



SR-2 – ADVISORY STAFF REPORT (03-06-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 19170 WARRINGTON

MEETING DATE: 03/06/2026

APPLICATION NUMBER: HDC2025-00648

SCOPE: REMOVE FAÇADE BALCONY (WORK COMPLETED WITHOUT APPROVAL)

ADVISORY STAFF REPORT PREPARED BY: A. DYE

STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff’s professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). “None” means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

1. The front balcony was a distinctive, character-defining historic feature that dates to the resource’s time of construction and the district’s Period of Significance.
2. The distinctive feature demonstrated a mid-century approach for a balcony structure on a modern-designed dwelling and was materially and proportionally compatible with the dwelling’s metal framed windows.
3. The proposal, which seeks to obtain retroactive approval for the removal of the balcony, does not demonstrate that the historically distinctive, character-defining feature was beyond reasonable repair.
4. The removal of the balcony altered the features and spaces that characterize the property. As the balcony was 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 a new balcony that matches the old in design, dimension, color, texture and material.

STAFF ANALYSIS AND DISCUSSION:

This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.



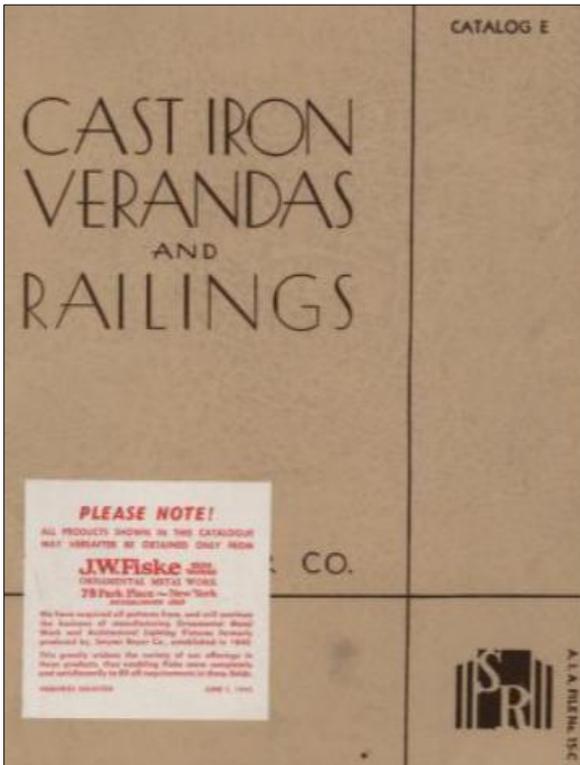
Designation photo, 2002. HDAB

- The Sherwood Forest Historic District's Elements of Design discuss many details that are components of the mid-century house/resource that is the focus of this application:
 - (6) Rhythm of entrance and/or porch projections.** *Entrance and porch types relate to the style of the building. Entrances and porches on the English Revival buildings exhibit freedom of placement and orientation, while on buildings of Classical inspiration, they are centered on the front façade. Some houses have entrances that recede while others have porches, steps and/or entrances that project. A common entry arrangement on vernacular English Revival houses is that of a slightly projecting, steeply-gabled vestibule or gabled wall punctured with an arched opening. Side and rear secondary entrances and porches, and enclosed sunrooms, are common. A rhythm of entrances and porches is not discerned due to the variety of house designs and the winding street plan.*
 - (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. Glass block exists as an original material in some window openings of modern buildings. 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.*
 - (10) Relationship of architectural details.** *The architectural elements and details of each structure generally relate to its style. Residential buildings derived from characteristic elements and details displayed on vernacular English Revival-influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering. Tall, clustered chimney stacks and decorative chimney pots are features of the district. Classical styles display modest detail, mostly in wood. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Modern style buildings are generally characterized by smooth, unadorned wall surfaces, horizontal bands of windows, and curved corners. A few Cape Cod style buildings and ranches are located in the northeastern section of the Sherwood Forest Manor Subdivision. In general, the district is rich in early to mid-20th Century architectural styles. Garages correspond in architecture to the main residential dwelling.*

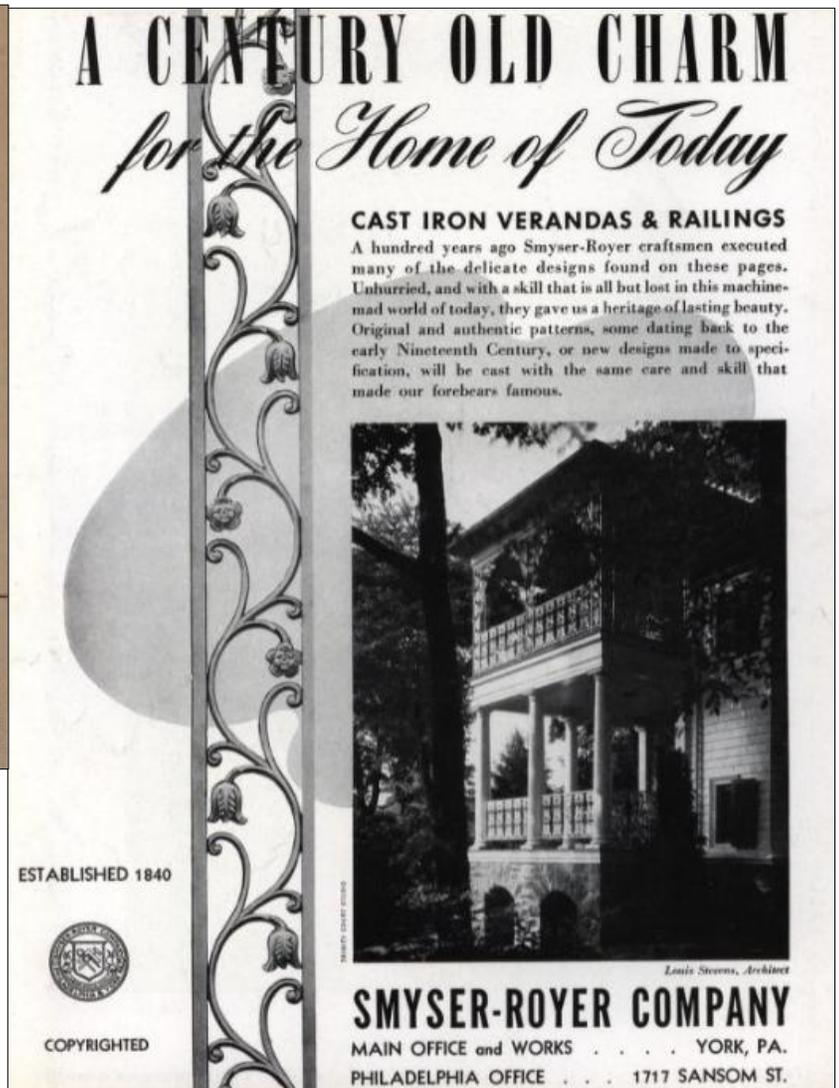
(15) Scale of façades and façade elements. *The Sherwood Forest Historic District comprises a residential neighborhood of moderate- to large-scaled dwellings. Elements and details within are appropriately scaled, having been determined by the style, size and complexity of the individual buildings; window sashes are usually subdivided by muntins and casement windows are leaded, affecting the apparent scale of the windows within the façades.*

(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 façades of Classically-inspired buildings and Modernistic buildings are straightforward in their arrangement of elements and details.*

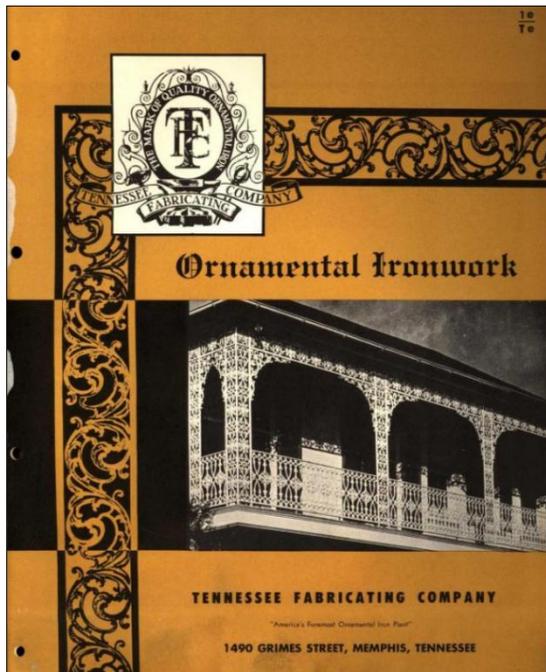
- The Association for Preservation Technology created a [Building Technology Heritage Library](#) in which thousands of manufacturer's catalogs, spanning over 100 years, are available for research. Staff found numerous catalogs that offered different designs of, and finishes for, wrought and cast iron railings and balconies.



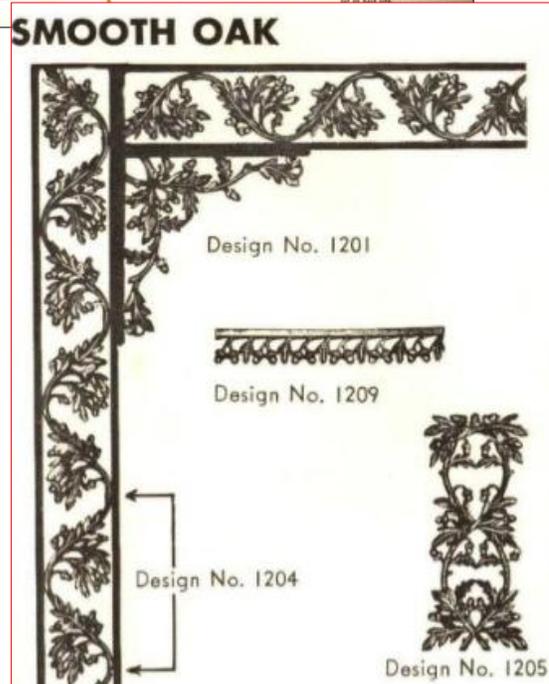
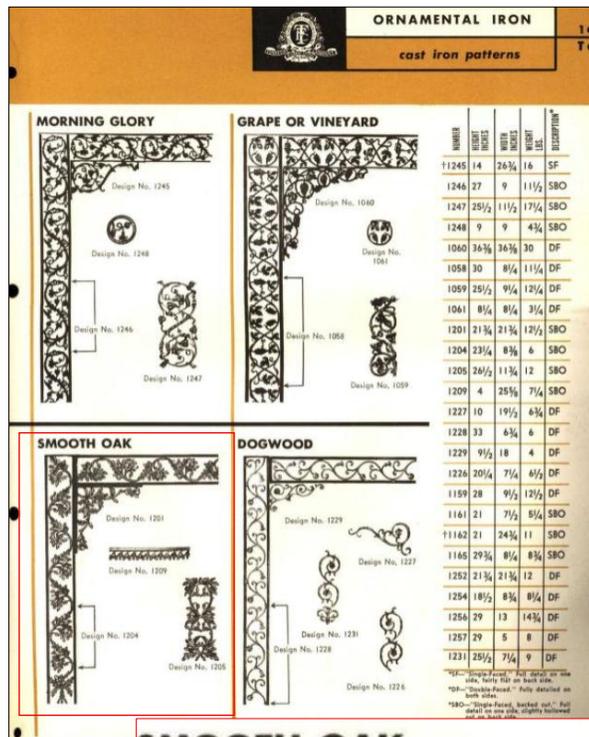
Cast Iron Verandas and Railings, Smyser-Royer Co (1930).



- Molded cast iron manufacturers developed an abundance of decorative, delicate scroll-like options, which coincided with the rise of modern residential architecture.
- As explained in a 1960 catalog *For Charm, Beauty, Durability*, produced by the Northwest Concrete Products and Ornamental Iron Company, “Until recent years...every installation was completely custom, and the various columns, brackets and miscellaneous parts needed for a house were individually cast or wrought for that specific installation. The costs incurred by this method restricted the use of iron in home building to the very wealthy; but now, with the economies of mass production, ornamental iron work has come within the reach of the most modest budget. Today, any homeowner or home builder can enjoy the charm, durability and sound architectural value of iron work for his own home.”



Ornamental Ironwork catalog, Tennessee Fabricating Company (1955).



- Not only used for new construction, this type of post and railing proliferated throughout the city as a reasonably priced product to replace late 19th/early 20th century wood porch columns and railings as a way to “contemporize” older houses.
- Staff located the identical pattern of the metal posts and railing that was removed from this property (Smooth Oak, see image at right). Similar “oak” designs were found in the other 1950s and 1960s catalogs reviewed.

- The photos below were taken by a home inspector in December 2020 in preparation of a report created for the applicant. The photos shows a fully intact balcony structure, posts and railing. Surface deterioration is visible at one section of the scalloped trim that covers the post installations at the roof.
- The accompanying inspection report states on page 12, “*Spot decay/deterioration noted at upper porch support and rear window ledge repair and refinishing needed. These should be keep (sic) well sealed against the weather to prevent damage.*”



Photos from page 21 of the CNM Inspection Services Inspection Report. Inspection date: 12/20/2020.

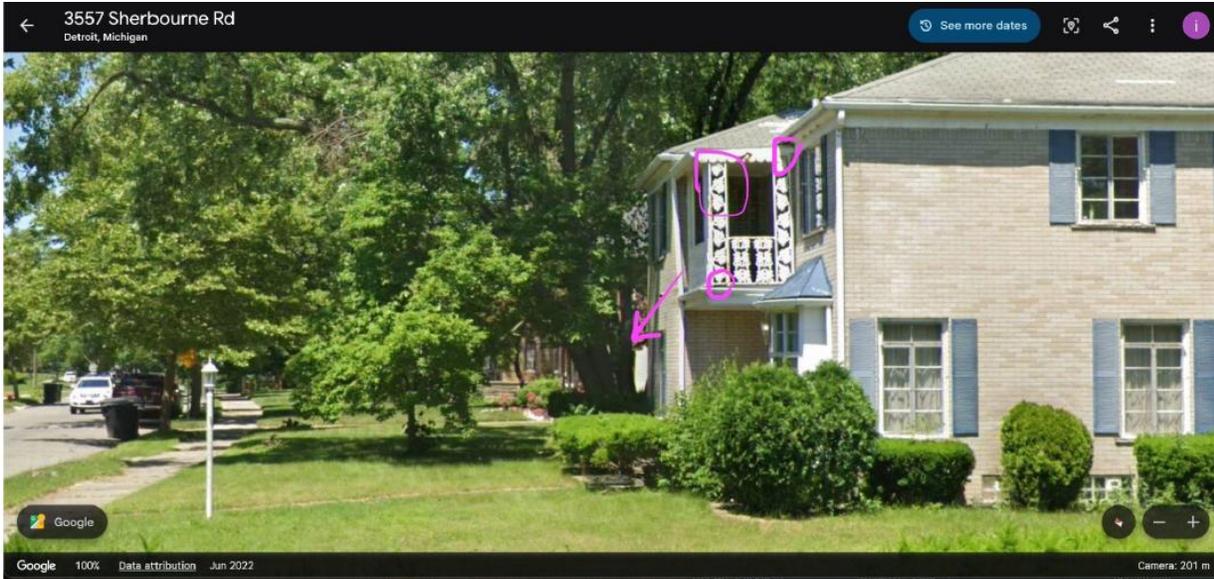
- The balcony was removed from the house in the fall of 2023, just under three years after the inspection was completed.
- The applicant claims that the balcony had deteriorated to the level of being unsafe and submitted a letter from a contractor, dated 11/24/2025, as part of this application.

Description of Work and Findings Upon inspection of the property:

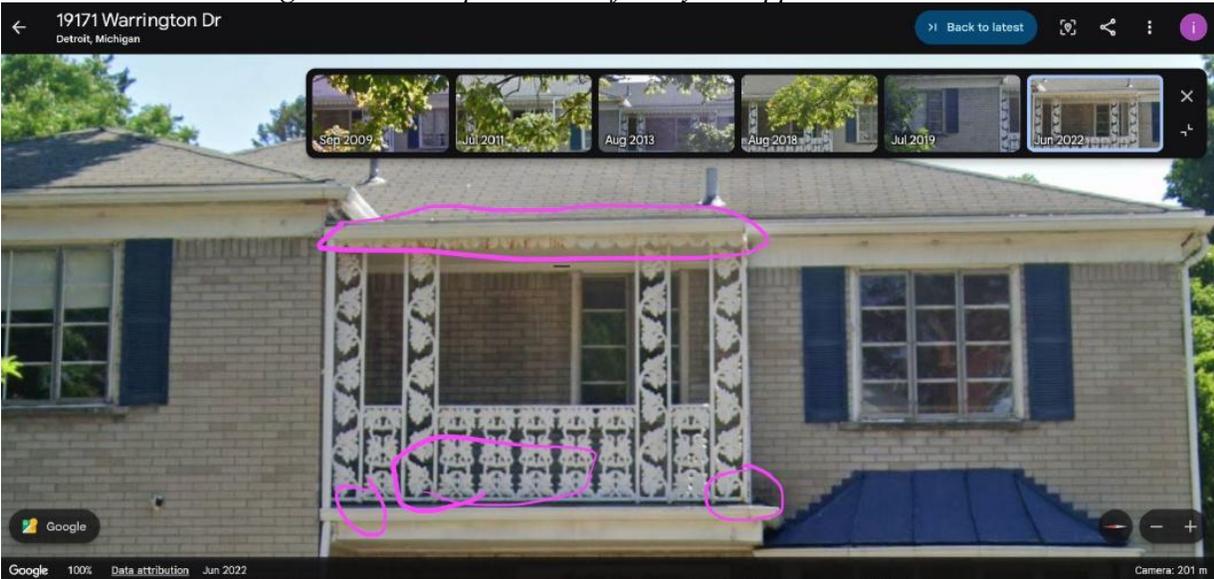
- The existing false front porch structure in poor and unsafe.
- Supporting framework and metal components show rust and corrosion.
- Structural instability.
- Railing and supporting poles heavily oxidized, visible pitting
- Loose poles at the base.
- Due to the extent of deterioration and deterioration of anchor points, complete removal of false porch.

Excerpt from contractor assessment. A copy of the full document is posted within the applicant’s materials, “Cycle 1”, on the property page within the 3/11/2026 meeting.

- During the review cycles for this application, staff made multiple requests for detailed photos of the balcony prior to its removal to substantiate the applicant’s claims that the components were unsafe and possibly deteriorated beyond repair. The only photos supplied by the applicant (outside of those within the inspection report) are shown on the following page.



Above and below: Google street view photos modified by the applicant.



- The original balcony, a distinctive-character defining historic feature, was 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 a new cast iron porch that matches the old.
- Additionally, the removal of the balcony without a thorough examination of its reparability 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.*

STAFF RECOMMENDATION:

This third and final section takes staff's itemized "objections" identified in the first section and presents them in the form of "conditions" in support of a proposed approval recommendation or "reasons" in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Denial

Staff recommends that the proposed work will be inappropriate according to the 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 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."

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 6, 7, 10, 15 and 19.

For the following reasons;

1. The front balcony was a distinctive, character-defining historic feature that dates to the resource's time of construction and the district's Period of Significance.
2. The distinctive feature demonstrated a mid-century approach for a balcony structure on a modern-designed dwelling and was materially and proportionally compatible with the dwelling's metal framed windows.
3. The proposal, which seeks to obtain retroactive approval for the removal of the original balcony, does not demonstrate that the historically distinctive, character-defining feature was beyond reasonable repair.
4. The removal of the balcony altered the features and spaces that characterize the property. As the original balcony was 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 a new cast iron balcony that matches the old in design, dimension, color, texture and material.