



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – SUMMARY STAFF REPORT (07-31-2026)

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: 4328 TYLER

MEETING DATE: 08-12-2026

APPLICATION NUMBER: HDC2026-00377

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: COREY WINGO

OWNER: AGA PROPERTIES UNLIMITED LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07-08-2026

DATE(S) OF STAFF SITE VISIT: 07-22-2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS WITH VINYL WINDOWS
(WORK COMPLETED WITHOUT APPROVAL)

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:

- **Replace wood windows with vinyl windows**
 - Location: all sides
 - Operation and design: double-hung, single-lite
 - Color: white

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

- None

EXISTING CONDITIONS:

- Built in 1925, this two-story brick clad duplex exhibits Tudor Revival influences. The dwelling has a steeply pitched side-gable roof with intersecting front facing hipped roof. The façade is asymmetrical and features a projecting two-story enclosed porch, an entrance sheltered by a metal awning, and a combination of grouped and individual window openings.

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Staff photo, south elevation, 07-22-2026

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Base Unit Tools, outline by staff

BACKGROUND INFORMATION:

- In February of 2026, the wood windows were replaced with vinyl windows without approval.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1920-1949 (staff's derived period of significance for residential structures, based on the interpretation of the HDAB Final Report)
- [Elements of Design Sec. 21-2-168](#)
- Built in 1925
- Contributing

REPORT PREPARED BY: LSJ