

HISTORIC LANDMARK COMMISSION
Applications for Certificates of Appropriateness
November 4, 2026
HR-2026-130922
Hyde Park Historic District
4115 Avenue D

Proposal

Replace non-historic windows on a contributing church structure.

Project Specifications

As part of a project to bring a historic church back into code and historic design compliance, the applicant is proposing to replace windows, which were installed by a previous owner, with fixtures more appropriate to their openings and the Hyde Park design standards. Other portions of this project include converting the property to residential use and life safety updates, all of which are located at the interior of the property and do not fall under the scope of the Historic Landmark Commission's review.

Architecture

This former church is located at a prominent corner in the Hyde Park neighborhood. It is constructed of brick, which has been inappropriately painted, and features a steep cross-gabled roof clad in shingles. There are two small dormers toward the front of the roof structure, and the side-facing gables each have a small attic vent. The front of the church features a small stairway to access the main entry, with an entrance at the side for accessibility. Windows have all been replaced with fixtures that are too small for their openings.

Design Standards

The Hyde Park Design Standards are used to evaluate projects within the historic district. The following standards apply to the proposed project:

1. General Standards

1.2. Retention of Historic Style

Character defining features, most notably the replacement of windows and painting of brick, have been removed or heavily altered, which has threatened the overall integrity of the property. While the paint is not being proposed to be removed at this time, the window replacements seek to reduce the impact of poor, unpermitted work completed by a previous owner.

1.4. Appropriate Treatment Options for Contributing or Potentially Contributing Structures

Generally speaking, the proposed windows are a much better fit for the building. It is deeply regrettable that work was completed by a previous owner and original windows were lost. While it would be highly recommended that salvaged or bespoke windows be located or fabricated for these openings, the proposed window fixtures are a much better fit than what are currently in place.

3. Residential Standards: Single Family and Contributing Multifamily – Preservation and Restoration

3.1. Front of Houses

The overall orientation, arrangement of doors and windows, and front steps will all be retained as-is. The scope of this project is limited to window replacement described below.

3.3. Windows

All windows on the church structure are proposed to be replaced. Prior to unpermitted work, the fixtures all appear to have been wood framed units, with 1-over-1s present at the front half of the building and 2-over-2s at the rear half, in the portion of the church that served as office space. These units were all lost during a previous owner's work and no physical evidence remains of them in the openings. Existing windows are white vinyl frame fixtures with false muntins and green tint. None of these windows are properly sized for their openings, and gaps have been filled with wood paneling painted black. This choice of color makes the size issue stand out even more visually, and greatly

reduces the integrity of the property.

Proposed windows are wood clad aluminum, and are sized appropriately to their respective openings. While wood hung windows that have a painted appearance would be ideal and highly recommended by staff, the proposed solution would be considered approvable for remediation of inappropriate work elsewhere in the district. Glazing appears to be clear and colorless, with a low-emissivity film serving as an alternative to tint.

Windows will need to be inspected to ensure that they fit properly and that no additional damage is done to historic material. Windows must also be located at an appropriate depth in their openings to ensure they do not look too deep or shallow. Past images of the original windows can be used as guidance for placement.

3.4. Porches

As mentioned above, the front porch will be retained as-is. The existing accessible entrance will remain to the side.

Summary

The project brings the property into sufficient compliance of the applicable standards.

Department Comments

Much of the existing condition was the result of a previous owner working without proper permits. The applicant attended the July 8, 2026 meeting of the Architectural Review Committee to discuss the status of work, outlined in the section below.

This application will time out on December 18, 2027.

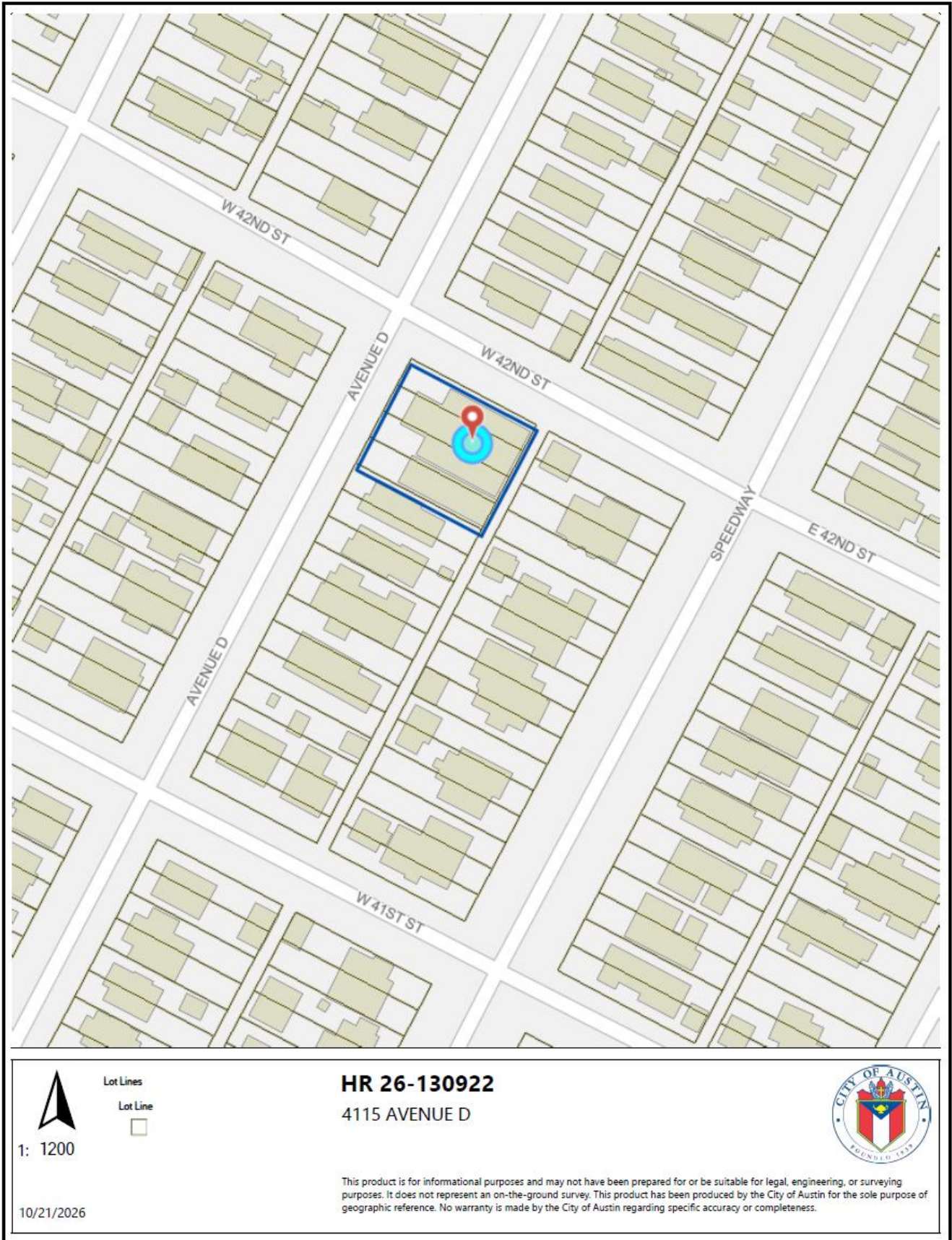
Architectural Review Committee Feedback

July 8, 2026: Verified that the inappropriate work was completed by a previous owner, and that the current owner was bringing the property into code compliance at that time. Recommended replacement of windows and removal of white paint on exterior walls of the church, though paint removal may be difficult to do without causing further damage to the masonry. Consider options and test patches to remove paint in the future.

Staff Recommendation

Approve the Certificate of Appropriateness in concurrence with Architectural Review Committee feedback. If any issues arise with proper sizing/fit of the windows into their openings, the applicant must contact the Historic Preservation Office to determine how to proceed.

Location Map

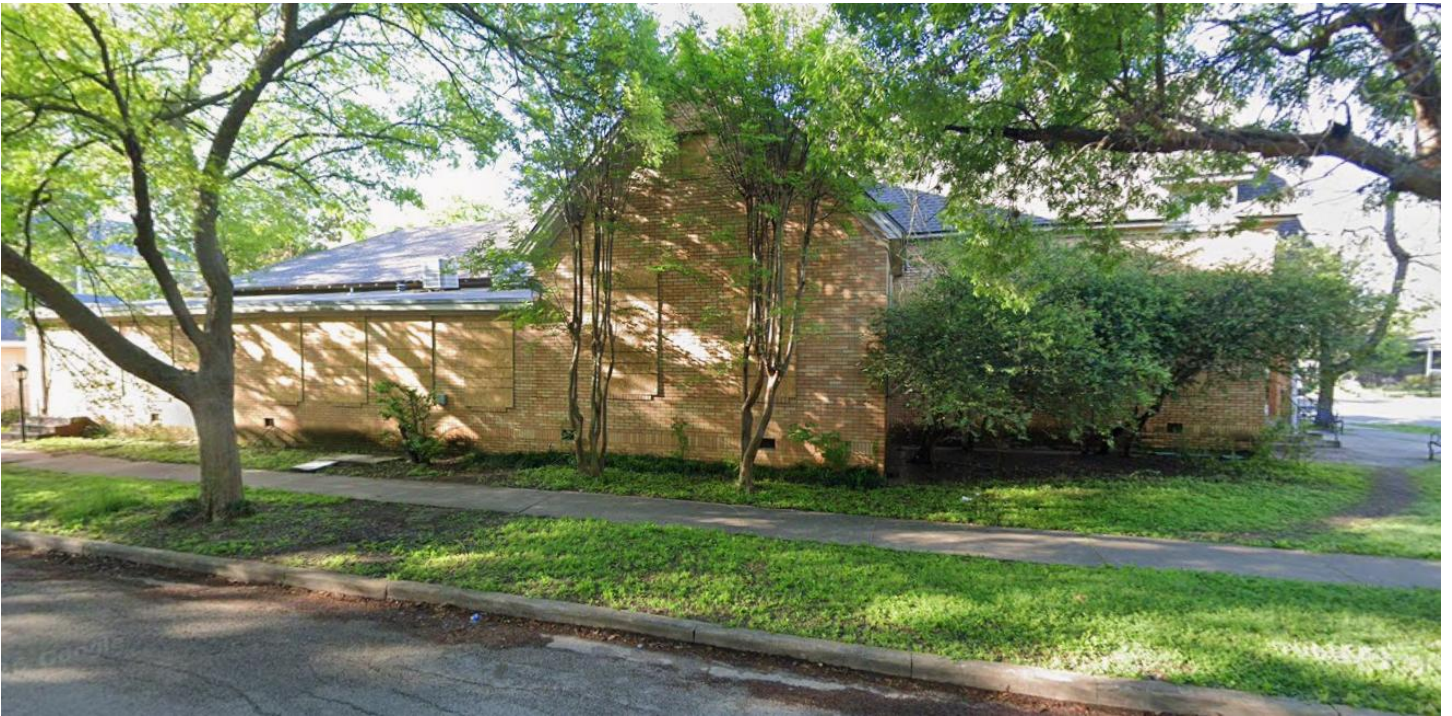


Property Information

Photos



Site visit photos, 2026. Windows have been replaced with fixtures that do not fit their openings.



Google Streetview, March 2024. Note the appearance of original brick and boarded up windows.