



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: 1965 ORLEANS

MEETING DATE: 03-06-2026

APPLICATION NUMBER: HDC2026-00023

SCOPE: REPLACE ALUMINUM WINDOW SYSTEMS WITH FIBREX WINDOW SYSTEMS

ADVISORY STAFF REPORT PREPARED BY: L. SAINT JAMES

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. None

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.



Staff photo, 02-24-2026. Northeast elevation.

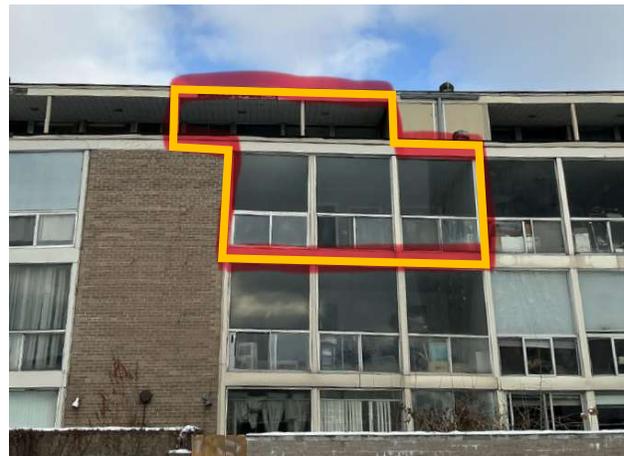


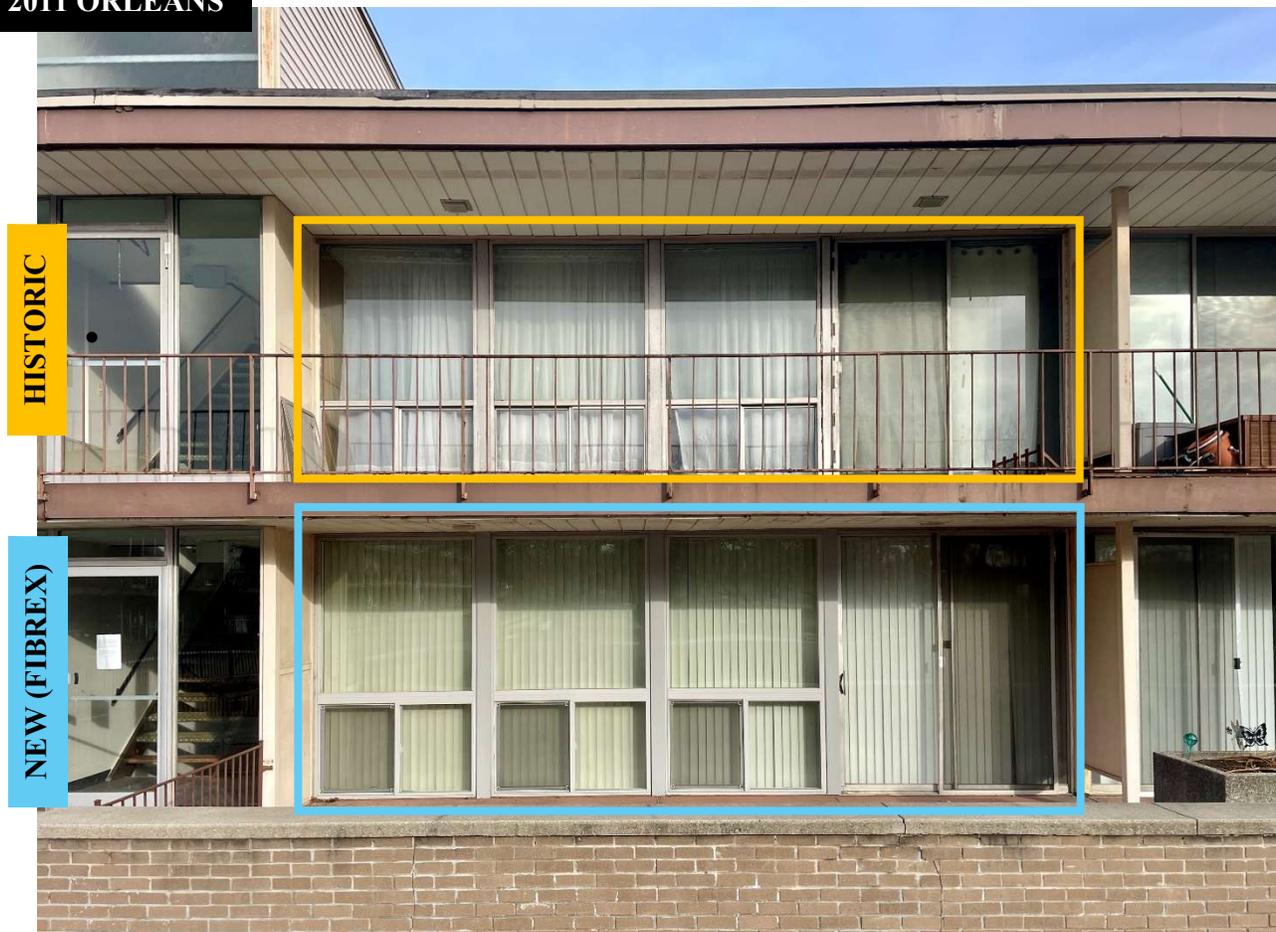
Photo from application. Southwest elevation.

- The applicant states “The building currently retains its original window units, which are aluminum-framed, early-generation double-pane glass panels installed during original construction circa 1966. While these windows were once modern in appearance and functional for their time, they now exhibit signs of significant wear, energy inefficiency, and safety concerns.” They also provide the following descriptions of the existing conditions:
 - *Structural and Operational Deterioration: Many of the current windows have rusting or pitted frames, compromised locking mechanisms, and non-functional sashes, creating not only aesthetic issues but also safety and egress concerns.*
 - *Moisture Infiltration: Several units have reported water penetration at the window perimeters, creating risks of mold, interior damage, and long-term structural decay.*
- Staff considers the historic aluminum window systems to be distinctive and historic character-defining features. These features are identified within the Lafayette Park/Mies van der Rohe Historic District’s Elements of Design (emphasis by staff):
 - **(3) Proportion of openings within the façades.** *The proportion of openings varies widely. Doors are generally taller than wide but door openings may be made wider through the use of glass panels on one or both sides of the door. Individual panes of glass are wider than tall, taller than wide, or about equal in width and height. **The use of glass as virtually the entire wall of a building is common.** The percentage of voids in façades ranges from none in the end walls of some low-rise buildings to nearly 100 percent in those buildings with glass curtain walls.*
 - **(4) Rhythm of solids to voids in front façades.** *In the buildings by Mies van der Rohe, the use of glass curtain walls virtually eliminates solids as part of the front façades. The three tall buildings by Mies van der Rohe all have recessed first- and second-story curtain walls, creating a "colonnade" surrounding the building at grade, the vertical structural supports expressed as the columns; the first floor of the two-story building in the shopping center is similarly treated. At Four Freedoms/Windsor Tower, large approximately square window openings are centered in external expressions of the structural frame, while on the ground floor the voids and solids are precisely reversed, the windows being at the sides of each structural bay and the center being solid. In the upper floors, narrow windows flank the service core wall at the center of the façade. At Regency Square/Parc Lafayette the use of balconies tends to create spatial voids behind which the window and door voids are in shadow; on the street façades facing Chestnut, **the buildings display large, flat areas of window flanked by sections of blank brick wall.** A regular rhythm of fenestration is typical in the district.*
 - **(7) Relationship of materials.** *Building materials, **common to exterior surfaces in the district, are brick, granite, marble, glass and metal.** Wood window frames exist in Chateaufort and Cherboneau. Exposed aggregate panels exist only in the two-story building in the shopping center.*
 - **(8) Relationship of textures.** *The low-relief pattern of mortar joints in brick, where it exists, provides textural interest. **Large glass surfaces are smooth in texture and often subdivided by small-scale metal elements, which creates a texture in the curtain walls***

of tall buildings. At Four Freedoms/Windsor Tower, the external expression of the structural frame contains recessed brick walls; therefore, the entire façade takes on a texture.

- **(10) Relationship of architectural details.** *Architectural details are limited to expressions of structure and **the subdivision of glass curtain walls.** All of the buildings in the district are in the modern style of the 1960s, which avoided decorative details.*
- Although the existing aluminum window systems are distinctive and historic character-defining features, considering the amount of deterioration and the lack of individualized components causing the inability to complete repairs, it is staff's opinion that the existing historic aluminum window systems are beyond reasonable repair.
- Units in the same complex, 2011 Orleans (HDC2025-00461) and 2025 Orleans (HDC2025-000464), received a Certificate of Appropriateness (COA) from the Commission at the 10-08-2025 meeting for the same scope of work and product. 2011 Orleans installed their new Andersen 100 Series / Fibrex window systems, as shown below.

2011 ORLEANS



Staff photo, 02-24-2026.



Staff photo, 02-24-2026.

- Replacement windows must be in accordance with the NPS guidance provided in the document [“Replacement Windows that Meet the Standards,”](#) which states that “the more important a window is in defining the historic character of a building, the more critical it is to have a close match for its replacement.” Additionally, the NPS states that “the evaluation of a match of a replacement window depends primarily on its visual quantities. Dimensions, profiles, finish, and placement are all perceived in relative terms. ...while comparable drawings are the typical basis for evaluating a replacement window, a three-dimensional sample or mock-up provides the most definite test of an effective visual match.
- It is staff’s opinion that the replacement window systems are appropriate, since they match the historic windows in design, operation, color, and other visual qualities, as demonstrated by the installation at 2011 Orleans.

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, Certificate of Appropriateness

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Lafayette Park/Mies van der Rohe Historic District's Elements of Design.