



SR-1 – OBJECTIVE STAFF REPORT (05-29-2026)

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 19583 SHREWSBURY

MEETING DATE: 06-10-2026

APPLICATION NUMBER: HDC2026-00211

HISTORIC DISTRICT: SHERWOOD FOREST

APPLICANT/ARCHITECT: JAMES KORF, COMPOSITION WORKSHOP INC.

OWNER: OTIS HOLT

DATE OF PROVISIONALLY COMPLETE APPLICATION: 05-18-2026

DATE(S) OF STAFF SITE VISIT: 05-28-2026

SCOPE PHRASE FOR AGENDA: REPLACE WINDOW SYSTEM AT REAR SUN PORCH

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Remove aluminum clad window system**
 - Install nine (9) wood windows
 - Interior frame is painted wood, exterior is white vinyl trim
 - To match the existing windows on the house
 - Pre-primed wood trim rough sawn to match texture of existing wood post and beam
 - Install one (1) solid core wood door
 - Size: 3'-0" Wide by 6'-8" Tall (36-in x 80-in)
 - Color: Cream
- **Repair existing iron handrail**
 - Sand, repaint, and return to current location
- **Remove existing EDPM roof membrane**
 - Install walkable TPO roof membrane
 - Salvage K-style aluminum gutters
 - Reinstall once roof work is complete
- **Repaint wood post and beam**
 - Color to match the existing dark taupe color

MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:

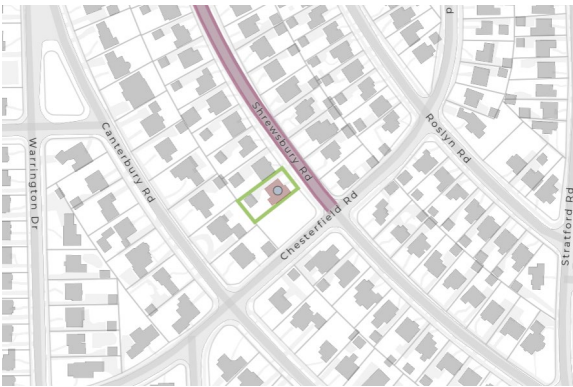
- No further information is needed at this time.

EXISTING CONDITIONS:

- Designed and built in 1927 by Frank M. Schowalter for Charles H. McAleer, the single-family house is located at the corner of Shrewsbury Road and Chesterfield Road. The two story house features a beige stone veneer, pyramidal asphalt shingle roof, and an arched entryway. The house sits on a 0.182-acre parcel and includes a contemporary sun porch at the rear and white windows which were replaced prior to the districts designation in 2002.



Staff photo, Front View, 05/28/26



19583 Shrewsbury, Base Unit Tools

BACKGROUND INFORMATION:

- A Building Permit Card dated August 7, 1929, for the construction of the stucco garage.
- In March of 2026, a Certificate of Appropriateness was issued for the following: *Remove existing asphalt shingles on roof, replace wood deck as necessary, and install new asphalt shingles in Weathered Wood color. The amount and type of venting will not change, but roof vents and vent stack boots will be replaced with same or similar to existing. With the Conditions that: The scope of work excludes fascia, soffits, gutters, and downspouts. Siding on dormers will not be disturbed or replaced and is excluded from the scope of work.*
- On site, staff observed the installation of a new asphalt shingle roof at the garage, which was not included in the March 2026 COA.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1916-1955 (Based on Staff interpretation of the HDAB Final Report)
- The house is a contributing feature to the historic district.
- Link to Sherwood Forest Edison Historic District’s Elements of Design: [Sec. 21-2-178.](#)

REPORT PREPARED BY: BS