



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (08-28-2026)

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: 15403 ARTESIAN

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00454

HISTORIC DISTRICT: ROSEDALE PARK HISTORIC DISTRICT

APPLICANT: WIN HOLDINGS III CORP DBA WINDOW NATION

OWNER: WAYNE R. TUNSTULL

ARCHITECT/CONSULTANT: DAVID FRIESORGER

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08-12-2026

DATE(S) OF STAFF SITE VISIT: 08-25-2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS WITH VINYL WINDOWS

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 nine (9) wood windows with muntins**
- **Install nine (9) new vinyl windows with grilles**

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

- N/A

EXISTING CONDITIONS:

- 15403 Artesian is located at the northwest corner of Artesian and Keeler. It is a brick, 1.5-story house with a side-gable roof, three front-facing dormers at the roof, and a centered entry door with sidelights and two first-floor windows flanking the entry. An enclosed rear porch and a large brick chimney are visible from the house's south side, along Keeler. The house's garage is located at the rear of the lot, facing Keeler.



Staff photo, 8/25/26



15403 Artesian, Base Unit Tools

BACKGROUND INFORMATION:

- Historic BSEED records show a building permit issued 3/15/1940 for a dwelling with brick veneer and a frame garage, and a building permit issued 4/29/1964 to enclose an existing rear porch.
- PDD has no existing HDC records or approvals.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1917-1955 (HDAB report)
- Link to [District Elements of Design](#)
- Date/period of construction, if known: building permit issued in 1940
- Contributing status of resource: Contributing

REPORT PREPARED BY: et