

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**JUNE 7, 2023**  
**HR-2023-018118**  
**ROGERS-WASHINGTON-HOLY CROSS**  
**1906 MAPLE AVENUE**

## **PROPOSAL**

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Replace 6 windows and 2 doors at sides and back of house.

## **PROJECT SPECIFICATIONS**

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Replace existing metal windows with undivided louvered, awning, and double-hung composite windows. Replace patio doors.

## **ARCHITECTURE**

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One- and one-half-story Contemporary style house with masonry and wood exterior, metal windows, and a side-gabled roof.

## **DESIGN STANDARDS**

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The Rogers-Washington-Holy Cross Design Standards are used to evaluate projects within the historic district. The following standards apply to the proposed project:

### *1.0 Protected façades*

*Protected facades are defined as the front façade, front 50% of the side facades, and front 75% of the corner side yard façade, as illustrated below. Non-protected facades are the remaining facades of the building.*

Only one window to be replaced is located on the front 50% of the side elevation.

### *4.5 Windows*

*4.5.2 Repair historic windows, surrounds, and elements rather than replacing them. If replacement is necessary due to severe deterioration or damage, or to meet a whole-house energy standard along with other energy-efficiency measures, the replacement shall match the historic window size, profile, appearance, window pane number and configuration, and other design characteristics. The relationship between the replacement windows, the window surrounds, and the screens (if present) shall match the original.*

*4.5.3 Do not install vinyl-clad wood windows or vinyl-sash windows. Vinyl is not an environmentally sustainable material, and the texture and sheen of vinyl windows does not match the materials or appearance of original windows.*

The proposed project replaces existing windows at sides and rear of house without changing openings; the window at protected façade appears to be size-for-size with matching configuration and design. The proposed windows are wood fiber and thermoplastic polymer composite.

### Summary

The project meets some of the applicable standards.

## **PROPERTY EVALUATION**

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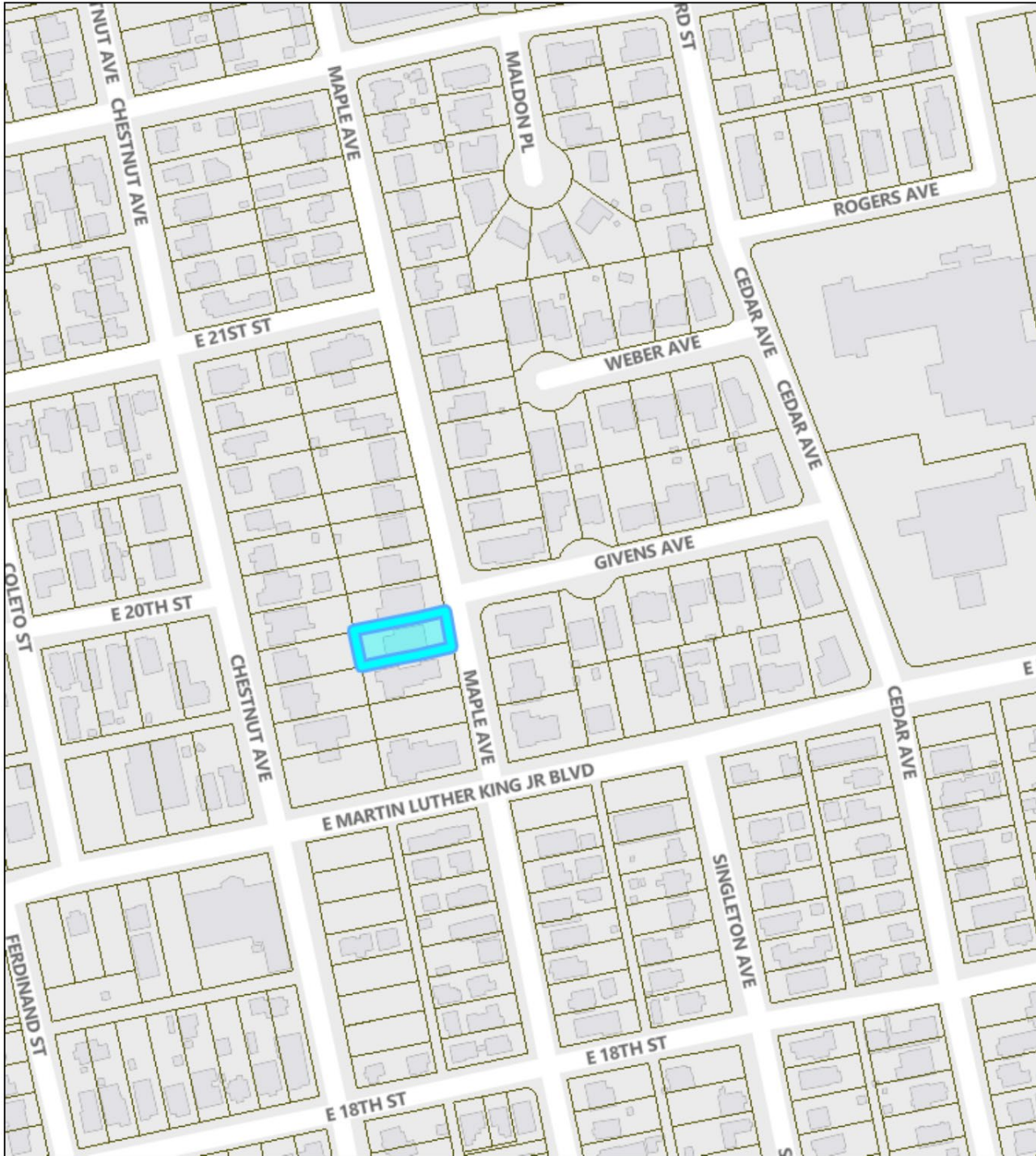
The property contributes to the Rogers-Washington-Holy Cross Historic District.

## **STAFF RECOMMENDATION**

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Approve the application. Modifications to protected façades are minimal.

# LOCATION MAP



1: 2400

Lot Lines

Lot Line



**HR 23-018118**

1906 MAPLE AVENUE



5/19/2023

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