HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
AUGUST 2, 2023
HR-2023-059459
ROGERS-WASHINGTON-HOLY CROSS
2000 MAPLE AVENUE

PROPOSAL
Replace windows, brick veneer, and roof. This project was completed without prior Commission or staff review.

PROJECT SPECIFICATIONS
1) Replace 2:2 aluminum windows with 1:1 vinyl windows with no change in openings.
2) Replace brick veneer with ashlar masonry veneer.
3) Replace roof in-kind with composition shingles.

ARCHITECTURE
One-story house with side-gabled shingle roof, horizontal aluminum siding, masonry veneer water table, and 2:2 aluminum windows.

DESIGN STANDARDS
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 Facades
1.1 Retain and preserve protected facades.
1.2 Do not change the character, appearance, configuration, or materials of protected façades, except to restore buildings to their original appearance.
1.4 Work to non-protected facades must be appropriate. However, the guidelines recognize that change will occur and that alterations and additions may be required on these non-protected facades.
The work has altered windows and cladding at protected façades.

4.1 Exterior Walls
4.1.1 Retain original exterior materials, including siding and trim. Wood and historic masonry and features such as texture, tooling, bonding patterns, and joint treatment are protected and must be retained.
4.1.2 Repair rather than replacing original exterior materials.
4.1.3 When replacement of historic original exterior material is necessary due to severe deterioration or damage, the replacement shall match the historic element in appearance, dimension, form, color, reflectivity, finish, and texture.
Original exterior masonry has been replaced with non-matching masonry.

4.2 Roofs
4.2.1 Retain historic original roof form, shape, overhang, eaves, coping, dormers, and decorative elements.
4.2.2 Base replacement roofing for non-historic roofing on roofing that is appropriate to the style of the building.
4.2.3 If replacement is necessary due to severe deterioration or damage, the replacement shall match the original in material, texture, color, and shape, where possible or be similar in appearance to the historic roofing and/or features.
The new shingles are an appropriate replacement material. The roofline was not altered.

4.5 Windows
4.5.1 Do not enlarge, move, or enclose historic window openings on protected facades. Do not create new window openings on protected façades.
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.
4.5.4 Muntins, the strip of wood or metal separating and holding panes of glass in a window, must match the profile of the original window with either true divided lights or dimensional muntins placed on the outside of the glass. Do not use false muntins inserted inside the glass.

Original 2:2 aluminum windows have been replaced with 1:1 vinyl windows. Window openings have not been altered.

Summary
The project meets few of the applicable standards.

PROPERTY EVALUATION

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

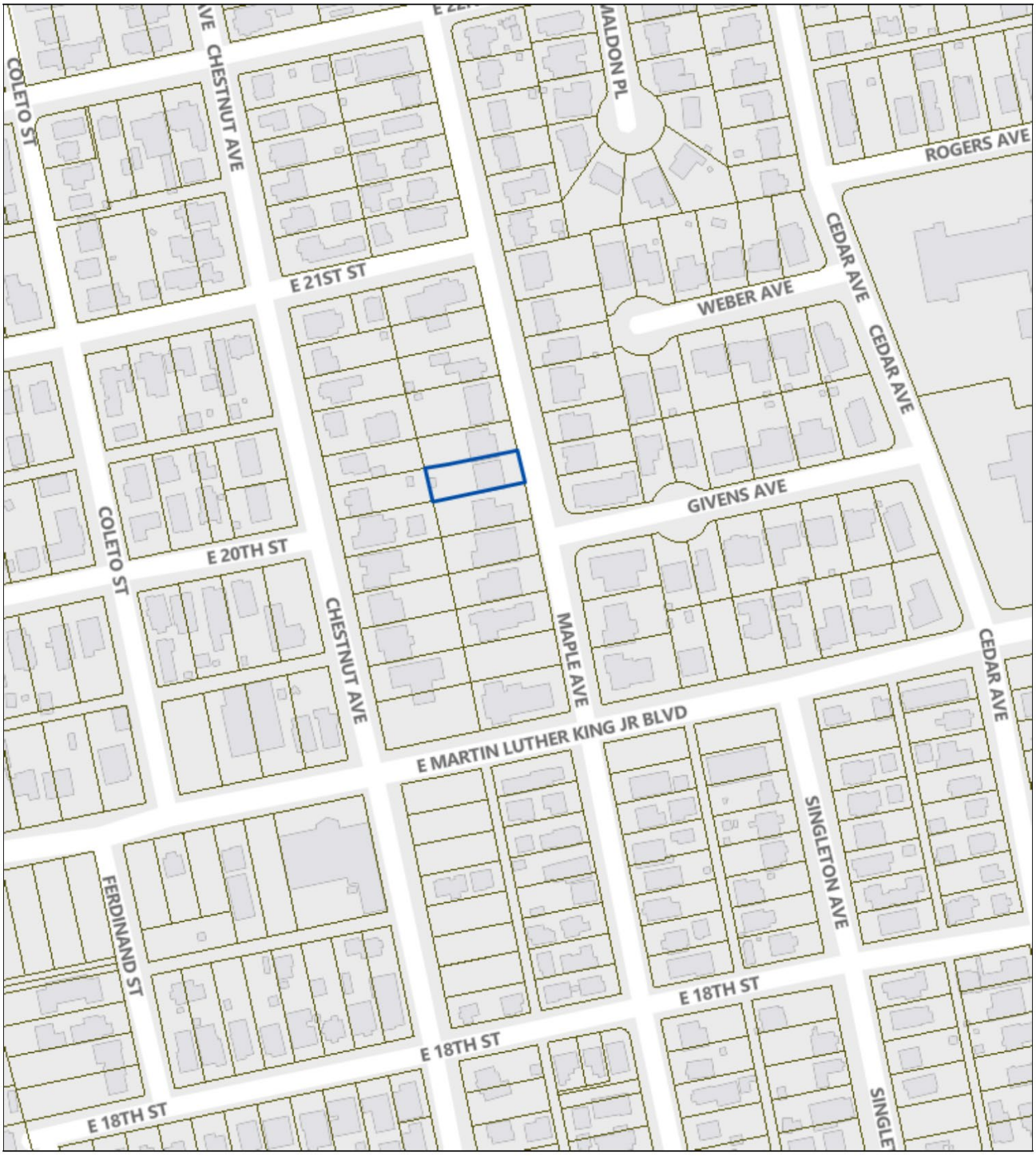
COMMITTEE FEEDBACK

Do not require replacement of new elements.

STAFF RECOMMENDATION

Approve the application per Committee feedback.

LOCATION MAP



Lot Lines

Lot Line

1: 2400

6/22/2023

HR 23-059459

2000 MAPLE AVENUE

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