

STAFF REPORT: NOVEMBER 12, 2025 MEETING

APPLICATION NUMBER: HDC2025-00635

ADDRESS: 12512 BROADSTREET

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: BRETT MAHAFFEY, RENEWAL BY ANDERSON

PROPERTY OWNER: LAWRENCE GLENN

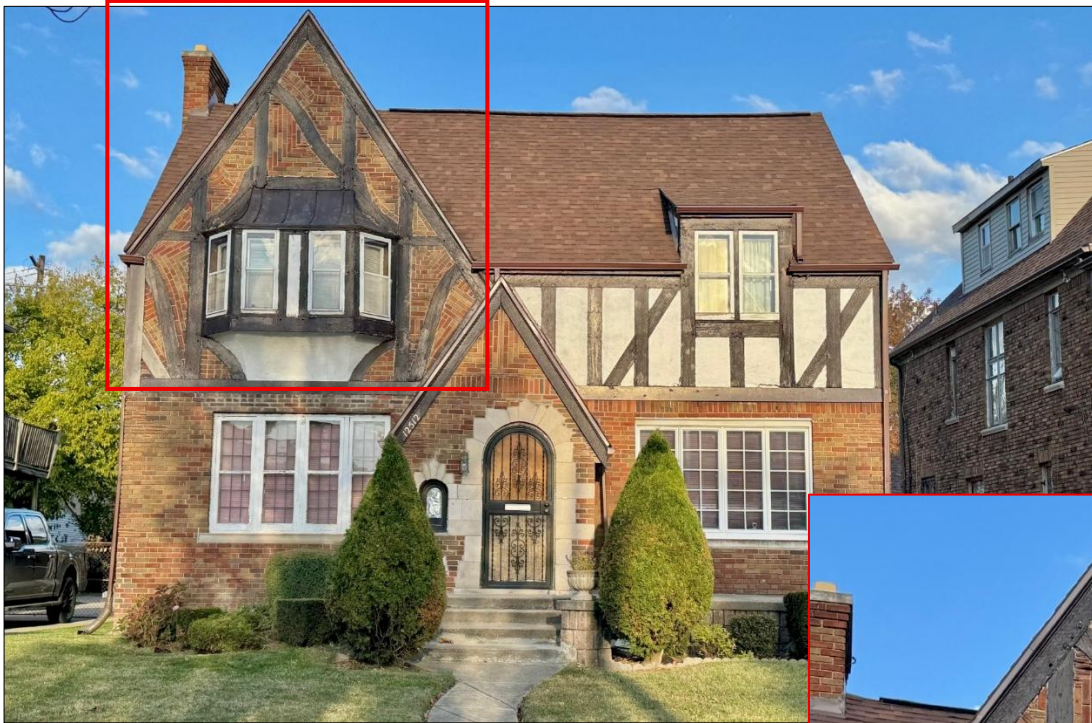
DATE OF PROVISIONALLY COMPLETE APPLICATION: OCTOBER 20, 2025

DATE OF STAFF SITE VISIT: OCTOBER 29, 2025

SCOPE: REPLACE WOOD WINDOWS WITH FIBREX WINDOWS

EXISTING CONDITIONS

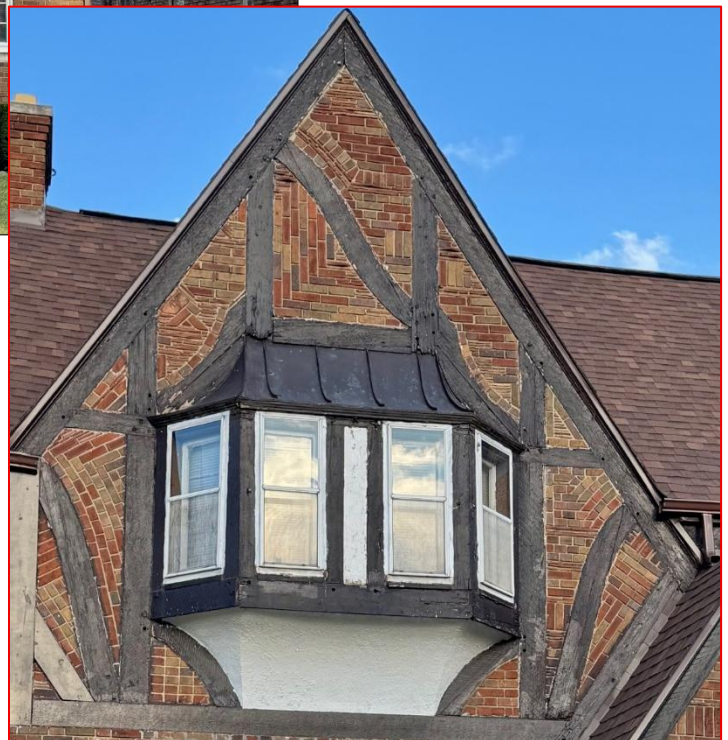
The 2-1/2 story house at 12512 Broadstreet is on the east side of the street, between Sturtevant and Fullerton. The dominant roof form is a side gable roof that is covered with asphalt shingles. The roof is punctuated by a front facing gable; a small extension from the front wall is capped with its own gable roof giving the illusion of a catslide roof on the façade. The first floor of the house is clad with variegated brown brick laid in a Flemish bond pattern; the second floor of the house (with exception of the gable walls) is stucco with half-timbering that has vertical and occasionally angled timbers. The brick patterning within the gables is highly decorative and uses multiple brick bonds and patterns, as well as different sized bricks.



Above and right: Staff photos, October 2025.

Stone is used for sills at the window openings at the first floor, as well as irregularly shaped pieces to create a surround for the front door and adjacent arched window.

Leaded glass casement windows remain at the first floor, to the left of the front door. The remaining windows on the front and side walls are either wood double-hung or casement windows or replacement units (most of which are casement in operation) which appear to pre-date the local historic district.



PROPOSAL

- Replace seven (7) wood windows with Fibrex windows.
 - Six (6) will be double-hung, six-over-one pattern.
 - One (1) is a double casement, each sash is has a two-wide-by-four high pattern. The window specifies “vented base frame”.
 - Window order specifies GBG (grids-between-glass).
 - Color: White



Clockwise from above: Façade, right/south side wall, left/north side wall.

Applicant photos – window proposed for replacement are identified by number (which correlates with the submitted window order). No work is proposed for the rear elevation.



STAFF OBSERVATIONS AND RESEARCH

- The Russell Woods-Sullivan Historic District was enacted on November 12, 1999.
- The building permit for 12512 Broadstreet was issued on March 11, 1929.



Above: Permit card, BSEED.

Left: Designation photo, 1999. HDAB.

- Replacement windows at the first floor, right of the entrance are visible in the designation photo. Based on this image, staff assumes that the other existing replacement windows on the side walls pre-date the district.
- Leaded glass casement windows to the left of the front entrance are distinctive character-defining features, remain intact, and not part of this application.
- The windows on the façade at the second floor are casement units, with wood frames and undivided glass. The storm windows with a central meeting rail obscure the casement operation.
- The double-hung wood windows on the side walls, four with a six-over-one pattern and two with a four-over-one pattern are proposed for replacement.
- Two openings: front, second floor shed dormer and south side wall, first floor near the rear, have wood mullions that are part of the larger window opening.



Above: Façade dormer opening; Right: South/side wall opening. These windows are covered with wood storm windows (likely original) Applicant photos.

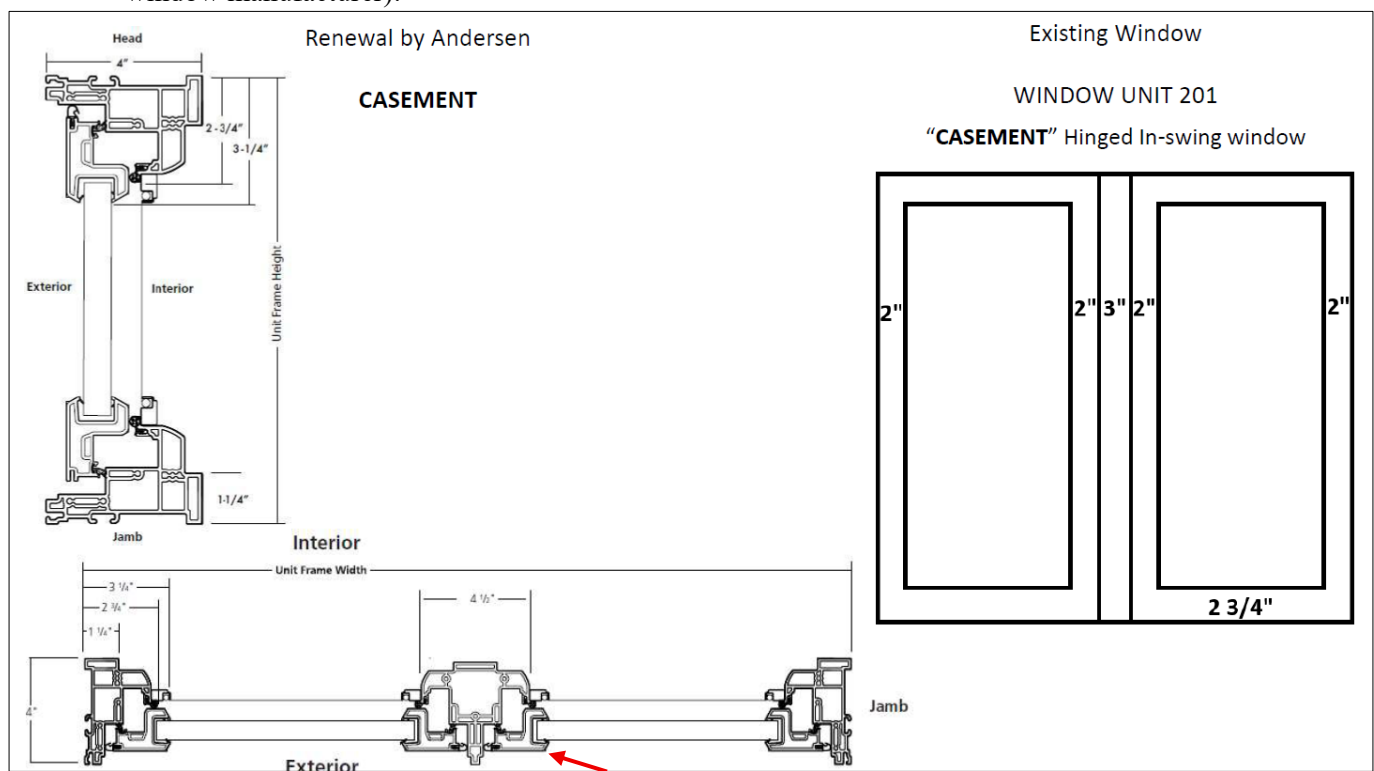
- Based on the written description and photos provided, it is staff's opinion that the existing windows need repair (including the wood sills), but the frames remain intact and are not demonstrated to be deteriorated beyond repair.
- The Russell Woods-Sullivan historic district's Element of Design (Sec. 21-2-168) that relate to this proposal are:

7) Relationship of materials. The majority of houses are faced with brick, often combined with wood, stone or stucco...Stone trim is common, and wood is almost universally used for window frames and other functional trim. Windows are commonly either metal casements or wooden sash...

8) Relationship of textures. The major texture is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood-shingled or horizontal-sided elements...

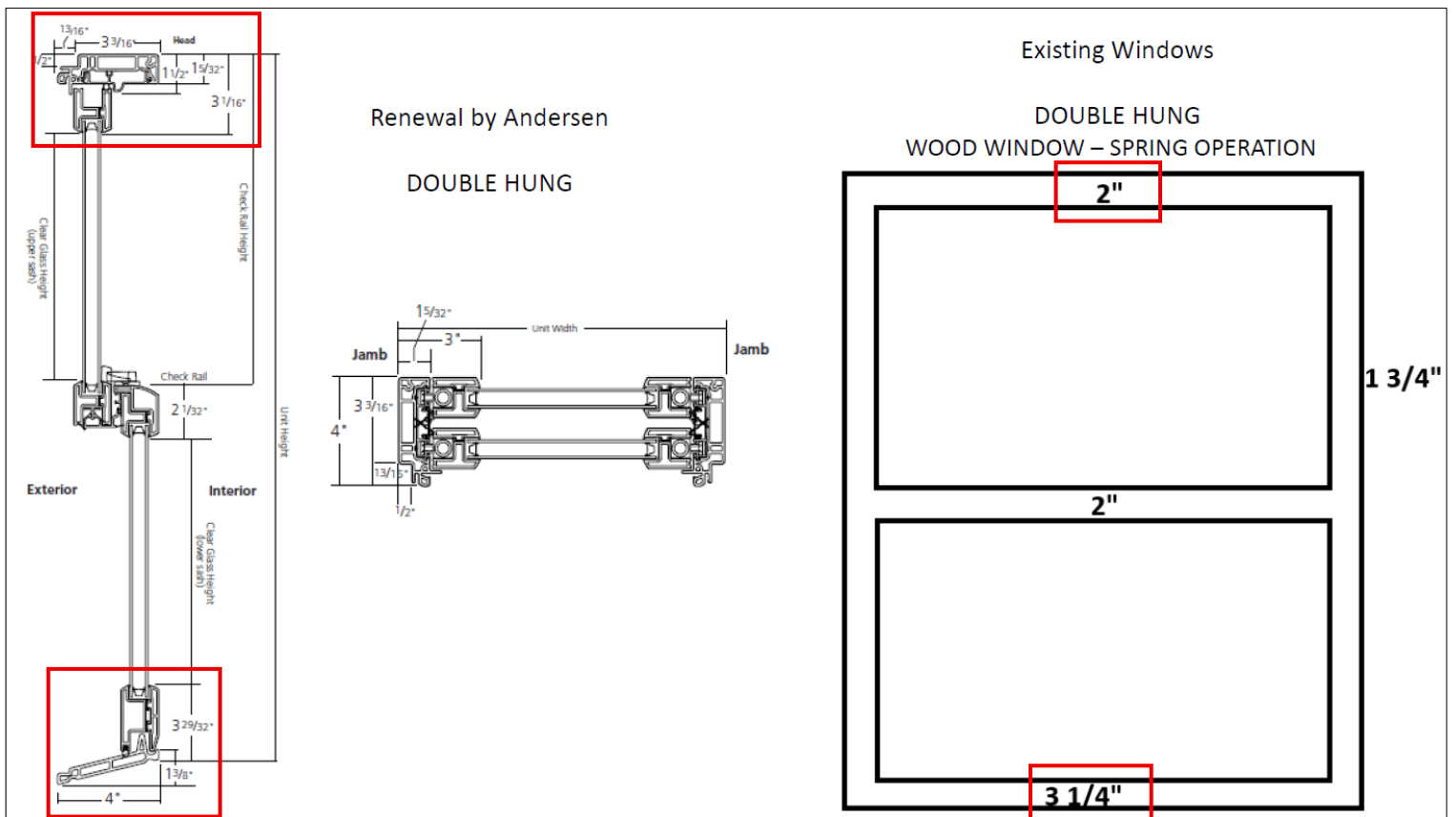
10) Relationship of architectural details. The architectural elements and details of each structure generally relate to its style. Characteristic elements and details displayed on vernacular English-Revival-influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering. Artistic touches, including stained glass, tile, and mosaics, provide artistic decoration.

- However, as replacement windows are in place on the front and side walls of the house, and if the Commission were to consider the replacement of the existing wood windows within this application, staff offers the following comments and observations:
 - As mentioned in the proposal, the window order currently specifies glass-between-grilles, but the applicant stated this can be changed to simulated divided lights (called FDL by Anderson).
 - The glass specification for the replacement windows is “High Performance SmartSunGlass”, which is slightly more tinted than Anderson’s “High Performance Low-E” glass. The Low-E glass offers transparency with a minimal tint when compared to clear glass and would likely be the most compatible option for replacement windows.
 - The window order specifies the replacement windows will match the operation and glass pattern of the existing windows, which isn’t true. The window pattern for the casement windows on the façade will change. The existing casement windows have undivided glass, and the proposed windows have a division of eight glass panels (two wide by four high). Undivided casement windows at the second floor at the front of the house is a uniform design, imparting a pattern in two of the windows would alter the patterning of windows on this wall and architectural features of the house. The other mulled opening, consisting of two double-hung windows, will change from a four-over-one pattern to a six-over-one pattern.
 - As discussed on the previous page, the wood mullions on the front and south walls are part of the wood trim of the larger window opening and is a distinctive character-defining feature which should remain intact. Therefore, the double casement window should be changed to two (2), single casement units (regardless of window manufacturer).



These casement window sections illustrate staff’s concerns over the manufactured mullion that would be fabricated as part of the double casement window opening. Applicant document.

- Each window opening within this application has a thin, flat protruding wood sill. This is a character-defining feature that is integral to each window opening and a key feature of the English Revival design of the dwelling. The wood sills must remain or be replaced in-kind if additional documentation is submitted to substantiate that they are deteriorated beyond repair. A dimensioned drawing of a window opening (hand drawn is fine) confirming the wood sill's existing dimensions, profile and painted finish as documentation for the fabrication of new wood sills should be submitted to staff for review as part of any future replacement window application.
- Photos of the existing wood sills are needed to understand the full design of the window openings as the submitted photos only offer upward angled views of these windows.
- It is not clear to staff that the proposed replacement double-hung units are compatible in dimension to the existing windows. The below section drawing shows the replacement double-hung windows have an integrated sloped sill that would add an additional 1-3/8" height to the bottom rail, altering the design, features and proportions of the historic window openings of this house.



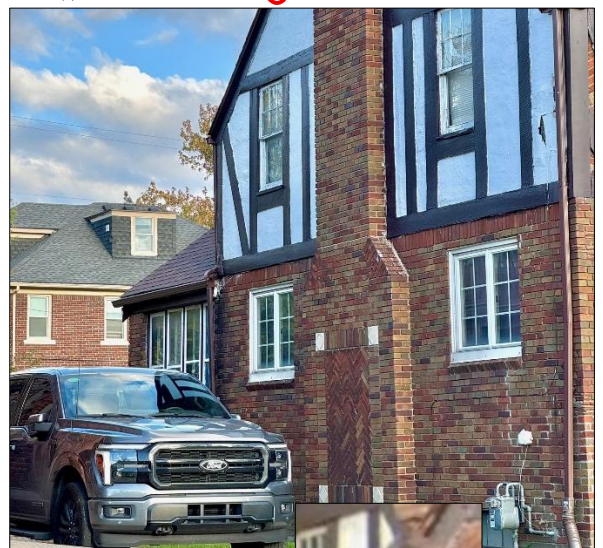
These double-hung window sections illustrate staff's concerns over the manufactured sill that would be fabricated as part of the double-hung window opening. The existing bottom rail measures 3-1/4" high, while the bottom rail and sill of the proposed windows measures approximately 5-1/2" high. The measurement of the existing top rail is 2", while the replacement window measures just over 3". The meeting rail dimensions between existing and proposed almost match. Applicant document and photo.

Additional work observed – completed without HDC approval (currently not part of this application)

- During staff's research of the property for this application, the following alterations were identified:
 - Replacement of asphalt shingle roof with new asphalt shingle roof
 - Removal of downspouts (which appear to be round) and collector boxes.
- Staff will notify the applicant of the unapproved work and to see if they would like add the roof and gutter/downspout scope of work to this application.



Google street view, June 2019 (l) and June 2018 (r)



Staff photos, October 2025.



ISSUES

- The wood windows and integrated window opening trim (wood mullions and flat sills) are distinctive character-defining features as well as a key feature of the English Revival design. The submitted documentation of existing conditions does not demonstrate the historic wood windows and associated wood trim are deteriorated beyond repair.
- Additionally, the proposed replacement windows do not match the dimensions, dimensionality nor appearance of the existing windows.
 - The proposal includes the removal of the historic wood mullion from the façade window opening.
 - The sloping sills fabricated as part of the proposed double-hung windows would introduce a new element to most of the window openings and expand the dimension of the lower frame of the window from 3-1/4" to 5-1/2".
 - The introduction of a grille pattern on the casement windows would alter the design of the historic windows and disrupt the window pattern on the façade.
- The replacement windows are not consistent with the general characteristics of a historic window of the type and period and are not compatible with the overall historic and architectural character of the building.

RECOMMENDATION

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 Russell Woods-Sullivan Historic District's Elements of Design, specifically:

Standard 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.

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

Standard 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.

Standard 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.

And Elements of Design 7, 8 and 10.

For the following reasons;

- The wood windows and integrated window opening trim (wood mullions and flat sills) are distinctive character-defining features as well as a key feature of the English Revival design. The submitted documentation of existing conditions does not demonstrate the historic wood windows and associated wood trim are deteriorated beyond repair.
- Additionally, the proposed replacement windows do not match the dimensions, dimensionality nor appearance of the existing windows.
 - The proposal includes the removal of the historic wood mullion from the façade window opening.
 - The sloping sills fabricated as part of the proposed double-hung windows would introduce a new element to most of the window openings and expand the dimension of the lower frame of the window from 3-1/4" to 5-1/2".
 - The introduction of a grille pattern on the casement windows would alter the design of the historic windows and disrupt the window pattern on the façade.
- The replacement windows are not consistent with the general characteristics of a historic window of the type and period and are not compatible with the overall historic and architectural character of the building.