

**STAFF REPORT: DECEMBER 10, 2025 MEETING**

**PREPARED BY: E. THACKERY**

**APPLICATION NUMBER: HDC2025-00616**

**ADDRESS: 4325 LESLIE**

**HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN HISTORIC DISTRICT**

**APPLICANT: ANN-MARIE SIMPSON HILL**

**PROPERTY OWNER: ANN-MARIE SIMPSON HILL**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/05/25**

**DATE OF STAFF SITE VISIT: 11/24/25**

**SCOPE: REPLACE HISTORIC WINDOWS, ALTER DWELLING**

### **EXISTING CONDITIONS**

4325 Leslie is a 2.5-story, brick Tudor-style house. The house had many of its historic, character-defining features intact through at least 2018, including a distinctive bowed bay window with leaded glass to the upper right of the front façade among the half-timbering, other leaded glass windows, pointed-arch front door, historic wood windows, and brick piers and wing walls with a low guardrail on the front porch. Between 2022 and 2024, all of those character-defining features on the house's front façade except one--a narrow, arched window in the gable with its leaded glass--were removed without approval, and the historic, character-defining half-timbering at the front façade gabled bay has been obscured by painting it the same color as the adjacent stucco wall surface. The historic front door with its pointed arch was removed and the arched opening was infilled with brick and squared off. The small decorative window next to the front door was removed and the opening was infilled with brick. Historic windows were replaced with vinyl. Elsewhere on the house, all other windows (besides the decorative window in the gable) have been replaced with vinyl units, vinyl siding has been installed on a rear sunroom addition, and the rear and side doors were replaced. Additionally, on the rear and side of the house, two window openings were infilled with brick. The property was sold in late 2024, and the new owner seeks a Certificate of Appropriateness for the past work to remedy the violations that remain with this property.



*4325 Leslie after extensive modifications. Staff photo, November 2025.*



*4325 Leslie, designation photo, HDAB, 1999.*



*4325 Leslie, west side of house. Vinyl windows on side of house and vinyl windows and vinyl siding on rear sunroom addition are shown. Also visible are the white-painted half-timbering details on the front of the house, near the northwest corner. (Applicant's photo from materials.).*





*4325 Leslie, east side, photo provided by applicant. Vinyl windows, infilled window opening, and new side door are all visible.*



*4325 Leslie, photo provided by applicant. Rear sunroom addition with new vinyl siding and new vinyl windows, new vinyl windows on the historic house, brick-infilled opening at second floor, and new back door are all pictured. (The infilled opening next to the new back door with reddish bricks has been infilled since at least 2011, so it is not part of this proposal or the violations process.)*

## PROPOSAL

The applicant/homeowner seeks a Certificate of Appropriateness for the following work items, which were completed prior to their 2024 purchase of the property:

- Remove the front porch and build a new front porch
- Remove the decorative window next to the front door and infill with brick
- Remove the front door, infill the pointed-arch portion of the opening with brick to square off the opening, and install a new front door
- Remove all windows and replace all with vinyl, except the narrow arched decorative window in the front gable, one window on the east, and one window on the rear (see last bullet point below)
- Change front façade window openings, including removing the second-floor bay window that was near the house's northwest corner to install a flat window that does not match the original, and reducing the number of windows in groups of windows at the first and second floors
- Paint all stucco *and* half-timbering white
- Replace windows and siding on the rear sunroom addition with white vinyl
- Remove back and side doors and replace with steel
- Remove two windows (one on east side and one on rear) and infill with brick.

## STAFF OBSERVATIONS AND RESEARCH

- The Russell Woods-Sullivan Historic District was designated in 1999.
- Staff researched the City’s recent records for complaints, inspections, and violations, and cross-referenced these with other online information.
  - City records show that the house was registered vacant in 2016, it received a dangerous building complaint in 2016, and its registration as a vacant property was renewed in 2020.
  - Realtor.com shows that the property was sold in February 2020.
  - The City received a complaint in March 2022 about unauthorized window board-up and some window changes on the house’s front elevation.
    - ConnectExplorer April 2020 aerial images show boarded-up windows on the house’s west side at least.
    - ConnectExplorer aerial images from 2022 show the same boarded-up windows as well.
    - In April 2022, ConnectExplorer shows the front of the house largely intact.
  - Realtor.com shows the house sold in January 2024.
  - No City approvals are on record, but by March-April 2024, white vinyl windows can be seen on both sides of the house in ConnectExplorer, and the front of the house has been altered.
  - HDC staff issued a Notice of Work Observed in the summer 2024 for work done without approvals.
  - The house was sold to its current owner in October 2024.
  - BSEED citations and court activities have been occurring throughout 2025.
- It is not known to staff whether historic doors were in the door openings on the side and rear before they were replaced with steel panel-style doors without windows.
- All other features that were changed or replaced on the house were treated inappropriately according to the Standards and Guidelines.
- Staff characterized the completed work in the chart below. It is evident that the majority of the work performed violates the *Secretary of the Interior’s Standards for Rehabilitation*, the *Guidelines for Rehabilitating Historic Buildings*, or both.

<b><i>Work completed on house without approval</i></b>	<b><i>Result</i></b>
Remove front porch and build a new front porch	Removed historic material and altered a historic feature in violation of <i>Standards for Rehabilitation</i> , Standard 2. Replaced a character-defining feature without documenting its condition beyond repair and without matching the original, in violation of <i>Standards for Rehabilitation</i> , Standard 6.
Remove decorative window next to front door and infill with brick	Removed historic material and altered a historic feature in violation of <i>Standards for Rehabilitation</i> , Standard 2. Replaced a character-defining feature without documenting its condition beyond repair and without matching the original, in violation of <i>Standards for Rehabilitation</i> , Standard 6.
Remove front door, infill pointed-arch portion of opening with brick to square off opening, and install new front door	Removed historic material and altered a historic feature in violation of <i>Standards for Rehabilitation</i> , Standard 2. Replaced a character-defining feature without documenting its condition beyond repair and without matching the original, in violation of <i>Standards for Rehabilitation</i> , Standard 6.

Remove all windows on house (except narrow arched decorative window in front gable) and replace all with vinyl	<p>On the front of the house, removed historic material and replaced character-defining features without documenting their condition as beyond repair and without matching the original, in violation of the <i>Standards for Rehabilitation</i> Standards 2 and 6. The replacements selected are not visual matches and vinyl is not a compatible material in the historic district.</p> <p>On the house's sides and rear, removed historic wood windows and replaced them without documenting their condition as beyond repair and without matching the original, in violation of the <i>Standards for Rehabilitation</i> Standards 2 and 6. The replacements selected are not visual matches and vinyl is not a compatible material in the historic district.</p>
Change window openings, including removing the second-floor bowed bay window that was near house's northwest corner and installing a flat window that does not match original, and changing the number of windows on the front of the house	<p>Removed historic material and altered a historic feature in violation of <i>Standards for Rehabilitation</i>, Standard 2.</p> <p>Replaced a character-defining feature without documenting its condition beyond repair and without matching the original, in violation of <i>Standards for Rehabilitation</i>, Standard 6.</p>
Paint all stucco and half-timbering white	Action is against the City's <i>Style and Color Guide</i> .
Replace windows and siding on rear sunroom addition with white vinyl	Not historic materials, but vinyl siding and windows are not compatible with the historic district. ( <i>Standard 9</i> : Exterior alterations shall not destroy historic material and shall be compatible. Vinyl is not a compatible material in the historic district.)
Remove back and side doors, replace with steel	It is not known whether the side and back doors were historic or historic age; if they were not, the design of these doors without windows is a simple design and compatible with the building's historic character; color must match trim.
Remove two windows (one on east side and one on rear) and infill with brick	Rear window appears to have been boarded and painted brown for a number of years according to ConnectExplorer images. Side window was not visible in aerial photos staff found. It is against the <i>Guidelines for Rehabilitating Historic Buildings</i> to block in window or door openings, especially using a very different brick in a different bond. (The historic house uses red-brown bricks in a running bond, whereas the infilled openings use tan or orange bricks in a stacked bond.)

- In local historic districts, historic, character-defining features are valued. The Secretary of the Interior's Standards for Rehabilitation state that historic character and historic features shall be preserved. Standard 2 states, "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 6

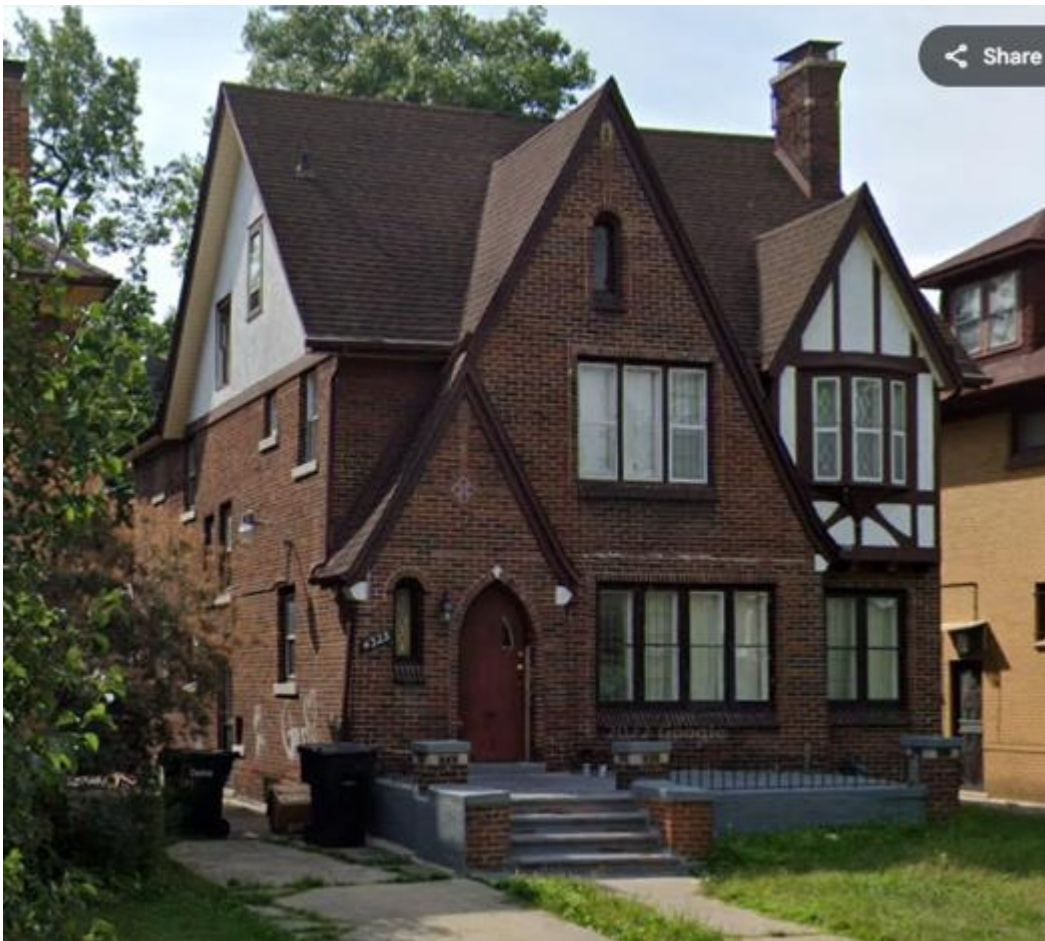


states, “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.”

- The house’s **front facade** (north side) **had many historic, character-defining features**, prior to the recent unapproved work, including tall, narrow, leaded-glass windows, a distinctive bowed bay window with leaded glass, two small, arched, decorative, leaded-glass windows (one next to the front door and one in the gable), an arched front doorway with its original wood door in the opening, and a front porch with brick piers, wing walls, and a low, black iron guardrail. All of these historic, character-defining features (with the exception of one of the small decorative windows) were removed and insensitively replaced,. The house also featured half-timbering details on its front façade and the **half-timbers have been painted a uniform white, neutralizing that historic feature**. This unapproved work violated the Standards, especially Standards 2 and 6, and conflicts with the district’s Elements of Design 9 and 10. Element of Design 9 states, “Buildings of vernacular English Revival styles generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown.” Element of Design 10 states, “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.” The leaded glass, along with the stone or cast concrete details, provided artistic decoration in this case.
  - The **historic, character-defining windows** should have been preserved and repaired. If repair was not possible, Standard 6 requires that the new windows should have matched the historic in design, color, texture, other visual qualities, and, where possible, materials. The historic windows had, in many cases, leaded-glass windows and that rich detail was not replicated in the replacements. The windows’ proportions were not replicated. Where there were historically tall, narrow windows, there are now windows with wide rails and stiles, and where a group of three windows was on the second floor, two windows were installed instead. On the first floor, where four tall, narrow windows had been, three have been installed instead. In addition, the vinyl replacement windows are bright white instead of brown-painted wood, and their plastic sheen and texture detracts from the house’s historic character.
  - The **historic, character-defining bowed bay window** with lattice-patterned leaded glass should have been preserved and repaired. If repair was not possible, Standard 6 requires that the new window should have matched the historic in design, color, texture, other visual qualities, and, where possible, materials. The bay window’s replacement does not replicate the historic window in any way—it lacks the dimensionality of the bay window, leaded glass, tall, narrow proportions, and the complementary color for the architectural details, and the vinyl introduced a plastic texture, detracting sheen, and blocky proportions. Where a projecting, detailed bay window with three tall, narrow, leaded sashes was, now is a flat window with two horizontal sliding sashes and wide rails and stiles in bright white vinyl.
  - Regarding the removed, **small, arched, decorative window**, it was a historic, character-defining feature of the Tudor-style house. It should have been preserved and repaired. If repair was not possible, Standard 6 requires that the feature should have been retained, so a new window should have matched the historic in design, color, texture, other visual qualities, and, where possible, materials.
  - The front, **arched doorway** was a historic, character-defining feature of the Tudor-style house, and its historic, wood door was a character-defining feature as well. Both features should have been preserved and repaired. If repair was not possible, Standard 6 requires that the new feature should have matched the old in design, color, texture, other visual qualities, and, where possible, materials. The historic, arched detail was infilled with brick and the new square door with rectangular glass window does not match the old. It is black, whereas the historic wood

door complemented the brown-painted details of the architecture. The replacement's material is unknown.

- The **historic front porch** was historically brick that matched the house, with a concrete cap. It had three brick piers that supported a low, black, iron guardrail. Two wing walls flanked the concrete steps, and concrete caps topped the piers and wing walls. Google Street View shows that between 2013 and 2018, either the brick below the cap was replaced with another material, like concrete block, or it was simply parged. Either way, the base of the porch was painted by 2018. The character-defining brick piers, brick wing walls, and low black iron guardrail all were still in place in April 2022. By March/April 2024, the front porch had been rebuilt with concrete and its brick piers, brick wing walls, and low black iron guardrail have all been removed. Those historic, character-defining features should have been retained and repaired, and if that was not possible, those details should have been replicated as per Standard 6. Instead, the new front porch lacks all of those details that the historic porch had.



*Google Street View August 2018. Here, the narrow arched gable window remains, the bay window on the house's upper right has the lattice-patterned leaded glass, the window on the furthest right of the triple windows at the second floor has its leaded glass, the two windows to the left of the group of four on the first floor have their leaded glass, the left window of the first-floor pair to the house's right retains its leaded glass, the arched window next to the front door remains in place with its leaded glass, the pointed-arch doorway and original door are still in place, and the three brick piers, low guardrail, and the capped wing walls are still in place at the front porch. (The side rail on the front porch is still in place as well.)*





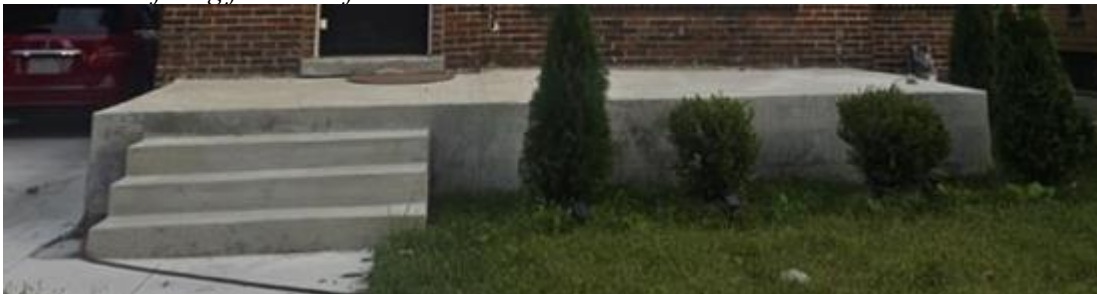
*Current. Between 2022 and 2024, the bay window and its leaded glass on the house's upper right was removed, all of the rectangular leaded-glass windows on the front of the house were removed, the arched window next to the front door and its leaded glass were removed, the pointed-arch doorway and original door were removed, and the three brick piers, low guardrail, and the capped wing walls at the front porch were all removed. The narrow, arched window in the gable remains and retains its leaded glass. Painting the half-timbers white (like the stucco) neutralized this character-defining architectural feature. (Staff photo, November 2025)*



*Left, the historic, arched, wood front door at 4325 Leslie, compared with the squared-off, brick-infilled archway and modern door to the right. The new feature does not match the old in design, color, texture, or other visual qualities, as Standard 6 requires. Staff is not sure what material the new door is.*



*Historic porch with three historic brick piers, two historic wing walls, and the low, black iron guardrail that are all character-defining features of this house.*



*The porch that was erected by spring 2024 that does not replicate any of the missing historic features.*

- The **sides and rear of the house** had wood, one-over-one **double-hung windows**. At least one may have had leaded glass detailing. They were not thoroughly documented before removal. Aerial photos from



Eagleview/ConnectExplorer from 2016 and 2018 show the west side, first-floor windows boarded, and 2020 Eagleview/ConnectExplorer images seem to show some windows on the east side boarded. 2022 images from the same program seem to show windows on both sides of the house boarded, and then in March-April 2024, all the windows on both the west and east sides, as well as the rear of the house, are all uncovered and all are bright white. From the photos the applicant provided, it is evident that all of these windows are now vinyl. No approvals were given for these vinyl windows.

In addition to the ConnectExplorer images, some site visit photos were taken from the right-of-way when window violations were reported in 2022 and 2024. Just as on the front façade, these historic windows should have been preserved and repaired. If they were deteriorated beyond repair, they should have been replaced with a new window that matched the old in design, color, texture, and other visual qualities, and, where possible, materials. Instead, all of these windows on the rear and sides were replaced with vinyl. Vinyl has been shown not to be consistent with the general characteristics of historic wood double-hung windows. Vinyl windows do not display proportions, detailing, or dimensionality that historic wood double-hung windows would have displayed. For these reasons, vinyl windows are not compatible with historic buildings in historic districts. In this case, the thick proportions that vinyl exhibits, the bright white color in sharp contrast with the reddish-brown bricks, and the texture and sheen of vinyl as opposed to painted wood all make the vinyl replacement windows incompatible with this Tudor-style house.



*Staff photo, violation-related site visit, March 2022, front and east-side windows*





*Staff photo, violation-related site visit, March 2022, front and west-side windows*

- The house also had (and retains) **a rear sunroom**. The sunroom was not present as of 2002, per the 2002 Sanborn map, below. However, it has been present at the rear wall since at least 2005. The exterior cladding materials and windows remained consistent through April 2022. It likely had aluminum storm windows and aluminum siding. Its windows and siding were both replaced with vinyl by March/April 2024 without Commission approval.



*Sanborn Fire insurance map, August 2002. 4325 Leslie is outlined in red. Note that the current rear sunroom addition is not present at this time.*

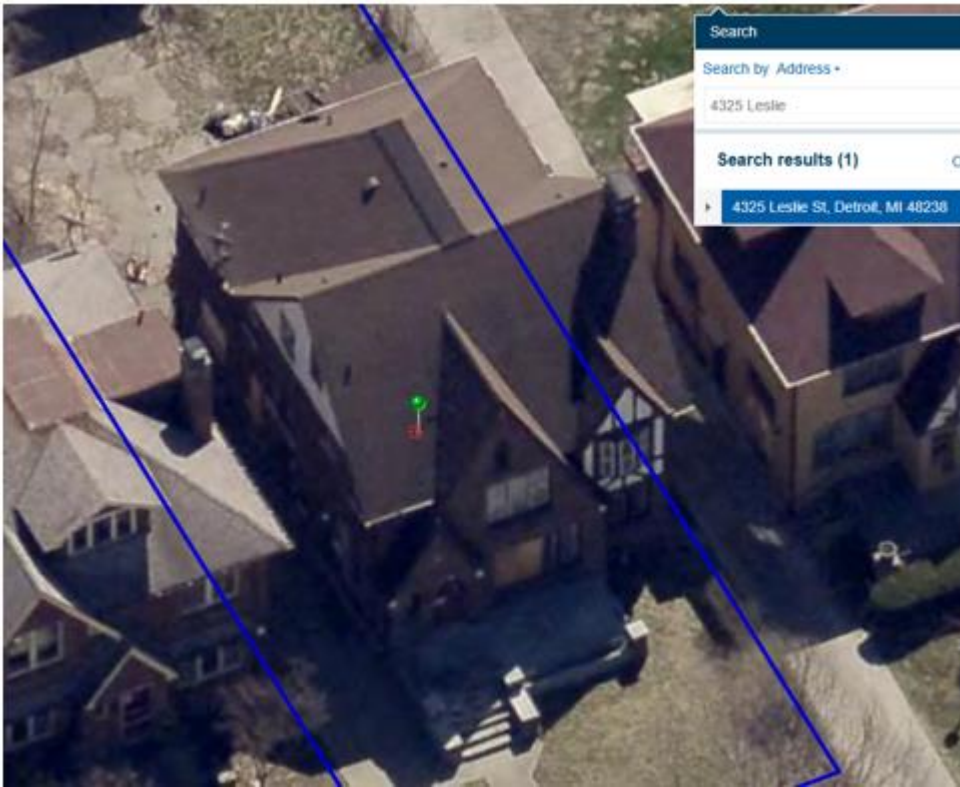


*Eagleview/ConnectExplorer, April 2022, west side of house with what appears to be boarded windows, and rear sunroom. Rear porch's appearance is consistent with similar photos from previous years. Also consistent with previous years, the second-floor window near the house's southeast corner appears to be boarded with a board painted dark brown.*

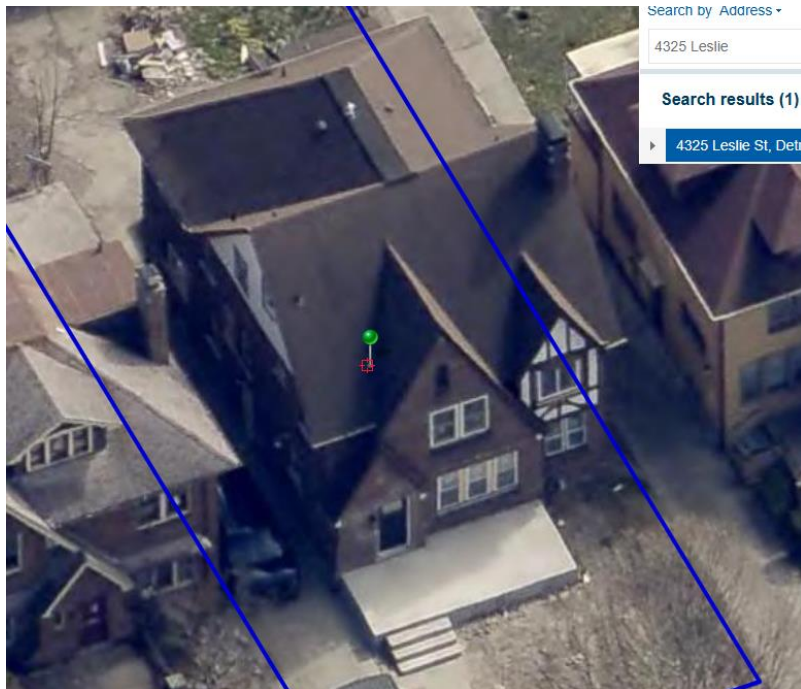


*Eagleview/ConnectExplorer, March-April 2024, house's west side showing white windows after having been boarded, and rear sunroom at the house's southwest corner showing that windows and siding have changed since 2022. The door leading onto the open porch near the house's southeast corner is new, as is the brick infill of the second-story window near the house's southeast corner.*





*Eagleview/ConnectExplorer, April 2022, shows front of house (north side) largely intact, but possibly with a board on some of the windows at the first floor.*



*Eagleview/ConnectExplorer, March-April 2024. Most of the historic character-defining features on the front of the house have been removed. Groups of three and four windows have become groups of two and three, the bay window was eliminated, and the front porch is altered.*



- Although the non-historic rear sunroom is not of historic age and is not a distinctive, character-defining feature of the house, staff finds that the recently installed vinyl windows and vinyl siding are not compatible with the Tudor-style house. Replacement material in the historic district, even for non-historic materials like aluminum siding and aluminum storm windows, must be compatible with the historic house. The proportions, texture, sheen, and color of the vinyl siding are not compatible with this Tudor-style house.
- Proposed with this application is the **replacement of two doors—the side door** on the house’s east side and the **rear door** as seen in the 2024 ConnectExplorer photo above. Both doors are steel panel-style doors. Neither have inappropriate windows in them, and staff does not find either to be incompatible for the house, especially for the side and rear doors, in design, texture, or other visual qualities, although both should be painted to match an appropriate trim color for this house.
- Also proposed with this application is the **brick infill of two window openings**—one on the east side of the house and one at the second story on the rear. The window opening on the rear of the house has been shown boarded and painted dark brown on Eagleview/ConnectExplorer images since at least 2014. (In 2005/2006 and 2011, it is hard to see that window clearly.) The infilled window on the east side is never shown in Eagleview or Google imagery. The *Guidelines for Rehabilitating Historic Buildings* recommend against blocking in windows. (They state, “*Not Recommended: Changing the number, location, size, or glazing pattern of windows through cutting new openings, blocking-in windows...*”) Staff does not find it appropriate to infill these window openings, especially with bricks that contrast sharply with the reddish-brown bricks of the house, and that are laid in a stacked bond pattern when the rest of the house has running bond bricks. The openings should be restored as windows, and if that isn’t possible, these openings should be infilled with bricks that match as closely as possible to the house’s existing bricks and should be laid in a running bond and slightly inset (from ½” to 1” in depth) to blend in with the existing materials while also indicating an alteration, instead of drawing attention to themselves as they do now.

## ISSUES

- Almost all of the work that has been performed on this house without Historic District Commission approval conflicts with the *Secretary of the Interior’s Standards for Rehabilitation*, the *Guidelines for Rehabilitating Historic Buildings*, and/or the *Elements of Design* for this historic district.
- The following character-defining historic architectural features were removed and not replicated, in conflict with Standards 2, 5, and 6:
  - front porch
  - decorative leaded-glass window next to front door
  - front door
  - tall, narrow windows on the front façade of the house, including many with leaded glass
  - bowed bay window near house’s northwest corner with leaded glass
  - historic windows at the house’s rear and side walls
- The historic, double-hung wood windows from the house’s sides and rear were removed and not replicated, in conflict with Standards 2, 5, and 6.
- Distinctive, character-defining window and door openings were changed on the house’s front façade.
  - The historic, character-defining arch of the front door opening was inappropriately infilled and squared off.
  - The infilling with bricks of the arched window opening next to the front door.
- Rear and side window openings were also changed and infilled inappropriately with brick. The openings should not have been infilled, as per the *Guidelines for Rehabilitating Historic Buildings*. If they must be infilled, they should be infilled in a way that is sensitive to the house’s historic materials and character, with brick and mortar that matches the historic as closely in strength and appearance as possible and laid in a running bond pattern to match the existing.
- All stucco and adjacent half-timbering were painted white; an appropriate color scheme needs to be selected and implemented. This will affect all windows and doors, including new steel doors at house’s side and rear if they will remain. The existing bright white trim on current windows and side and rear doors is not compatible with this Tudor-style house.

- The nonhistoric windows and siding on the rear sunroom addition at the house's southwest corner were replaced with white vinyl and vinyl is not a compatible replacement material for this historic house. The color will likely be affected by the color scheme that is selected and approved.

## **RECOMMENDATION(S)**

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

#### **Recommendation 1 of 2, Certificate of Appropriateness: the replacement of the side door on the house's east side and the rear door**

Staff recommends that the proposed rear door and side door will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Russell Woods-Sullivan Historic District's Elements of Design, with the condition that:

Both doors are painted to match the trim once an appropriate color scheme has been selected, subject to HDC staff review and approval.

#### **Recommendation 2 of 2, Denial:**

Staff recommends that the remaining scope items included in the current application 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 historic 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.*
- Elements of Design 9 and 10

For the following reasons;

- The historic, character-defining features that were removed on the house's front façade (including the windows, front door, and front porch) were removed in conflict with Standard 2, which states that the removal of historic materials shall be avoided. If the features were deteriorated beyond repair, the features should have been replicated in kind as per Standard 6 but were not.
- The historic, double-hung wood windows from the house's sides and rear were removed in conflict with Standard 2, which states that the removal of historic materials shall be avoided. If the features were deteriorated beyond repair, the features should have been replicated in kind as per Standard 6 but were not. Instead, all windows were replaced with vinyl. Because of limits of fabrication and material, vinyl windows are not appropriate for historic districts.
  - Vinyl windows and poly-products offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood. Additionally, the current units do not include lead coming, as did the original.

- Consumer-grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting sheen. In addition, the white color proposed here is not compatible with this house's brick because the white creates too great a contrast for this house's architectural style.
  - The framing material, glazing, and seals of vinyl windows break down more quickly in ultraviolet light than higher quality materials, introducing condensation and other degradation to the insulated glass unit in a few years' time.
  - Vinyl also lacks rigidity and can expand and contract more than wood and steel during exposure to weather. This can result in discoloration and warping of the frames and failure of window elements.
  - The number of windows at one second-story, centered opening at the front façade was reduced from three to two as the new units do not match the original in dimension.
  - The number of windows at one first-story, centered opening at the front façade was reduced from four to three as the new units do not match the original in dimension.
  - The number of windows at one second-story opening at the front façade in the half-timbered projecting bay (at former second-story bowed bay) has been reduced from three to two units as the new units do not match the original in dimension. Also, as the new units are horizontal sliding units, they do not match the original in operation.
- Important, character-defining window and door openings were changed on the house's front façade, in conflict with Standard 6, which states that where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design and other visual qualities.
    - The historic, character-defining second-floor bowed bay window (three sashes) that was near the house's northwest corner was removed and replaced with a flat window with two horizontal-sliding sashes, eliminating an important and dimensional historic feature and
    - The historic, character-defining arched front entry and its front door were replaced with a squared-off front entry doorway and door. The arched decorative window next to the door was eliminated altogether. These changes diminish the house's historic character. Additionally, eliminating arched windows and doors on a Tudor-style house is in conflict with this district's Element of Design 10, which states, "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."
  - Rear and side window openings were also changed and infilled inappropriately with brick. The openings should not have been infilled, as per the *Guidelines for Rehabilitating Historic Buildings*, which state that it is not recommended to change the number or location of windows through cutting new openings or blocking-in windows. If these openings must be infilled, they should be infilled in a way that is sensitive to the house's historic materials and character, with brick and mortar that matches the historic as closely in strength and appearance as possible and laid in a running bond pattern to match the existing, and inset ½" to 1".
  - In conflict with the City's Historic District Color System D and with this District's Element of Design 9, all stucco and adjacent half-timbering were painted white, and white trim now exists on the house. This applies to all windows and doors, including new steel doors at the house's side and rear, in addition to the vinyl cladding at the rear sunroof addition. The existing bright white trim on current windows and side and rear doors is not compatible with this Tudor-style house, as the introduction to Color System D explains when it states that the half-timbering should look like weathered English oak, the stucco between the framing should be white, and the house's trim color is not recommended to be white because it creates too great a contrast to the brick and stone construction.
  - The nonhistoric windows and siding on the rear sunroom addition at the house's southwest corner were replaced with white vinyl. Vinyl is not a compatible material for this historic house. Standard 9 states that exterior alterations shall not destroy historic materials that characterize the property and shall be compatible with architectural features. As stated, vinyl's texture, sheen, and, in this case, color, make it an incompatible material with this house's architectural features.