



Department of Planning, Housing, & Community Development

Mayor, Matthew T. Ryan
Director, Tarik Abdelazim

Date: 19 August 2013
To: Commission on Architecture & Urban Design Members
Subject: **33 Oak Street – Window**
Tax ID: 160.55-2-24
Case: CAUD 2013-28
Copies: T. Costello; C. Fenson; file

A. Review Requested

On 13 August 2013, Charlie Fenson, the project engineer, submitted an application for Design Review for the property located at 33 Oak Street. The property is a designated Local Landmark property, and all exterior modifications have to be reviewed and approved by the Commission on Architecture and Urban Design (CAUD).

Later in the day on the 13th, Staff was informed by the Building Inspector that the work had already been done, without CAUD approval and without a building permit.

B. Proposal

The Applicant proposed to install one (1) vinyl-frame window, in a 6-over-6 pattern. The window measures 34 inches wide by 64 inches tall. The Applicant has stated that they will instead decorative trim to match the other windows on the building.

C. Property History and Condition

Year of Construction	pre-1871
Land Use	Residential, converted to Mixed-Use: Office and Residential
Significance	The building is a good example of a Gothic Revival, with multiple gables, gabled windows, and heavy window trim. Records indicate that, at one time, the building may have also had the carved vergeboards and gable-pendants common to the Gothic Revival style. The first owner of the house was a Mr. Aaron Rood, and the house remained in the Rood family for many years, although City Directories indicate that at least part of the house was used for boarders. Most of the windows has been replaced with vinyl replacement windows.

D. Staff Findings

Photographic evidence shows that the location of the installed window was at one point a doorway (see 1979 photograph); however, that doorway was closed off sometime before 2006 (see 2006 photograph).

The general location of the window, and the evidence that there was an opening there previously would support the reinstallation of a new window. It is quite possible that there was originally a window on the first floor, which was converted to a doorway at some point. Sanborn maps show a porch wrapping around the front of the building; so the opening could have been either a door or a window.

The window as installed, however, was not done in an appropriate manner. The window was not installed in line with the window on the upper floor, and the window which was installed is not the same width as the window on the upper floor (see the August 13, 2013, photograph).

Staff's recommendation would be that, if the Commission decides to find that the installation of a window in this located is appropriate, that the Commission impose the following requirements for approval:

1. That the new window be the same width and height as the existing window on the upper story;
2. That the new window be installed to line up with the existing window on the upper story; and
3. That the new window be trimmed out to match the existing window on the upper story.

E. Photographs



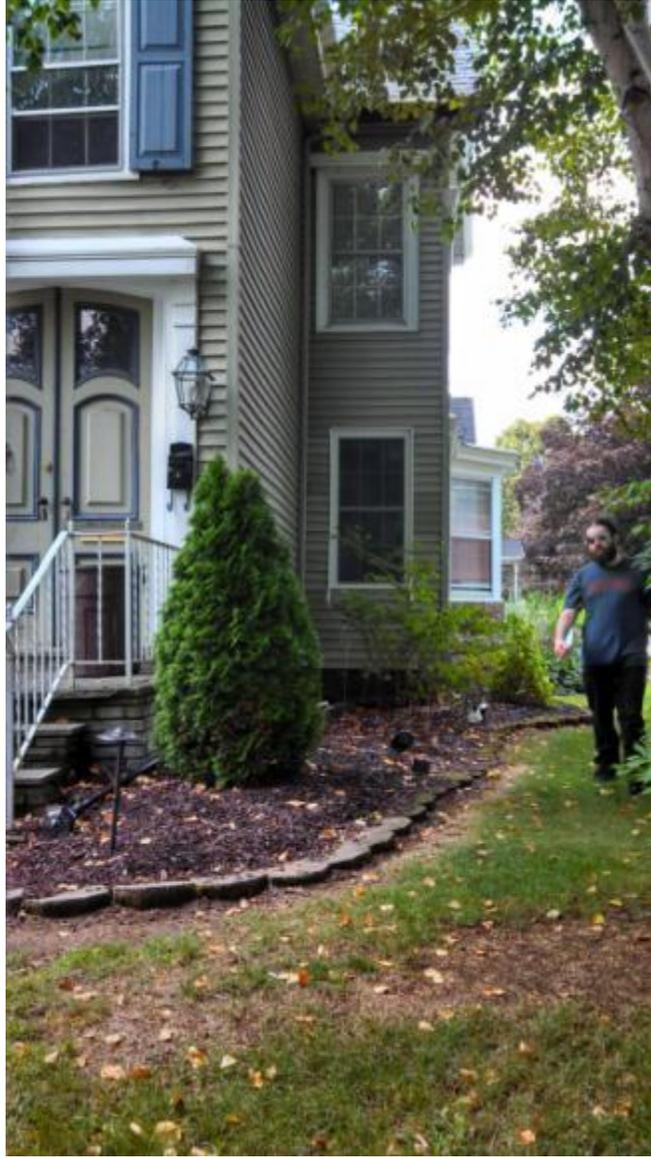
March 1979



Detail of March 1979 photograph, showing the doorway



2006 photograph, showing the doorway removed, sided over



13 August 2013



Detail of 13 August 2013 photograph – notice the lack of alignment between the two windows; the red lines are drawn along the sash frame of the upper window