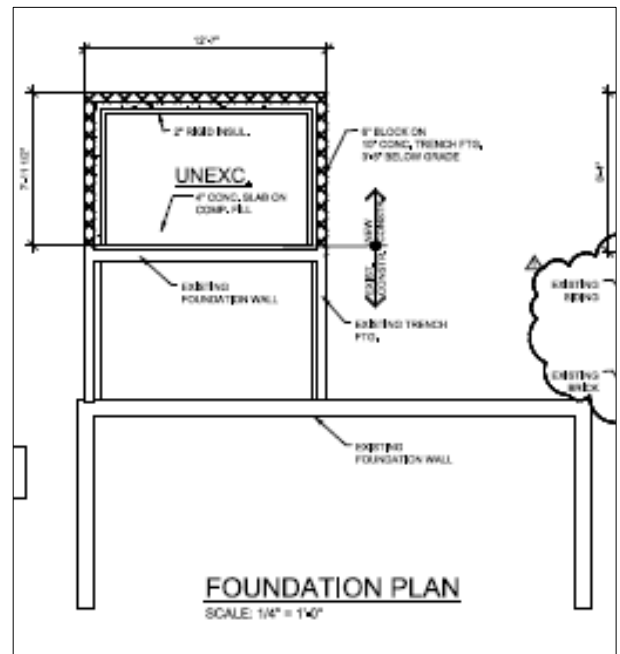


South-side elevation.



Aerial photo, April 2022. EagleView. Location of proposed work to be within red box.

- The proposed north/side wall will become a solid wall, partially due to the interior design of a full bathroom. The other two walls will have multiple window openings, and the rear entry door will now face the backyard. The above aerial view shows how the interior/north wall is tucked in behind the house and is entirely hidden from public view.
- According to the [National Park Service](#):
 - In accordance with Standard 9, a new addition must preserve the historic building’s form/envelope, significant materials and features, and must be compatible with the historic building’s massing, size, scale, and architectural features.
 - Standard 10 calls for new additions to be constructed in a manner that the essential form and integrity of the historic property will be unimpaired if the new work were to be removed in the future.
 - Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.
 - A new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. This is often a rear elevation.
 - When planning an addition, preserving significant landscape features – including vegetation, grading, walls, fences, walkways, driveways – and other important historic features of the historic property must be taken into account.



Applicant drawing.

It is staff’s opinion the proposed alteration to the three-season porch and erection of the addition meet the above criteria, with exception of the proposed vinyl siding and vinyl windows.

ISSUES

- It is staff’s opinion, through limits of fabrication and material, vinyl windows and vinyl siding are not appropriate for historic districts.
 - New construction and associated materials must be compatible with the historic character of the property, its site, and environment.
 - Vinyl windows offer a plasticity and flat/thick appearance that do not adequately match the profile, dimensionality and appearance of historic windows, such as wood. Aluminum-clad wood windows are appropriate for new construction and this rear yard location.
 - Vinyl siding is a machine-made product that produces a sheen to the wall surface, rounded edges and a raised grain pattern; these features do not mimic the smooth texture, crisp edged profile and exposure of wood clapboard siding. Wood, or cementitious siding (smooth finish only), both readily available, should

be specified.

- The drawings submitted for permit (and staff's final review) must be accurately drawn for existing conditions and the proposed scope of work.
 - A site plan must be included in the drawing package, showing the project footprint in context with the entire property.
 - The identification of the rear wall window as a slider window must be removed.
 - The stairs and landing required at the new rear door must be fully detailed and include notation(s) for material, finish and color. If this element is constructed of wood, a paint color will be selected and noted on the drawings.
 - A cut sheet for the second story porch railing, that identifies the design, dimensions, material, finish and color, must be submitted.
 - Cut sheets for the wall siding (if cementitious), windows and door will be submitted for staff approval, and will include paint color(s) for the walls and trim, and cladding color for the windows.

RECOMMENDATION

Staff recommends that the proposed work should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Rosedale Park Local Historic District's Elements of Design.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- Wood or cementitious siding (smooth finish only) will be selected for the addition's walls; dimensions and profile will be specified. Paint color for walls and trim will be submitted for staff review.
- Aluminum-clad, one-over-one, double-hung wood windows will be selected. Manufacturer cut sheet(s) and cladding color will be submitted for staff review.
- A cut-sheet for the second story porch railing that identifies the design, dimensions, material, finish and color, must be submitted.
- The drawings submitted for permit must be accurately drawn to reflect existing conditions and proposed scope of work.
 - A site plan must be included in the drawing package, showing the project footprint in context with the entire property.
 - The identification of the rear wall window as a slider window must be removed.
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