**MEMO**

**Date:** 7/28/2023

**Subject:** Site Visit at 8022 Kercheval to Evaluate Window Condition

**To:** HDC

**From:** Najahyia Chinchilla, DT HD Commissioner and James Hamilton, DT HD Commissioner

**Date of Site Visit:** Tuesday, 7/25

**Site Visit Attendees:** Homeowner, Project Architects, Garrick Landsberg, Director of Historic Preservation, Commissioner Chinchilla and Commissioner Hamilton.

By the delegation and direction of the HDC at its meeting of July 12, we visited 8022 Kercheval to assess the windows in the building for repairability or replacement.

Without exception the windows are repairable. There is deteriorated paint film, deteriorated glazing, broken panes, and missing or deteriorated hardware and roping. These are items of deferred maintenance that can be remediated readily. Portions of some windows such as frame, hardware, ropes and glazing may need to be replaced.

Window sills are unpainted and have been exposed to weather long enough to have open grain. Nonetheless, the sills are intact and appear to be repairable with wood consolidant and high-quality epoxy. Some may need to be replaced on closer inspection, but few if any.

Window sash are wood that is solid and not deteriorated. On perhaps 3 sash replacement of the lower rail may be a necessary repair. At least 2 transoms have been replaced with custom matching units.

The exterior of the windows has peeling paint and limited damage to molds and sills or missing portions. Most areas can be scrapped and repainted or replacement of missing segments.

Our conclusion is that the windows are repairable and do not warrant replacement.

Beyond the repair, the energy efficiency of the windows can be substantially improved. The windows have no weatherstripping. Adding such and spackling around interior window frames and caulking around exterior brick mold will greatly reduce air infiltration. Storm windows would provide tight air pockets to reduce conduction of heat and cold.

The applicant is currently getting bids from multiple subcontractors. The list provided by HDC has been helpful to their efforts. Our recommendation is that the applicant submit the selected estimate and scope for repairs to staff for review.