

STAFF REPORT: 04/09/2025 MEETING
APPLICATION NUMBER: HDC2025-00062
ADDRESS: 15150 WARWICK

PREPARED BY: L. SAINT JAMES

HISTORIC DISTRICT: ROSEDALE PARK
APPLICANT / PROPERTY OWNER: ERIC DANIEL
DATE OF PROVISIONALLY COMPLETE APPLICATION: 03/16/2025
DATE OF STAFF SITE VISIT: 03/29/2025

SCOPE: REPLACE WOOD WINDOWS WITH VINYL WINDOWS

EXISTING CONDITIONS

The dwelling at 15150 Warwick was built in 1924, showcasing the Tudor Revival style. The dwelling has a hipped roof that intersects with a front-facing gable, framing a rounded-top front door. The lower half and gable side of the structure are finished with painted brick, while the upper floor of the main section is adorned with wood shake cladding. Most of the first-floor windows, with the exception of set of casement windows on the south elevation, are vinyl replacements. On the second floor, double-hung wood windows with a mix of six-over-one, three-over-one, and one-over-one.



Staff photo, 03/29/2025

The remaining historic wood windows are a mix of double-hung and casement windows.

PROPOSAL

- Remove 8 historic wood windows and replace with Simonton 6100 vinyl windows, including metal wrap to cover the brick mould where applicable.
 - (2) Front of house, second floor, West elevation
 - (1) six-over-one
 - (1) three-over-one
 - (1) Side of house, first floor, South elevation
 - (1) pair of casements
 - (1) Side of house, second floor, South elevation
 - (1) three-over-one
 - (2) Side of house, second floor, North elevation
 - (2) three-over-one
 - (2) Back of house, second floor, East elevation
 - (1) three-over-one
 - (1) one-over-one

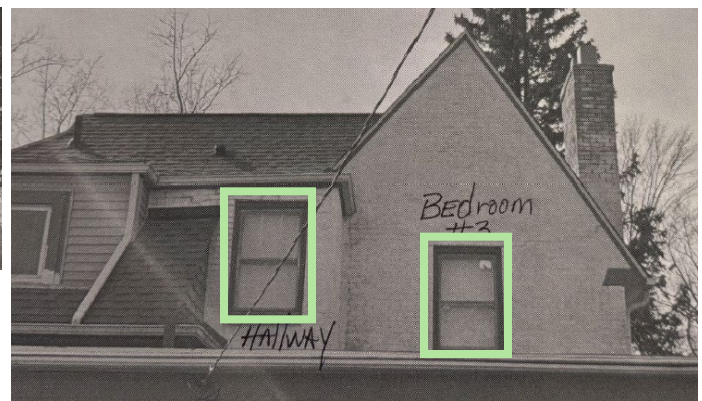
STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was enacted in 2007.



Designation photo, 2007

- The first floor windows, with exception of one pair of casements, have been replaced by the previous owners (not the current owner / applicant) without approval from the Commission in 2016.



- The Elements of Design (Sec. 21-2-199) mention windows as “often subdivided” and “double-hung sash windows are further subdivided by muntins.” The Elements of Design also note that “windows are commonly of the ... wooden sash variety.”
- The windows proposed for replacement are historic and unambiguously character defining as they are subdivided, as described in the Elements of Design, adding textural interest to the façade and a prominent visual component of the building.

- Applicants reasoning for replacement is that the historic wood windows are “old and non operable” and they have “many concerns for [their] safety in the event of an emergency.” The applicants first winter in this house has been “extremely costly” due to “cracks, leakage and high gas bills.”
- Applicants reasoning for replacement instead of restoration is that they “obtained several estimates from different vendors who have come out, look and gave their expertise.”



Photos from application, South elevation casements



Photos from application, West elevation double-hung

- Photos provided with the application show additional, relatively minor, deterioration, such as peeling paint and cracked glazing. Photos also show that some of the windows seem to have been painted over multiple times, a condition that will impair their operation.



Photo from application



Photo from application

ISSUES

- The deterioration noted above constitutes typical maintenance needs of old windows and is repairable (per *Preservation Briefs: 9* linked below). Any areas of damaged wood appear, to staff, to be minor and localized, and repairable. Thus, the windows do not seem to meet the standard of being “deteriorated beyond repair,” the standard required for their replacement under the Secretary of the Interior’s Standards for Rehabilitation (quoted in full below).
 - National Park Service — [Preservation Briefs: 9 “The Repair of Historic Wooden Windows”](#)
- If replacement windows were warranted (that is, if the historic windows were demonstrated to be beyond repair), the new windows would be required to “match the old in design, color, texture, and other visual qualities, and where possible, materials” (Standard #6, quoted in full below).
- The proposed white color may not be consistent with Color System D, which recommend reddish brown or black sash colors.

RECOMMENDATION(S)

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

Recommendation 1 of 1, Denial

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior’s Standards for Rehabilitation and the Rosedale Park Historic District’s Elements of Design, specifically:

Standards #:

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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

Elements of Design #: 3, 7

For the following reasons:

- The proposed vinyl windows are not consistent with the general characteristics of a historic window of the type and period (color, material, operation, and, consequently, profile, are noticeably different than the current historic wood windows).
- It is staff’s opinion that 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 break 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.