

**STAFF REPORT: FEBRUARY 12, 2025 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: HDC2025-00009 // VIOLATION NUMBER: 21-410**

**ADDRESS: 3470 CAMBRIDGE**

**HISTORIC DISTRICT: SHERWOOD FOREST**

**APPLICANT: CAREN PASKEL**

**PROPERTY OWNER: CAREN PASKEL**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: JANUARY 21, 2025**

**DATE OF STAFF SITE VISIT: JANUARY 24, 2025**

**SCOPE: REPLACE STEEL WINDOWS WITH VINYL-CLAD WOOD WINDOWS, REPLACE RAILINGS AND DOORS (WORK COMPLETED WITHOUT APPROVAL)**

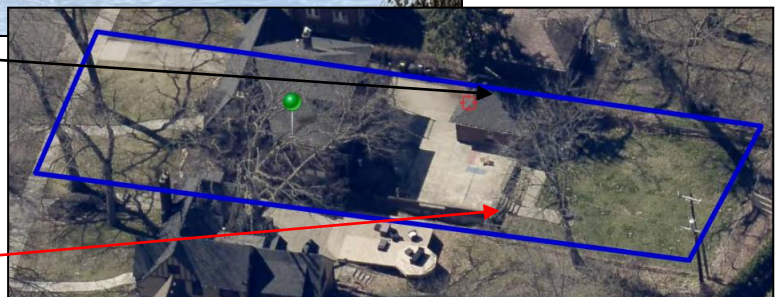
**EXISTING**

The house at 3470 Cambridge, constructed in 1927, is clad with reddish-brown brick and has a steeply pitched side gable roof that is covered with asphalt shingles. The brick wall surface on the two front-facing gable walls were set in a contrasting basket weave pattern. The sloping western roof of the large gable extends down the façade and meets the front entry’s front-facing and projecting gable roof. The three-bay wide house is accentuated by arched openings at the first floor, which is comprised of two sets of French doors on either side of the arched front porch entrance and front door. A decorative crest and stone quoins further articulate the recessed front entry. The historic wood French doors remain in place, however the window sash are sliding or double-hung replacement vinyl units with between-the-glass grids.



*Above: Staff photo, January 2025. Garage.*

*Right: Aerial view of property – looking west, April 2024. Eagleview.*



The driveway is located between the house and the lot’s western/side property line and leads to a free-standing garage and an extended paved area at the back of the house. Stairs lead down from the paved area to the remaining rear grass-covered yard.

The walls of the dormers on the side elevations are faced with a half-timber/stucco design. The window openings on both side walls have replacement vinyl window units, of one-over-one double-hung or sliding operation.



*West-side wall.*



*Staff photos, January 2025.*

*East side wall.*



*Rear wall, applicant photo.*

The rear wall has a large shed dormer faced with wood shake siding and a raised patio extending from three sets of French doors. The historic wood French patio doors remain, as do the leaded glass fixed window sash in the triple window opening. The remaining windows are vinyl replacement units of double-hung or sliding operation. The three entrance doors have been replaced, a large second floor porch has been erected, and all the railings are new.

## PROPOSAL

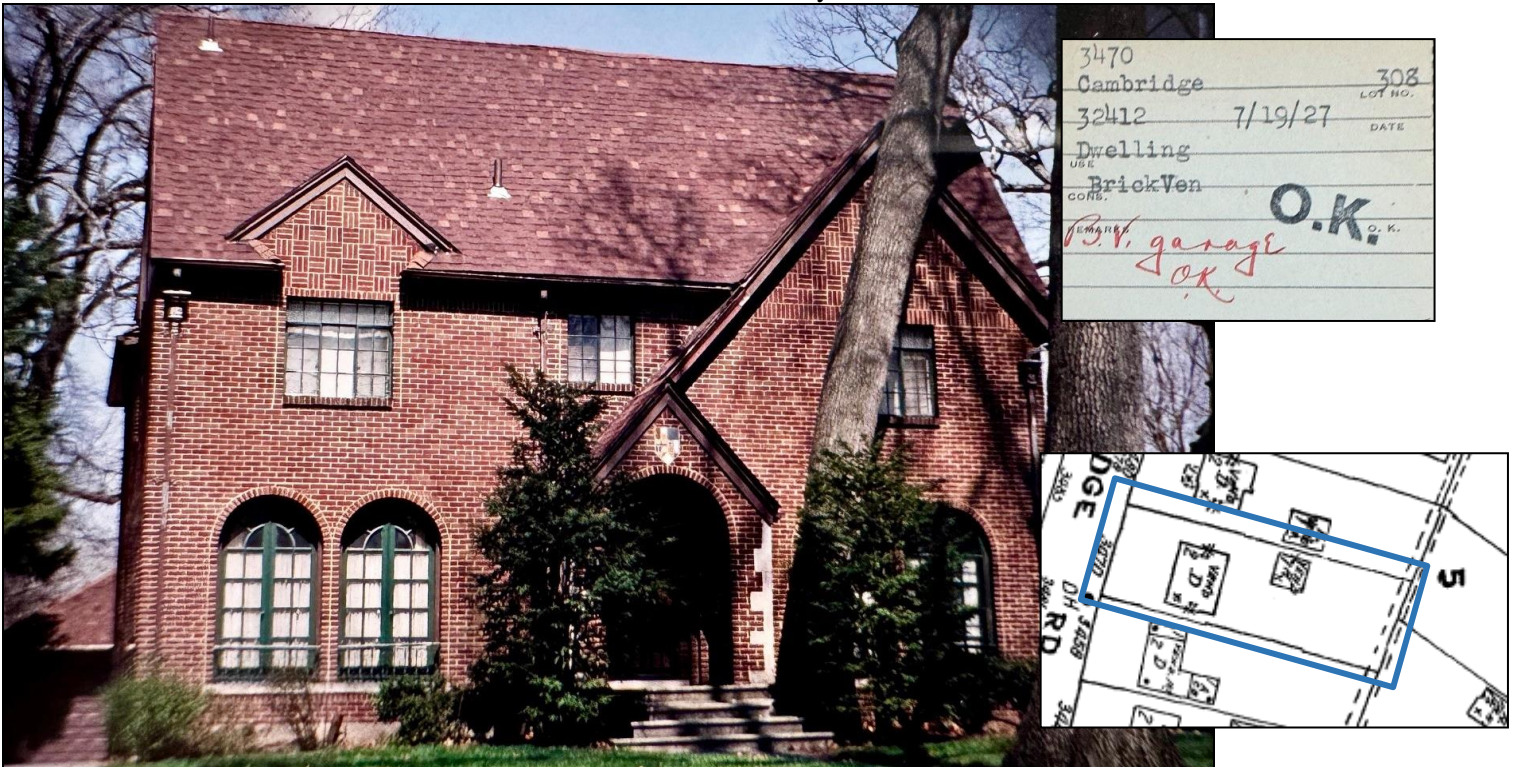
- Replacement of wood and steel windows with vinyl-clad wood windows (all sides of the house).\*
- Removal of iron railings at façade's French doors and rear raised patio.\*
- Replace the Juliette balcony and iron railing\* at rear second floor door with a large open porch and aluminum railing.
- Replace the iron railing at rear door landing with aluminum railing.\*
- Cover wood fascia and soffits on all sides of the house, and window casings at side and rear dormers with aluminum coil. \*
- Install three steel doors at rear: Two steel solid panel doors installed within the at-grade entrance and second floor open porch; and a steel 1/2 panel-1/2/glass door installed at the raised entrance. All three doors have a dark brown finish.
- Paint windows trim, wood French doors at façade, and rear shed dormer Sherwin Williams 7037 Balanced Beige.\*
- Install chain link fence at the west property line, between the black fence and existing chain link fence.

*\*Work items that were reviewed and denied by the Commission in 2020.*

*Please note: In the 2020 application, only the Juliette balcony railing had been proposed to be replaced – replacement of the balcony itself was not suggested but has since been completed.*

## STAFF OBSERVATIONS AND RESEARCH

- The Sherwood Forest Historic District was enacted on May 13, 2002.



Designation photo, 2002. HDAB

Top: Permit Card, BSEED.

Bottom: Sanborn Map

- The building permit for the house and garage was issued on July 19, 1927. As shown in the Sanborn map, this property is much deeper than wide.
- In August 2019 staff was notified of work occurring at this property, namely that windows were being replaced. Between September and December 2019, the owner, and then the owner's father, worked with HDC staff to put forward an application that encapsulated all completed work and planned projects. The Commission reviewed this application ([20-6607](#)) at its January 22, 2020 meeting. A Denial and Certificate of Appropriateness were issued.

January 28, 2020

**CERTIFICATE OF APPROPRIATENESS**

Glenn Prentice  


**RE: Application Number 20-6607; 3470 Cambridge; Sherwood Forest Historic District**

Dear Mr. Prentice,

At the regular scheduled meeting held on January 22, 2020, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of January 28, 2020.

The Commission issued a Certificate of Appropriateness for the following work items because they meet the Secretary of Interior's Standards for Rehabilitation, specifically:

- 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.*
- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- Remove aluminum gutters and downspouts; install 4-inch commercial-grade gutters and downspouts (black). Work partially completed.
- Remove existing asphalt shingle roof (reddish brown) and install a dimensional asphalt roof (gray). Work already completed.
- Removal of tree adjacent the front entry and overgrown shrubs. Front yard landscape to be installed per landscape/planting plan. Ground accent lighting within landscape to be installed, existing outdoor lighting to remain. Work partially completed.
- An arched black gate, spanning 14-feet and not to exceed 6'-0" in height, will be installed approximately half-way back from the front corner of the house. A 6'-0" black fence will be installed from the gate to the front corner of the garage.
- Replace existing single overhead garage door with a four-panel overhead aluminum door (black).
- Removal of double attic vent within the west elevation gable. Half-timbers, stucco panels, and window casing to be repaired and/or installed and painted, replicating the original pattern and opening. Work partially completed.

This COA was granted with the following conditions:

- The window casing where the vent was removed shall be repaired to match the casing on the right side of the window.

- A catalog cut for the fence that will connect the gate to the garage shall be submitted for staff review.

Please retain this COA for your files. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact me at 313-628-2190.

For the Commission:



Audra Dye  
Staff  
Detroit Historic District Commission

January 28, 2020

**NOTICE OF DENIAL**

Glenn Prentice  


**RE: Application Number 20-6607; 3470 Cambridge; Sherwood Forest Historic District**

Dear Mr. Prentice,

At the regularly scheduled meeting held on January 22, 2020, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial** which is effective as of January 28, 2020. The Commission finds that the proposed work *does not* qualify for a Certificate of Appropriateness for the following reasons:

The removal of wood windows and installation of vinyl replacement windows, the wrapping of the soffit/fascia/wood trim and window casings with aluminum, the repainted exterior color scheme, the removal of the front and rear railings, and the installation of white steel exterior doors does not meet the Secretary of the Interior's Standards for Rehabilitation, Standard

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, and*

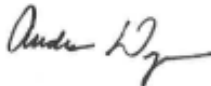
9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

You may file a new application for consideration if the application is corrected, if new information is obtained regarding the application, or if the proposed scope of work changes. Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Brian D. Conway  
State Historic Preservation Officer  
Michigan Historical Center  
717 W. Allegan Street  
Lansing, Michigan 48918-1800

Once this administrative right of appeal has been exhausted, a permit applicant may file an appeal of the decision of the State Historic Preservation Review Board with the circuit court. If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:



Audra Dye  
Staff  
Detroit Historic District Commission

- Following the issuance of the Denial and COA, staff had multiple conversations with the applicant regarding the Commission's decisions. In December 2020 staff informed the applicant that a new application, with supporting documents, is required for review of any work item related to the Commission's denial, or new work occurring at the property.

- According to HDC and BSEED records, this property was in court in 2021-2022. HDC staff has sent an inquiry to BSEED for an update on the court activity.
- Despite communication with staff and court actions, the owner/applicant made no effort to submit an application until now; the house is currently under contract for sale.

**Window Replacement**

- The 2020 staff report noted that no analysis had been submitted of the conditions and repair options/pricing of the steel windows to possibly substantiate the reason for replacement. At that time, staff requested photos of the windows before they were replaced so a visual assessment of their condition could be completed. The submitted photos, all exterior views, showed intact windows within the openings and sash. Based on the limited photos, it is staff’s opinion the windows were in repairable condition.
- With the current application, staff offers additional information on the historic steel and wood windows, which staff considers to be distinctive character-defining features.
  - Steel casement windows were a popular material for window frames in the early 20<sup>th</sup> century. Their thin frames allowed for more expansive glass surface, creating a striking visual contrast to the monolithic materiality of masonry-clad walls. The dimensional surface of the steel sash helped emphasize the verticality of the window openings, and in conjunction with the French doors on the front and rear walls, created a consistent rhythm on each side of the dwelling. Additionally, the multi-operational window openings are a design feature found in only a few local historic districts. These features are identified within the Sherwood Forest Elements of Design:
    - 7) *Relationship of materials.* The majority of houses are faced with pressed, wire cut or glazed brick, often combined with wood, stone and/or stucco. Stone trim is common, and wood is almost universally used for window frames, half-timbering, and other functional trim. Windows are commonly either of the metal casement or wooden sash variety.
    - 19) *Degree of complexity within the façades.* The degree of complexity has been determined by what is typical and appropriate for a given style. Overall, there is a higher degree of complexity in the English Revival style buildings, where their façades are frequently complicated by gables, bays, irregularly placed openings and entrances, and irregular massing, than those of other styles.
  - The one-over-one wood double-hung windows, within the stucco-clad side gables and wood shake covered rear shed dormer, offered a uniformity of window operation and design at the third floor.



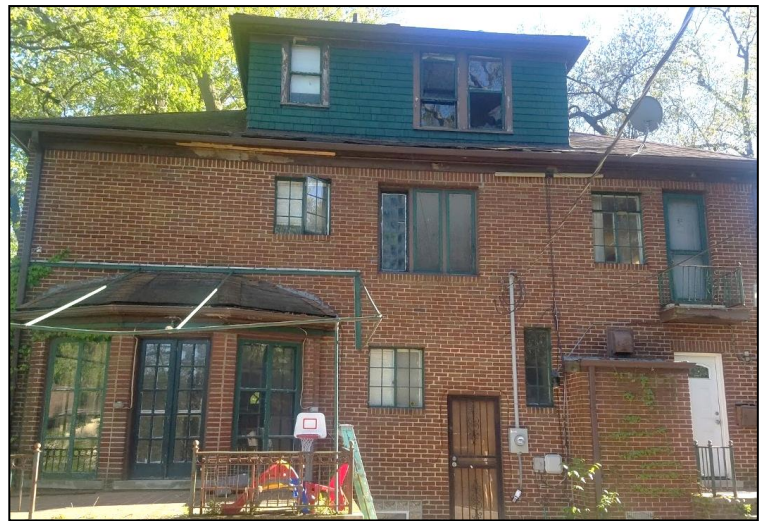
*Above: Façade. Google street view, August 2015.*



*Southeast corner of house. Updated applicant photo.*



*West side, undated applicant photo.*



*Rear, undated applicant photo.*

- The historic windows were replaced with Anderson 400 Series vinyl-clad wood windows. The majority of openings now have double-hung one-over-one windows; however, the larger openings on the front, west side, and rear have sliding units. The front sliders have between-the-glass grilles. Sliding windows and between-the-glass grilles are not consistent with the general characteristics of a historic window of the type and period of this house and are not compatible with the overall historic character of the dwelling.
- The placement of the new windows doesn't match the more deeply recessed location of the historic windows within the window openings. The depth of plane change between window and wall surfaces is an important feature on the elevations of the house and the current windows don't convey the same visual appearance.



*The depth of the "before" steel windows is quite evident and clearly offers a relief from the masonry wall. The replacement windows are minimally set back in the window opening, and from a distance, appear to be in plane and a part of the exterior wall.*

- The windows were removed without HDC approval; the scope of work that would meet the requirements of the historic ordinance (Section 21-2-59(e)) is the fabrication and installation of new steel-framed windows with an identical pattern and operation as the historic windows, and wood one-over-one double-hung sash at the third floor, with dimensions that match the historic windows.

- Additionally, the removal of the historic windows without a thorough examination of their repairability, coupled with the installation of replacement windows constructed of a different material, operation and pattern, does not meet the following Secretary of the Interior Standards:
  - 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 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.”
  - 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



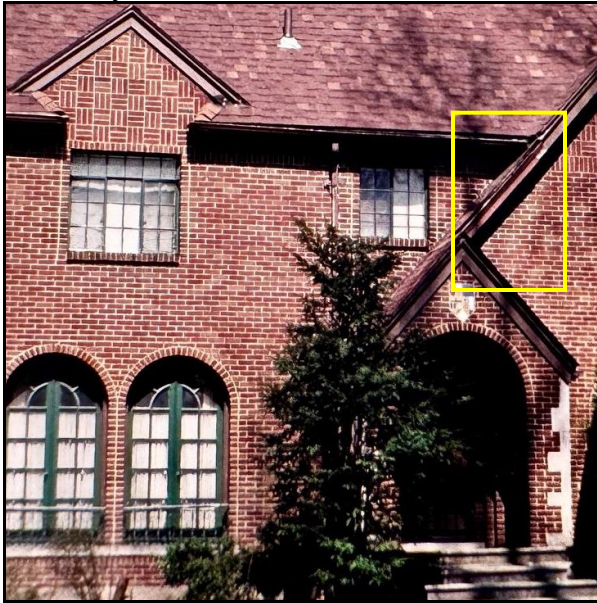
*Applicant photos.*





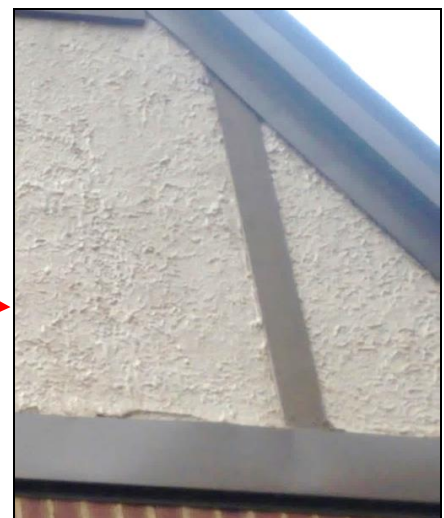
**Rake boards, soffit and fascia**

- With this application, staff offers additional analysis: Staff noted the designation photo appears to show the rake boards, soffit and fascia on the façade of the house covered with aluminum. While this may have been an existing condition at time of designation, when a non-historic product is removed or proposed for replacement, the Commission regularly does not approve the reinstallation of non-historic materials to cover intact and repairable original features and materials. Therefore, the recently installed aluminum can be removed, and the wood rake boards, fascia and soffits be repaired as needed.
- The applicant’s photos of the west side gable wall and front entry gable show the profiles of these wood rake boards are highly dimensional. The rake board of the largest gable on the façade appears to have been repaired, and the hole in the soffit could be repaired and these components painted. Painted wood surfaces offer a mostly matte finish, in keeping with the brick wall surface. Aluminum coil only offers mostly flat, minimally bent and shiny/reflective surface.



*The rake board in the designation photo is flat and has a sheen. This indicates the rake boards were covered with aluminum.*

*This applicant photo with the aluminum removed, shows an intact and highly profiled rake board at the front entry (at left), and a partial repair of the rake board within the large gable wall (middle). The soffit and wood trim (top) have small, but repairable holes.*



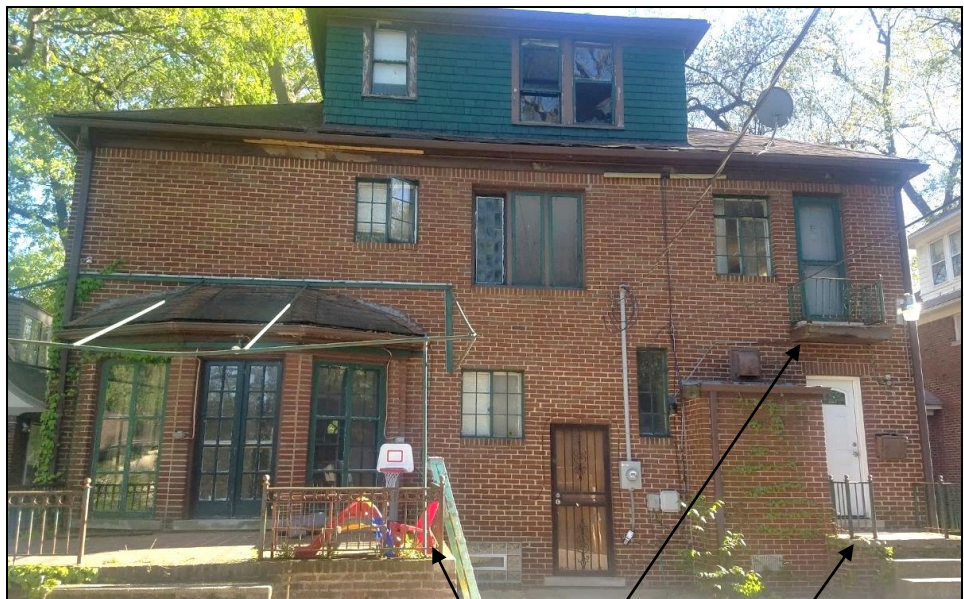
*This undated applicant photo shows an intact highly profiled rake board on the west-facing gable wall. Note the curved edge at the bottom right of the photo. This detail common on English Revival houses may have been removed upon covering the rake board with aluminum.*

*This close-up photo shows the current condition of the identified area of the photo at left.*

**Iron railings and Juliette balcony**

- With this application, staff offers additional analysis: The railings on the front and rear of the house and the Juliette balcony were distinctive character-defining features. The visual delicacy and intricate designs of the railings and balcony were sculptural elements and integral to the architectural design of the house.
- The limited photographic documentation showed some corrosion on the rear patio railing and one set of French doors railing, but again, no repair estimate was submitted to confirm its level of deterioration (i.e., was it just surface corrosion?) and possibility of repair. The railings were intact and appeared to be repairable. No repair estimates were submitted with the 2020 application to show that they were beyond repair.
- The Juliette balcony on the rear wall was a unique feature of the house. The Sherwood Forest Elements of Design calls out the balconet (which staff has identified as a Juliette balcony):

*7) Relationship of materials.* The majority of houses are faced with pressed, wire cut or glazed brick, often combined with wood, stone and/or stucco. Stone trim is common, and wood is almost universally used for window frames, half-timbering, and other functional trim. Windows are commonly either of the metal casement or wooden sash variety..... Original metal balconets, balustrades, and light fixtures exist on some properties. Roofs on the majority of the buildings in the Sherwood Forest Historic District are either slate or slate-like asphalt shingles.



*Above left: One set of railings that closed one set of French doors.  
 Above right: Rear of house that shows the original railings in place at the raised patio, Juliet balcony and rear door.*

- The newly built large open porch and tall aluminum railings erected at the two porches and raised patio do not match the removed historic features, nor is the new work compatible with the massing, scale, physical features and workmanship of the historic property.
- The removal and/or replacement of the historic components do not meet the Secretary of the Interior Standards 2, 5, 6 and 9 (listed on page 8).



*Applicant photo.*

**New entry doors**

The three doors that were installed did not replace historic, character-defining doors, and the style and color of the doors are not demonstrably inappropriate for the rear yard-facing location.

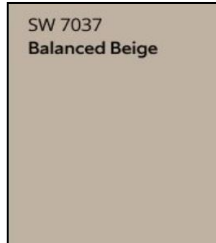


Above left: The wood door appears to be a solid, utilitarian door, and the two white non-historic doors are not appropriate for the architectural style of the house. The current replacement doors have minimal styling, and the brown color is compatible with the house's architectural design.

**Exterior Paint – French doors, window trim and rear shed dormer**

- The color selected for the French doors, window trim and rear shed dormer is Sherwin Williams SW 7037 – Balanced Beige. It is similar to D:1 Brownish Pink and is listed within Color System D.
- Staff offers additional information from the Sherwood Forest Historic District’s Elements of Design, as reason why the selected color is appropriate for this property at the identified locations:

9) *Relationship of colors.* Natural brick colors, such as red, yellow, brown, or buff, predominate in wall surfaces...Natural stone colors also predominate; where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural slate colors, and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style...English Revival style buildings generally have painted wood trim and window frames of dark brown, gray, buff or shades of cream, depending on the main body color. Half timbering is most frequently stained or painted dark brown.



| ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD                                    |  |                                     |                                      |
|---|--|-------------------------------------|--------------------------------------|
| BODY  | TRIM   | SASH                                | SHUTTERS                             |
| Stucco:<br>Leave natural or match original stucco color or A:3, A:4, C:4, C:5, D:1, D:2 | Match half-timbering color or match existing stone trim color or match shingle color or A:8, A:9, B:6, B:8, B:11, B:12, B:13, B:14, B:18 | Match trim color or A:9, B:18, B:19 | Match trim color or match sash color |
| Half-timbering:<br>A:8, B:6, B:8, B:11, B:12, B:13, B:14, B:19                          |  |                                     |                                      |
| Shingles/Clapboard:<br>B:6, B:8, B:11 (rare), B:12, B:13, B:14                          |  |                                     |                                      |
| Existing brick or stone   |  |                                     |                                      |

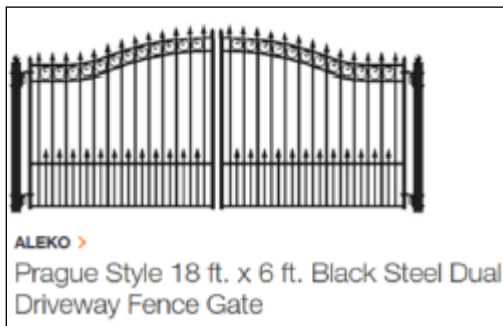
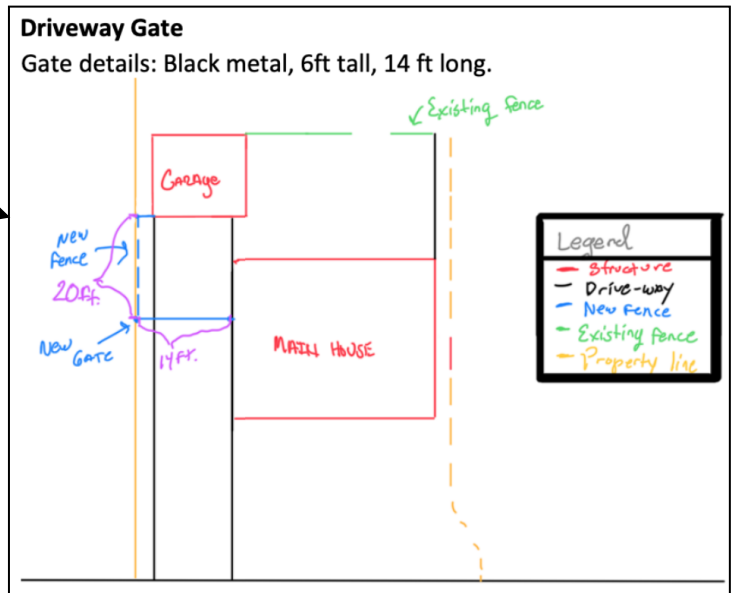
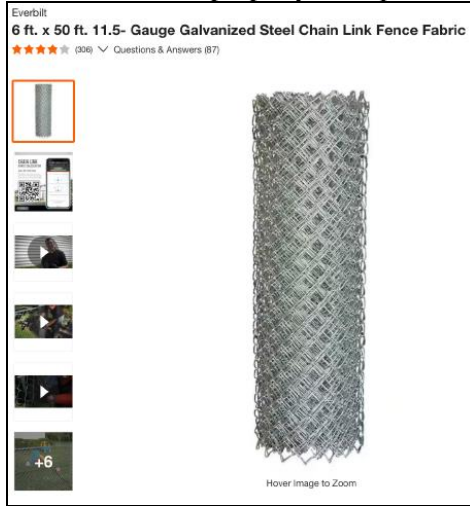
  

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Top: Color swatch from Sherwin Williams website.  
Bottom: Color System D

**Fence**

- The 2020 application included a cut-sheet for the driveway gate (identical to the one shown below). This gate was approved by the Commission. The COA also specified that a 6’-0” black fence would be installed from the gate to the front corner of the garage, as outlined in the map. The gate and a section of black fence have been installed.
- The current application requests that a section of 6’-0” chain link fencing also be installed at the west side property line, to bridge the space between the black fence and an existing chain link fence. Chain link fencing is allowable at side property lines per the Commission’s *Fence and Hedge Guidelines*.



Staff photo from sidewalk, January 24, 2025.  
It appears that the black fencing was installed at the property line and a section of new chain link fencing was installed to bridge the space between the new black fence and an existing chain link fence.

## ISSUES

- Prior to the work within this application being completed, the property retained most of the original materials, physical features, and decorative details on all four elevations, all of which combined to create its historic character and appearance.

### Window Replacement

- The original windows were distinctive character-defining features.
  - The thin frames of steel windows allow for more expansive glass surface, creating a striking visual contrast to the monolithic materiality of masonry-clad walls. The dimensional surface of the steel sash helped emphasize the verticality of the window openings, and in conjunction with the French doors on the front and rear walls, created a consistent rhythm on each side of the dwelling. Additionally, the multi-operational window openings are another distinctive feature and are a design feature found in only a few local historic districts. The steel windows offered a dimensionality and operation that was architecturally appropriate for the age and design of the house.
  - The one-over-one wood double-hung windows within the stucco-clad side gables and wood shake covered rear shed dormer, offered its own uniformity at the third floor.
- The windows were replaced without HDC approval. Repair estimates were not obtained, nor was staff given the opportunity to assess the condition of the windows prior to their removal. The photos show the steel and wood windows were intact and did not appear to be deteriorated beyond repair.
- The historic windows were replaced with Anderson 400 Series vinyl-clad wood windows, all of different operation and appearance from the original windows.
  - The operation of the windows were changed, obliterating the consistent verticality and rhythm of the window and door openings on the house. The majority of openings now have double-hung one-over-one windows; however, the larger openings on the front, west side, and rear have sliding units. The front sliders have between-the-glass grilles.
  - Sliding windows and between-the-glass grilles are not consistent with the general characteristics of a historic window of the type and period and are not compatible with the overall historic character of the building. The sliding windows on the façade have between-the-glass grids, which also does not match the dimensional quality of the removed historic steel window sash.
  - The placement of the new windows doesn't match the more deeply recessed location of the historic windows within the window openings. The depth of plane change between window and wall surfaces is an important feature on the elevations of the house and the current windows don't convey the same visual appearance.
- As the windows were removed without HDC approval, the scope of work that would meet the requirements of the historic ordinance (Section 21-2-59(e)), is the fabrication and installation of new steel-framed windows with an identical pattern and operation as the historic windows, and wood one-over-one double-hung sash at the third floor, with dimensions that match the historic windows.

### Rake boards, soffit and fascia

- The applicant's photos of the west side gable wall and front entry gable show the profiles of these historic wood rake boards are highly dimensional. The rake board of the largest gable on the façade appears to have been repaired, and the hole in the soffit could be repaired and all the rake board painted. Painted wood surfaces offer a mostly matte finish, in keeping with the matte finish of the exterior's brick walls.
- Aluminum coil stock only offers a mostly flat, minimally bent surface and cannot emulate the profile of the wood rake boards. Aluminum also a sheen which is unlike painted wood; its contrasting surface finish is not compatible with the architectural design and era of the house.
- The Commission regularly does not approve the reinstallation of non-historic materials to cover intact and repairable original features and materials. Therefore, the recently installed aluminum should be removed, and the wood rake boards, fascia and soffits be repaired and painted as needed.

### Iron railings and Juliette balcony

- The railings on the front and rear of the house and the Juliette balcony were distinctive character-defining features. The visual delicacy and intricate designs of the railings and balcony were sculptural elements and integral to the architectural design of the house.
- The railings were intact and appeared to be repairable. No repair estimates were submitted to support a claim that they were beyond repair. While the railing at the French doors and rear raised patio had some visible corrosion, they were intact and appeared to be repairable. No repair estimates were submitted to confirm their level of

deterioration and possibility and cost of repair.

- The Juliette balcony on the rear wall was a unique feature of the house. The *Sherwood Forest Historic District Elements of Design* calls out the balconet (which staff has identified as a Juliette balcony) in Element 7 as a unique feature on some properties.
- The newly built large second floor open porch and tall aluminum railings erected at the two porches and raised patio do not match the removed historic features in size, design or proportionality and is not compatible with the massing, scale, physical features and workmanship of the historic property.
- As the railings and balcony were removed without HDC approval, the scope of work that would meet the requirements of the historic ordinance (Section 21-2-59(e)), are the fabrication and installation of new iron railings and Juliette balcony to match the materiality, design, dimensions and finish colors as the historic elements that were removed.

## **RECOMMENDATIONS**

### **Section 21-2-78, Determination of Historic District Commission**

#### **Recommendation 1 of 2, Denial: Replacement of steel and wood windows with vinyl-clad wood windows; covering of wood rake boards, soffit and fascia; removal of French door iron railings; removal and replacement of patio and porch iron railings and Juliette balcony and railing**

Staff recommends that the replacement of the steel and wood windows with the vinyl-clad wood window windows, covering of wood rake boards, soffit and fascia with aluminum coil, removal of the French door railings, replacement of the rear yard patio and porch railings with aluminum railings and the replacement of the Juliette balcony with a large open porch are inappropriate according to Secretary of the Interior's Standards for Rehabilitation and the Sherwood Forest Historic District's Elements of Design, specifically:

- *Standard 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.*
- *Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Standard 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.*
- *Standard 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- Elements of Design 7 and 19.

For the following reasons:

- Prior to the work within this application being completed, the property retained most of the original materials, physical features, and decorative details on all four elevations, all of which combined to create its historic character and appearance.

#### **Window Replacement**

- The original windows were distinctive character-defining features.
  - The thin frames of steel windows allow for more expansive glass surface, creating a striking visual contrast to the monolithic materiality of masonry-clad walls. The dimensional surface of the steel sash helped emphasize the verticality of the window openings, and in conjunction with the French doors on the front and rear walls, created a consistent rhythm on each side of the dwelling. Additionally, the multi-operational window openings are another distinctive feature and are a design feature found in only a few local historic districts. The steel windows offered a dimensionality and operation that was architecturally appropriate for the age and design of the house.
  - The one-over-one wood double-hung windows within the stucco-clad side gables and wood shake covered rear shed dormer, offered its own uniformity at the third floor.

- The historic windows were replaced with Anderson 400 Series vinyl-clad wood windows, all of different operation and appearance from the original windows.
  - The operation of the windows were changed, obliterating the consistent verticality and rhythm of the window and door openings on the house. The majority of openings now have double-hung one-over-one windows; however, the larger openings on the front, west side, and rear have sliding units. The front sliders have between-the-glass grilles. Sliding windows and between-the-glass grilles are not consistent with the general characteristics of a historic window and do not match the dimensional quality of the removed historic steel window sash.
  - The placement of the new windows doesn't match the more deeply recessed location of the historic windows within the window openings. The depth of plane change between window and wall surfaces is an important feature on the elevations of the house and the current windows don't convey the same visual appearance.

#### **Rake boards, soffit and fascia**

- The applicant's photos of the west side gable wall and front entry gable show the profiles of these historic wood rake boards are highly dimensional. The rake board of the largest gable on the façade appears to have been repaired, and the hole in the soffit could be repaired and all the rake board painted. Painted wood surfaces offer a mostly matte finish, in keeping with the matte finish of the exterior's brick walls.
- Aluminum coil stock can only offer a mostly flat, minimally bent surface and cannot emulate the profile of the wood rake boards. Aluminum also a sheen which is unlike painted wood; its contrasting surface finish is not compatible with the architectural design and era of the house.
- The Commission regularly does not approve the reinstallation of non-historic materials to cover intact and repairable original features and materials. Therefore, the recently installed aluminum should be removed, and the wood rake boards, fascia and soffits be repaired and painted as needed.

#### **Iron railings and Juliette balcony**

- The railings on the front and rear of the house and the Juliette balcony were distinctive character-defining features. The visual delicacy and intricate designs of the railings and balcony were sculptural elements and integral to the architectural design of the house.
- The railings were intact and appeared to be repairable, and no repair estimates were submitted that detailed their level of deterioration and cost of repair.
- The Juliette balcony on the rear wall was a unique feature of the house. The *Sherwood Forest Historic District Elements of Design* calls out the balconet (which staff has identified as a Juliette balcony) in Element 7 as a unique feature on some properties.
- The newly built large second floor open porch and tall aluminum railings erected at the two porches and raised patio do not match the removed historic features in size, design or proportionality and are not compatible with the massing, scale, physical features and workmanship of the historic property.

#### **General**

- These distinctive character-defining features were removed without HDC approval. Therefore, the scope of work that would meet the requirements of the historic ordinance (Section 21-2-59(e)), are the fabrication and installation of new steel-framed windows with an identical pattern and operation as the historic windows, wood one-over-one double-hung sash at the third floor with dimensions that match the historic windows, and the installation of iron railings and erection of a Juliette balcony to match the materiality, design, dimensions and finish colors of the historic elements that were removed.

#### **Recommendation 2 of 2, Certificate of Appropriateness: Remaining work items**

Staff recommends the remaining proposed work items will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Sherwood Forest Historic District's Elements of Design.