

# STAFF REPORT

## CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

**Date:** November 14, 2018

**Application Number:** 2018-1113A

**Property Location:** 702 N St Joseph

**Architectural Style/Date/Architect or Builder:** American Foursquare / 1907

**Property Owner:** Fengrong Ma

**Landmark or District Designation:** River Bend Local Historic District (#8308-92)

**Rating:** *Contributing*

**DESCRIPTION OF STRUCTURE/SITE:** This is a two-story square house on a field stone foundation. Walls are asphalt shingles; the second story has a slight overhang. The roof is hipped with asphalt shingles. Hipped dormers are at the north and south sides, with the southern being slightly larger. A gable dormer is on the west roof face. A first story hipped roof porch is on the west face with concrete steps and decking. Windows are 1/1 double hung, some wood and some aluminum storms. The chimney is centrally mounted.

**ALTERATIONS:** The irregular sized dormers appear to indicate some later modification to the roofline of the house. COA 1998-0818 allowed for the in-kind replacement of the roof and gutters. COA 1998-0827 added further clarification for the in-kind roof replacement. RME 2018-0829 allowed for the reconstruction of the centrally mounted chimney.

**APPLICATION ITEMS:** "Change 5 (ONE) window around attic."

**DESCRIPTION OF PROPOSED PROJECT:** Applicant seeks a Certificate of Appropriateness for improvements on the structure including:

1. Removal of two (2) existing double-hung windows from the south attic dormer.
  - a. Windows are approximately 28" high by 10" wide,
  - b. Windows are extensively deteriorated, per photographs supplied by the applicant.
2. Replace with one (1) SEMCO brand aluminum-clad (wood core) window, approximately 28" x 28".
  - a. SEMCO (allegedly) does not manufacture windows of the size of the original windows.
  - b. The replacement window will fill the entire cavity of the previous windows.

Applicant originally wanted to replace all five windows in the attic dormers. Upon further conversations with Staff, applicant has opted to paint three of the windows, and replace only the southern windows.

### **SITE VISIT REPORT:**

November 13, 2018

On November 12, 2018 I met with the owner of the property located at 702 N St. Joseph. She has applied to replace the windows located on the south-facing third floor dormer. I was unable to go inside the structure as the tenant works from home and did not want to be disturbed. I photographed the windows from the outside and was able to determine that the one of the four sashes would need to be replaced or be rebuilt. The meeting rail of the top sash is broken free. The other window has the sashes reversed meaning upper forced down and lower sash forced up. The sashes do not look to be in place.

The owner provided me with a quote sheet for a Semco window from Richards Supply. I did not feel that the quote provided enough information about what was being proposed. I went to Richards Supply and got model-specific brochures and photographed a show room model. Photographs are in the digital file.

Steve Szaday  
Preservation Inspector

# STANDARDS AND GUIDELINES: River Bend Local Historic District Standards and Guidelines

## C. WINDOWS AND DOORS

Windows and door frames are in nearly all cases wood. Brick structures have stone sills and brick lintels; masonry block structures have masonry sills and lintels. In some cases where aluminum siding has been applied window trim has been covered. About half of the structures in the district have aluminum storm windows, the other half wood storm windows.

### Required

**Original windows and doors including sash, lintels, sills, shutters, decorative glass, pediments, hoods, and hardware shall be retained or when deteriorated beyond repair, replaced with duplicates of the existing or original.**

### Recommended

Wood frame storm windows and doors, painted to match the existing or original, should be used but should not damage existing frames and should be removable in the future. If new sash and doors are used, the existing or original materials, design, and hardware should be used. When metal storm doors are used, they should be painted anodized or coated to match the existing. When awnings are used they should be of canvas material.

### Prohibited

Existing or original doors, windows, and hardware shall not be discarded when they can be restored and re-used in place. New window and door openings which would alter the scale and proportion of the building should not be introduced. Inappropriate new window and door features such as aluminum insulating glass combinations that require the removal of the original windows and doors shall not be installed.

### Not Recommended

Metal, vinyl, or fiberglass awnings, hoods, and fake shutters that would detract from the existing character or appearance of the building should not be used.

**STAFF RECOMMENDATION:** Staff concedes that one of the sashes is extensively deteriorated. Replacement of the windows with an aluminum-clad window model is supported, although staff would prefer to see the original “two-window” format be replicated.

Written by  
Adam Toering  
Historic Preservation Specialist  
Approved by  
Elicia Feasel  
Historic Preservation Administrator

## Satellite and Sanborn Imagery

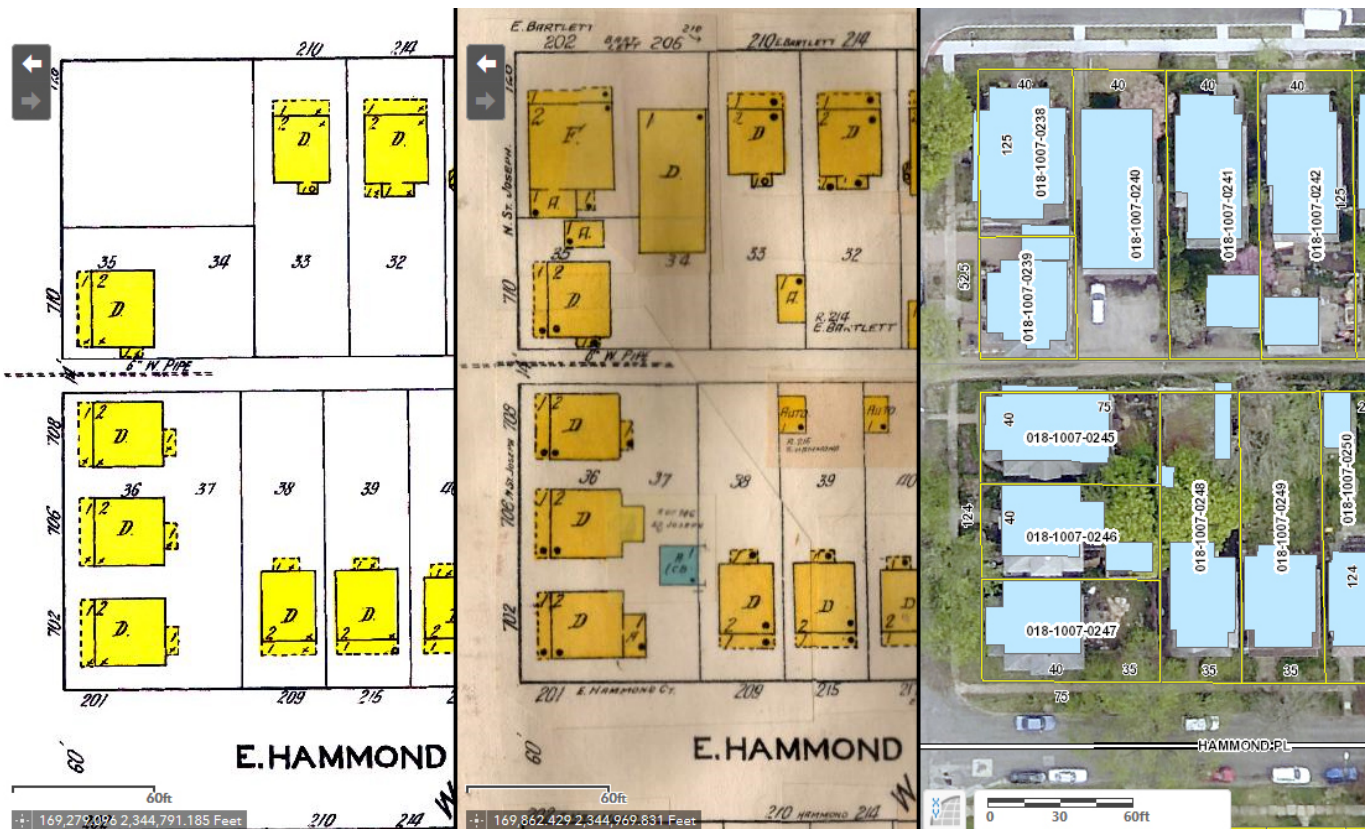


Diagram 1 - Sanborn map from 1917 and 1960, as well as satellite imagery from 2017.

**Site Visit – Photos**



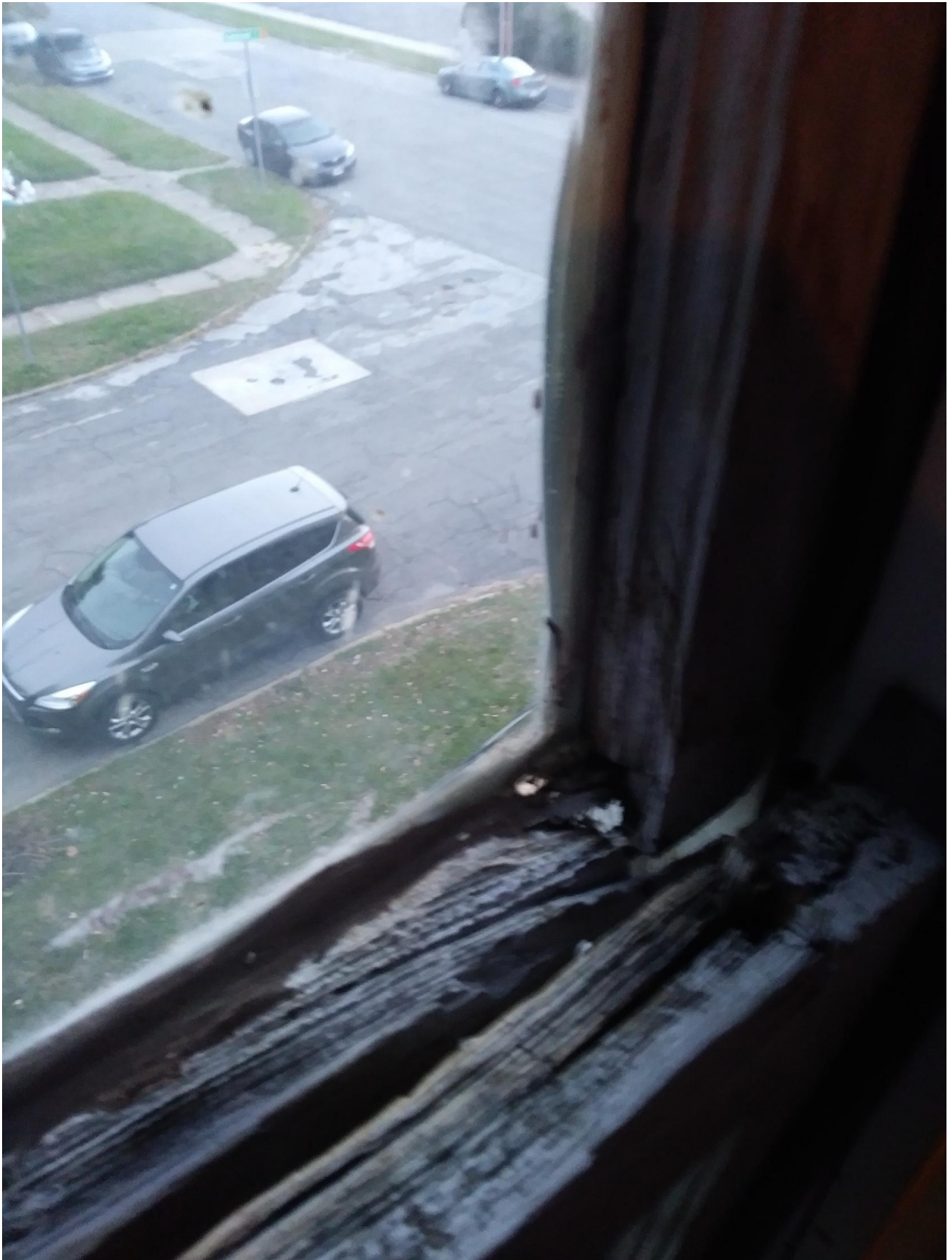
*Figure 1 - 702 N St Joseph, from the street, looking east.*



*Figure 2 - 702 N St Joseph, looking north, northeast.*



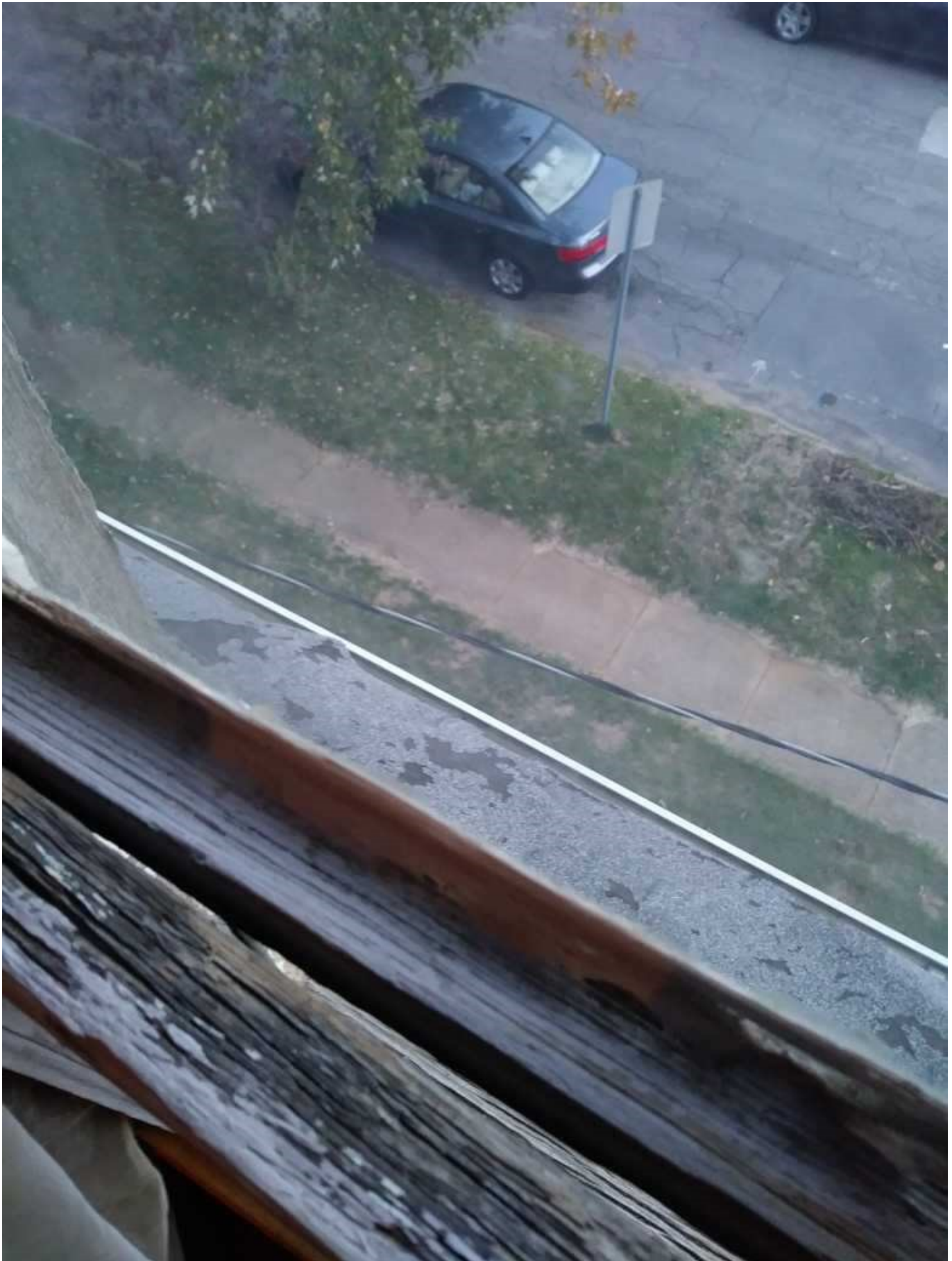
*Figure 3 - 702 N St Joseph, taken on November 11th.*



*Figure 4 - Applicant supplied image of the deteriorated sash.*



*Figure 5 - Applicant supplied image of the deteriorated sash.*



*Figure 6 - Applicant supplied image of the deteriorated sash.*