

**STAFF REPORT: AUGUST 9, 2023 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 23-8404**

**ADDRESS: 8022 KERCHEVAL**

**HISTORIC DISTRICT: WEST VILLAGE**

**APPLICANT: MICHAEL SKLENKA, SUBJECT STUDIO**

**PROPERTY OWNER: DAVID SPENCER, NATIONAL SOLUTIONS, INC.**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: MAY 22, 2023**

**DATE OF STAFF SITE VISIT: MAY 30, 2023**

**SCOPE: WINDOW REPLACEMENT ON SIDE AND REAR ELEVATIONS**

***\*Revised 08/08/2023***

**EXISTING CONDITIONS**

The 2-1/2 story structure at 8022 Kercheval is located on the south side the street, between Van Dyke and Parker. The wood frame, brick veneered building covers most of its narrow, deep lot and is faced with a variegated yellow/beige brick with narrow, dark mortar joints. The symmetrical façade with flanking front entrances at the east and west ends of the front elevation identifies the building as a two-family structure. A water table, designed with two courses of protruding brick, extends around the entirety of the building, separating the raised basement level from the upper floors. A 2-1/2 story bay covers most of the front elevation and a deeply recessed gable with narrow wood clapboard siding tops the bay and obscures the structure’s front elevation hip roof.



*Front elevation. Staff photo, May 30, 2023.*



*East elevation. Staff photo, May 30, 2023.*

The two-story bay element was repeated on the east-side elevation, is fully visible due to the demolition of the previously adjacent structures. The window openings on the structure retain wood sash and stone sills, however glass in a lower sash is occasionally missing. The dominant operation and pattern on the structure is one-over-one double-hung; the middle bay windows are transom over picture window, with a 1/3 to 2/3 division of openings. The raised basement allows for tall, almost square above-grade window openings and have stone sills; the basement windows are boarded over.

Wood porches and a gable extend across the rear elevation. Although much larger in size, the gable matches the design of those at the front and east side elevation. A wood double-hung window with wood sill is centrally placed, whereas the front and side gables have centrally placed vents.



*Rear elevation. Staff photo, May 30, 2023.*



*West elevation, looking south toward alley from Kercheval sidewalk. Staff photo, May 30, 2023.*



West elevation, looking north towards Kercheval from alley. Staff photo, May 30, 2023.

## PROPOSAL

- Repair wood windows at the front elevation.
- Replace wood windows at side and rear elevations.

## STAFF OBSERVATIONS AND RESEARCH

- At the June 14, 2023 HDC meeting, the Commission reviewed and approved the building's rehabilitation, which included the rebuilding of the raised entry porches and the erection of a deck connecting the two porches at the front elevation.
- At the July 12, 2023 HDC meeting, the Commission approved:
  - The replacement of the historic brick at the front elevation bay,
  - Repair and reinstallation of historic brick at the front elevation's flat walls,
  - Fabrication of new wood brick mold, and
  - The scheduling of a site visit for selected HDC commissioners and HDC staff to inspect the existing windows. The Commissioners would assess the physical condition of each window opening and make the determination of whether the existing windows are repairable or are deteriorated beyond repair.

The Certificate of Appropriateness outlining the July 12<sup>th</sup> decision follows the staff report.

- The site visit took place on Tuesday, July 25. In attendance were Commissioners Hamilton and Chinchilla, along with Director of Historic Preservation, Garrick Landsberg.
- The July 28, 2023 memo outlining the Commissioner's site visit determination follows the staff report.
- Comparing the preceding elevation photographs with the applicant's exterior elevations denoting which windows will be repaired and replaced (on the following page), staff has the following comments. Italicized type identifies window openings where historic sash is missing.

### Front elevation

- A new window is planned for the third-floor front gable, replacing a vent. A window was in this location at the time of designation.
- *The lower sash of the second-floor fixed bay window is missing.*
- Remaining window sash are proposed to be repaired.

### East-side elevation

- *The two double-hung openings at the second floor, near the rear wall, are missing windows.*
- Applicant proposes to replace all the windows on this wall.

### Rear elevation

- The elevation includes two window openings; one new opening and one historic opening in the gable (which is proposed for replacement).

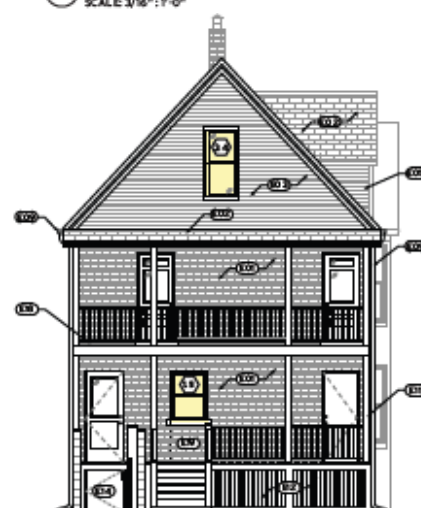
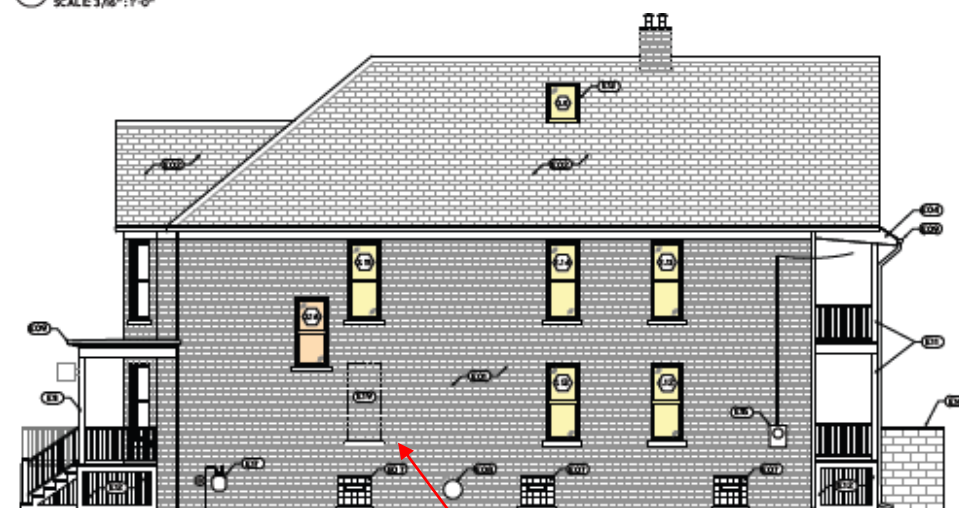
### West elevation

- The window openings are minimally visible from the right-of-way- due to the proximity of the adjacent property.
- *The window openings at the second floor are each missing the lower sash.*
- The applicant intends to retain and repair the window sash in the opening that is halfway between the first and second floor.
- The first-floor window opening closest to Kercheval is intended to be bricked-in; the specification calls for brick to be placed flush with the exterior masonry wall.



1 SIDE ELEVATION (EAST)  
SCALE: 3/16" = 1'-0"

2 FRONT ELEVATION (KERCHEVAL AVE.)  
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (WEST)  
SCALE: 3/16" = 1'-0"

4 REAR ELEVATION (ALLEY)  
SCALE: 3/16" = 1'-0"

Applicant drawing

**ELEVATION NOTES**

- E01 PATCH, REPAIR, REPLACE, AND RE-POINT EXISTING MASONRY VENEER WHERE NEEDED WITH MATCHING MASONRY UNITS AND MORTAR COLOR (BELDEN MADRID BLD 20-20).
- E02 NEW ROOF ASSEMBLY INCLUDING NEW UNDERLAYMENT, ICE AND WATER SHIELD, EDGE VENT SYSTEM, AND ASPHALT ROOF SHINGLES (CERTAINTED XT-25 'WEATHERED WOOD').
- E03 PATCH AND REPLACE WOOD LAP SIDING IF ROTTED OR DETERIORATED WITH WOOD LAP SIDING MATCHING IN PROFILE AND EXPOSURE AND PAINT BODY COLOR - REFER TO PAINT SPECIFICATIONS.
- E04 SAND AND REFINISH ALL EXISTING WOOD TRIM INCLUDING SOFFITS, FASCIA, FRIEZE BOARD, AND WINDOW/VENT TRIM AND PAINT TRIM COLOR - REFER TO PAINT SPECIFICATIONS.
- E05 WOOD LAP-SIDING TO MATCH EXISTING GABLE SIDING IN EXPOSURE - PAINT BODY COLOR.
- E06 1X4 WOOD TRIM - PAINT TRIM COLOR.
- E07 INFILL EXISTING BASEMENT WINDOW OPENING WITH 6"X6" GLASS BLOCK WITH EMBEDDED OPERABLE VENT.
- E08 LOCATE ANY REQUIRED MECHANICAL EXHAUST VENTS OR MAKE-UP AIR UNIT INTAKE AT EXISTING CIRCULAR OPENINGS WHERE POSSIBLE AND ALLOWABLE PER APPLICABLE CODES.
- E09 PRE-FINISHED SEAMLESS 0.27 GAUGE ALUMINUM GUTTER AND DOWNSPOUTS, DARK BRONZE FINISH TO MATCH NEW WINDOW FINISH. INSTALL WITH FULLY CONCEALED BRACKETS, SUPPORTS, AND ANCHORS.
- E10 EXISTING ATTIC VENT TO REMAIN, REPAINT TRIM COLOR

- E11 WOOD-FRAMED PORCH REBUILT IN EXISTING FOOTPRINT
- E12 WOOD PORCH SKIRTING AND TRIM BOARDS STAINED LIGHT TAN/BROWN TO MATCH BODY COLOR
- E13 VELUX DECK-MOUNTED FIXED SKYLIGHT, DARK BRONZE FRAME TO MATCH REPLACEMENT WINDOWS. ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- E14 WHEELCHAIR ACCESSIBLE UNENCLOSED VERTICAL PLATFORM LIFT AND 8x8x16 CMU BLOCK WING WALLS ADJACENT TO REBUILT REAR DECK. ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- E15 METAL BLADE SIGN (16" X 16") FASTENED TO PORCH COLUMN
- E16 ELECTRICAL METERS(S) LOCATION - COORDINATE WITH DTE.
- E17 GAS METER(S) LOCATION - COORDINATE WITH DTE.
- E18 CONTRACTOR TO COORDINATE WITH HVAC INSTALLER TO LOCATE AIR CONDENSER UNITS AT REAR BALCONY BEHIND GUARDRAIL
- E19 AREA OF BRICK INFILL FLUSH WITH ADJACENT VENEER USING MATCHING MASONRY UNITS AND MORTAR (BELDEN MADRID BLD 20-20).
- E20 NEW STONE SILL TO MATCH EXISTING

**WINDOW KEY**

- EXISTING WINDOW TO BE REPAIRED
- NEW/REPLACEMENT WINDOW

## ISSUES

- It remains staff's opinion, the wood windows, due their deep setting within the openings, and exceptionally detailed brickmold, are distinctive character-defining features of this property.
- Standard Six states, "*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*"
- Staff notes that both repair quotes include the specification that the windows will receive full restoration. It is staff's opinion that full restoration would likely return the windows to look and function like they did when they were first installed, which is more expensive than the cost would be to make the windows operable and functional (which is equal to Level Two Rehabilitation). Each quote also includes the price of storm windows.
- Based on the memo submitted by Commissioners Hamilton and Chinchilla, it remains staff's opinion that the windows on this commercial building are repairable and should be retained.
- Staff noticed that a metal blade sign is shown on the drawings but is not part of this application. A sign proposal, that includes all details of fabrication, illumination, and installation, must be submitted as a separate application to HDC staff. This inclusion must be removed from the drawings, when submitted for permit.
- Should the west elevation window be infilled, then the brick should be recessed slightly (approximately one inch) from the exterior edge of the masonry wall so that a shadow line of the existing opening remains within this wall.

## SECTION 21-2-78, DETERMINATION OF HISTORIC DISTRICT COMMISSION

### **Recommendation One – Denial – Window replacement – side and rear elevations**

Staff finds that the proposal for the removal of the historic wood windows and installation of new aluminum-clad wood windows does not meet the Secretary of the Interior's Standards for the following reasons:

- The windows are distinctive character-defining features.
- The Commissioners' physical assessment confirms the existing windows are not deteriorated beyond repair.
- The submitted estimates are for full restoration, which goes beyond the repair needed to make the windows operable and functional.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 1, 2, 5, and 6:

- 1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

### **Recommendation Two – COA – Repair of front elevation windows, infill of one window opening at west elevation**

Staff finds that the proposal for the **repair of the front elevation windows** and infill of one window opening at the west elevation will not alter the features and spaces that characterize the property and district and therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed as it meets the Secretary of the Interior's Standards and the Elements of Design for the district.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- The brick will be recessed approximately one inch from the face of the exterior masonry wall.