



SR-2 – ADVISORY STAFF REPORT (03-06-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 15112 ROSEMONT

MEETING DATE: 03-06-2026

APPLICATION NUMBER: HDC2026-00062

SCOPE: REPLACE WOOD WINDOWS WITH VINYL WINDOWS (WORK DONE WITHOUT APPROVAL)

ADVISORY STAFF REPORT PREPARED BY: L. SAINT JAMES

STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

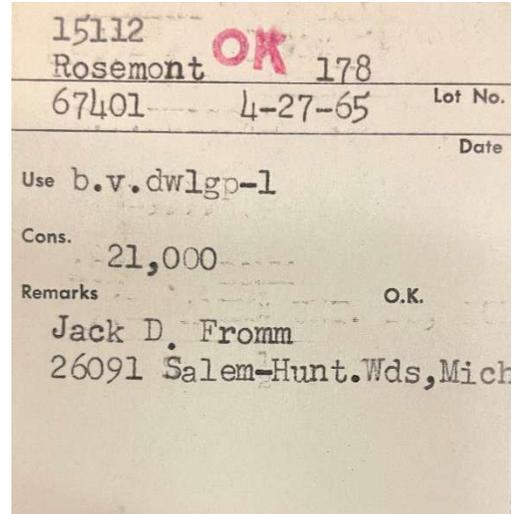
1. The vinyl windows are not appropriate to the building's overall historic character; replacement windows must instead have an appearance consistent with the general characteristics of a window of the same type and period. Though vinyl windows were becoming available when this resource was constructed, it is unlikely that contemporary consumer-grade vinyl windows are of the same quality, or compatible with the historic context. Specifically, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - a. 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.
 - b. Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
 - c. 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.
 - d. 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.

STAFF ANALYSIS AND DISCUSSION:

This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.

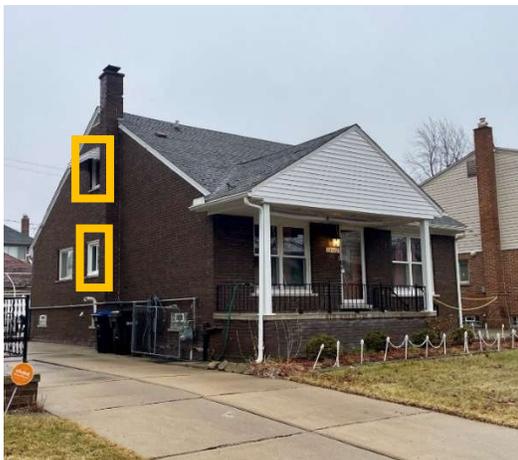


Record photo, 2002



Permit card, 04-27-1965

- The Period of Significance for the Rosedale Park Historic District is 1917 through 1955. Since the dwelling was built in 1965, ten years outside of the period of significance, it is considered a non-contributing resource. Replacement windows must be in accordance with the NPS guidance provided in the document [“Replacement Windows that Meet the Standards,”](#) which states “Replacement of ...non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building.”
- Vinyl (i.e. PVC) windows were first introduced for residential use in the United States in 1964. While the first PVC windows were developed in Germany in the mid-1950s, they did not appear in the U.S. market until the mid-1960s, gaining popularity in the 1970’s as an inexpensive alternative to wood and metal.

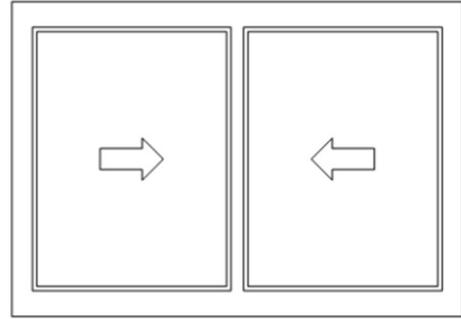


Staff photos, 03-05-2026, showing where the vinyl windows, subject to this application, were installed without approval



Photo from application

PROPOSED



Vinyl, double slider, white in color

- Per the Elements of Design (Sec. 21-2-199) (excerpts from staff):
 - **(7) Relationship of Materials:** *Windows are commonly either of the metal casement or wooden sash variety. Aluminum siding and aluminum canted windows on later buildings are sometimes original; vinyl siding and vinyl windows, where they exist, are replacements.*
 - **(10) Relationship of architectural details:** *Contributing residential buildings, constructed between 1917 and 1955, were designed in styles identified as English Tudor Revival, Arts-and-Crafts, Bungalow, Colonial Revival, Dutch Colonial Revival, Foursquare, Prairie, French Renaissance, Ranch, Garrison Colonial, Minimal Traditional, and International, or hybrids of these styles.*

STAFF RECOMMENDATION:

This third and final section takes staff’s itemized “objections” identified in the first section, and presents them in the form of “conditions” in support of a proposed approval recommendation or “reasons” in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

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:

1. **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.*
2. **Standard #5:** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

3. Elements of Design #: 7, 10

For the following reasons;

1. The vinyl windows are not appropriate to the building's overall historic character; replacement windows must instead have an appearance consistent with the general characteristics of a window of the same type and period. Specifically, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - a. 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.
 - b. Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
 - c. 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.
 - d. 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.