



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – SUMMARY 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: 14597 ARTESIAN

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00108

HISTORIC DISTRICT: ROSEDALE PARK

OWNER/APPLICANT: NICOLE STOWERS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07-22-2026

DATE(S) OF STAFF SITE VISIT: 08-28-2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS WITH ALUMINUM-CLAD WOOD 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:

- **Replace 14 wood windows with aluminum-clad wood windows**
 - Location: all sides
 - Operation: double-hung
 - Color: Brown

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

- None

EXISTING CONDITIONS:

- Constructed in 1950, the structure is clad in variegated dark brown and gray brick. The window openings are comprised of single and mulled double-hung wood windows. The side gable roof, covered with asphalt shingles, is intersected by two front facing gables and a chimney. The largest gable is covered with vinyl siding, while the flared entrance gable is faced with stone on the first floor and vinyl siding above. The asymmetrical chimney includes small stone details culminating with protruding and receding brick patterns, offering Tudor elements to this mid-20th century construction.

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Staff photo, east elevation, 08-28-2026

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Base Unit Tools, outline by staff

BACKGROUND INFORMATION:

- None

DISTRICT INFORMATION/SIGNIFICANCE:

- Rosedale Park was designated as a local historic district in February 2007
- Period of Significance: 1917-1955 (HDAB designation report)
- [Elements of Design Sec. 21-2-199](#)
- Built 1950
- Contributing

REPORT PREPARED BY: LSJ