



*Catherine E. Pugh*  
Mayor

**COMMISSION FOR  
HISTORICAL & ARCHITECTURAL  
PRESERVATION**

*Tom Liebel, Chairman*

**STAFF REPORT**



*Thomas J. Stosur*  
Director

**February 13, 2018**

**REQUEST:** Replace Façade Windows with Vinyl Windows

**ADDRESS:** 715 Winans Way (Hunting Ridge Historic District)

**RECOMMENDATION:** Disapproval.

**STAFF:** Lauren Schiszik

**PETITIONER(S):** Kevin O'Donnell-Zwaig, Power Home Remodeling

**SITE/HISTORIC DISTRICT**

The property is located within the Hunting Ridge Local Historic District, which is located near the western boundary of Baltimore City. The Hunting Ridge Historic District is centered around Winans Way. The District is bounded on the south by Edmondson Ave (Route 40), north by Briarclift Road and Gwynn's Falls/Leakin Park. The western boundary is Hunting Place/Winans Way and the eastern boundary is Glen Allen Drive. While this district was not designed by the Olmsted Brothers Landscape Architects, it has Olmstedian features, such as curvaceous roads that follow the existing topography, large lots, and houses generously set back from property lines. The district has several different styles of architecture, including Tudor, French Eclectic, Spanish Mission Revival, Colonial Revival and Cape Cod Colonial styles. Not only does each home have its own unique style, many homes are themselves blends of different styles.

Site Conditions/Architectural Description: The property is a two-story detached frame home clad in painted asbestos siding. It is located near the center of the historic district. The property is set back from the road by approximately 60 feet, and from the sidewalk by 45 feet. A one-story sun room is located on the west elevation.

**BACKGROUND**

- In 2006 the property received a violation for the unauthorized installation of a new window at the sunroom. An ATP was issued to remove the inappropriate window and remove the remaining jalousie windows from the sun room and replace with new wood composite casement windows in an off-white finish.
- In 2008 CHAP staff issued an ATP to replace the existing concrete driveway.
- In 2010 CHAP staff issued an ATP to paint the siding and door of the property.
- In 2012 CHAP staff reviewed and approved the construction of a new detached garage to replace the garage that was damaged by a falling tree.

- The ATP for the garage was re-issued in 2016.
- In 2017 the house was painted to match the new garage; no ATP was issued for this work.

## **PROPOSAL & APPLICATION OF GUIDELINES**

The applicant proposes to replace all the double-hung vinyl windows on the house with new double-hung vinyl windows. All windows are replacement insert vinyl windows with aluminum trim wrap that were installed prior to the designation of the Hunting Ridge historic district, which occurred in 2003. The proposal is to replace all windows with new insert white vinyl windows by Northeast Building Products and installed by Power Home Remodeling. The windows will be double-hung 1/1 insert frame windows, which comprises of a new window with frame inside the existing wood window frame. The windows in the sunroom will not be altered.

- **Conformity to Guidelines:** The Design Guideline *1.7.3 Window Replacement* states that replacement windows shall match the historic windows in size, type, configuration, form, detail, and overall appearance. It is staff's finding that the proposal fails to conform to Design Guideline 1.5 Alternative Materials as the replacement windows cannot replicate the historic windows as well as other alternative materials. CHAP staff finds that the approval of the replacement of the windows on the side and rear elevation can meet the guidelines as these elevations are not easily visible from the public right of way. However, the replacement of the five windows on the front elevation are extremely visible and therefore staff cannot be lenient.

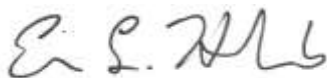
## **NEIGHBORHOOD COMMENTS**

The Hunting Ridge Architectural Review Committee was notified of the new proposal and has not provided comments.

## **ANALYSIS**

CHAP staff finds that the proposed vinyl replacement windows do not meet the guidelines for replacement windows as they cannot accurately replicate the form, finish, or exterior profile of an historic wood window. The proposed insert frame windows require the installation of a new window unit (frame and sashes) within the existing historic window frame, which requires the use of an aluminum trim wrap, and results in a smaller daylight opening.

**CHAP staff recommends a finding of disapproval of the five proposed windows on the front elevation.**



**Eric Holcomb**  
**Director**

## MAP AND IMAGES



*Image 1– 715 Winans Way in Hunting Ridge Historic District*



*Image 2 – Aerial view of property as seen from south*



*Image 3 –View of front elevation.*





*Image 4 –View of front and west elevation, from sidewalk.*



*Image 5 –View of front and east elevation, from sidewalk.*



*Image 6* –View of sample window product.



*Image 7* –View of sample window product.