

D/DRC Case

3326 Kline Street

Melrose Heights/Oak Lawn Architectural Conservation District

TMS: 13901-07-05

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 1

ADDRESS: 3326 Kline St.

APPLICANT: Christian Hendricks, homeowner

TAX MAP REFERENCE: TMS#13901-07-05

USE OF PROPERTY: Residential

REVIEW DISTRICT: Melrose Heights/Oak Lawn Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for exterior changes: replacement of original wood windows and replacement of original door

FINDINGS/COMMENTS:

This is a c. 1928 single-family, single-story brick veneer home that is contributing to the Melrose Heights/Oak Lawn Architectural Conservation District. As this is located on a corner lot, much of the building is visible to the public right of way. The house had its side porch enclosed years ago and some alterations to the front porch, but generally retains its architectural integrity.

The owner talked with staff about an addition on the property at the end of September, and he obtained permits for renovations to the house, however, he replaced all of the windows in the house without a permit or D/DRC approval. The original windows were wood with a 3/1 double hung sash pattern, the predominant pattern of the nearby Craftsman homes within the 3300 block of Kline Street. The replacement windows are 3/1 vinyl with “GBG” or grilles between the glass. The new vinyl sashes have been placed in the original openings, which retain their jambs, sills and trim.

The owner requested approval for a new rear addition with the same vinyl windows in November 2014 from D/DRC but instead received approval for a new rear addition on the condition that the windows be either a wood or aluminum-clad wood with details matching historic windows.

The current request is to retain the vinyl windows recently installed and to replace the original front door.

PERTINENT SECTIONS FROM GUIDELINES

Section 7: MAINTENANCE AND REHABILITATION

GENERAL PRINCIPLES

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building while retaining its historic features. It represents a compromise between remodeling, which offers no sensitivity

to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

Rehabilitation guidelines are limited to the review of exterior elements visible from the public right-of-way. The priority of the guidelines is to ensure the preservation of a building's character-defining features while accommodating an efficient contemporary use.

Section 7-1. DOORS

Principles

Significant features such as doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original. Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. New entrances should be compatible with the building and be located on side or rear walls that are not readily visible from the public right-of-way. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Guidelines

i. Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.

Not applicable.

ii. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, sidelights, pediments, and hoods, where they contribute to the architectural character of the building.

The door in the house appears to be original. It is a simple 6-panel, solid wood Colonial Door with historic hinges and no sign of new hinge holes. From the exterior the door is in very good condition. The interior has had a thin panel added. The owner does not like the panel and wants to replace the door with a replica. However, there is no indication that there is anything physically wrong with the door, and although staff suggested the owner remove the interior panel to investigate the condition of the door he has not provided any information regarding the condition of the door behind the panel. The door appears to be solid and in good condition.

While this door is not a unique or highly stylized door, it appears to be original and in good condition, and would merit retention based upon the guideline to “retain and repair historic...doors.”

iii. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

The front door is not deteriorated or missing.

iv. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

Not applicable.

v. Add simple or compatibly designed wooden screen doors when necessary.

Not applicable.

Section 7-2: WINDOWS

Principles

Windows are a significant character-defining feature of any structure. They are like a piece of good furniture. Original windows were constructed so that individual components could be repaired, instead of requiring an entire new unit if one piece breaks or rots. This often means that an existing, historic window can be repaired for far less cost than a replacement.

Repair of a historic window is the best first step when confronted with a damaged or deteriorated unit. If after careful evaluation, window frames and sash are so deteriorated they need replacement, they should be duplicated. Replacement windows must be selected with care. They should generally match the original sash, pane size, configuration, glazing, materials, muntin and mullion detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance. If 50% or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

trim detail;

size, shape of frame, sash;

location of meeting rail;

reveal or set-back of window from wall plane;

materials, reflective qualities of glass.

muntin, mullion profiles, configuration.

The new windows need not be exact replicas of the originals. In the Melrose Heights/ Oak Lawn Architectural Conservation District, it is appropriate to substitute a window configuration found during the homes period of significance for the original. For instance, many homes have four slender panes over a single pane. It would be appropriate, if these units were deteriorated, to replace them with a 1/1 configuration.

Guidelines

i. When technically and economically feasible, repair of deteriorated or damaged windows shall be preferred over replacement.

Staff was unable to look at the original windows in person but the images from the Google streetview appear to show intact 3/1 windows. There are no violation notices on file from the City indicating that they had found the building or its windows to be in disrepair.

The applicant has stated that some of the windows could not be opened. Generally that is due to paint and it can be remedied.

ii. If replacement of a small number of units is deemed necessary after evaluating the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing, replace with units that match the original in detailing, size, reflective quality, and materials.

Staff was not able to evaluate the windows in the home before their replacement but typical historic windows are composed of true divided lites with single panes of glass in a wood sash. The vertical muntins that divided the glass of the upper sash would have projected past the glass and created a three-dimensional appearance. Historic sashes also assign certain widths to meeting rails, side stiles and bottom rails, making the wood pieces of the sash distinct according to their purpose and placement.

The vinyl windows that were installed do not match the material, glazing, reflective quality and detailing of the original windows. They feature integrated screens that obscure the windows somewhat from view, but they are clearly not the original wood windows. Their GBG detail allows for a solid sheet of glass in front of the false muntins, which creates a different reflective quality than is seen in true divided lite windows. The rails and stiles of the vinyl sashes are very uniform in size and therefore do not replicate wood window details. The vinyl window inserts also create more framing around the glass sashes than originally existed since they are built as an independent unit with their own jambs. Finally, the vinyl material does not replicate historic wood windows in material. Therefore, the proposed vinyl windows do not meet this guideline.

iii. If wholesale replacement is found to be necessary, either match the original unit or substitute a unit appropriate to the home's period of significance, maintaining the use of historic materials.

Staff was not able to evaluate if wholesale replacement was necessary but the proposed windows are not appropriate to the home's period of significance and do not maintain the use of historic materials. Therefore the proposed windows do not meet this guideline.

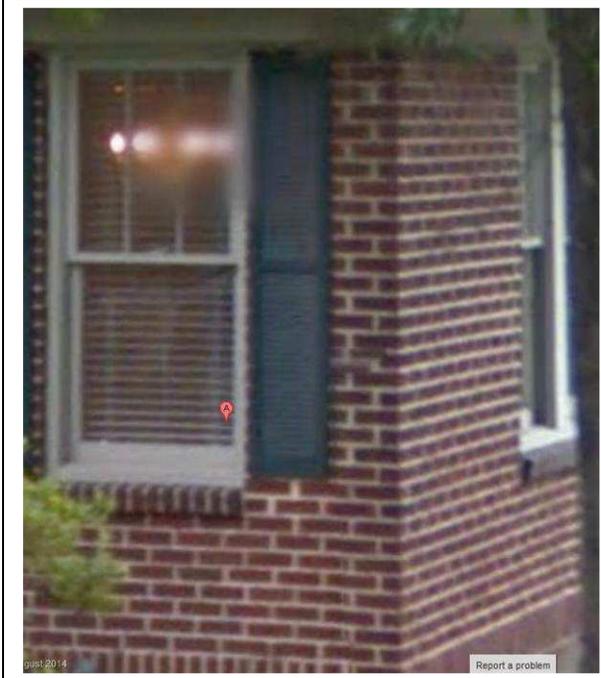
iv. Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

Not applicable.

STAFF RECOMMENDATIONS:

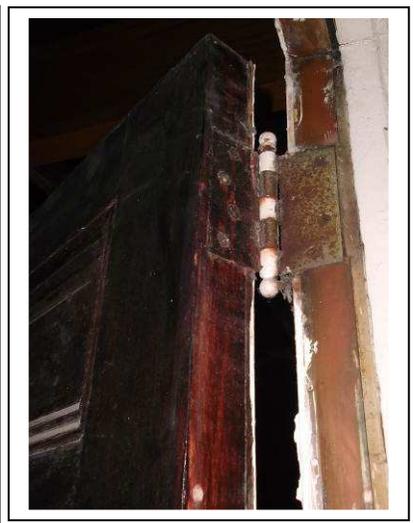
Staff finds that the proposal affects items on the house that are visible to the public right of way and that the proposal does not meet Section 7 of the guidelines; therefore staff recommends that the request for Certificate of Design Approval be denied.

Staff further recommends that the vinyl windows be removed within 60 days and that they be replaced with windows in keeping with Section 7 of the guidelines: true-divided lite, wood, double-hung sash windows with single-pane glass of a 3/1 configuration matching the details of the wood windows that were removed from this home.



Above and Left: August 2014 Google images

Below: Recent staff images of door





Current images by staff

Note that this house is on a corner and a majority of the windows are visible. The public right of way is extremely close.

Public Street





Left: Staff photo of a **different house** with a similar window configuration

Note that even with a screen the window's details and dimensions are obvious

Below: Images of the new vinyl windows in **3326 Kline** show how different they appear from the wood windows at left

