



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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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: 2105 BURNS

HISTORIC DISTRICT: INDIAN VILLAGE

MEETING DATE: 03-06-2026

APPLICATION NUMBER: HDC2026-00064

SCOPE: DEMOLISH CONTEMPORARY SUN ROOM, CONSTRUCT REAR DECK,
REHABILITATE HOUSE AND GARAGE

ADVISORY STAFF REPORT PREPARED BY: B. SALIE

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 proposal, which seeks to remove the three (3) original wood doors and one (1) original wood window at the rear, does not demonstrate that these historically distinctive, character-defining features are beyond feasible repair.
2. Photos of proposed brick next to existing brick are not provided.

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.



Photo taken by Staff 02/25/26



Designation Photo 1971, HDAB

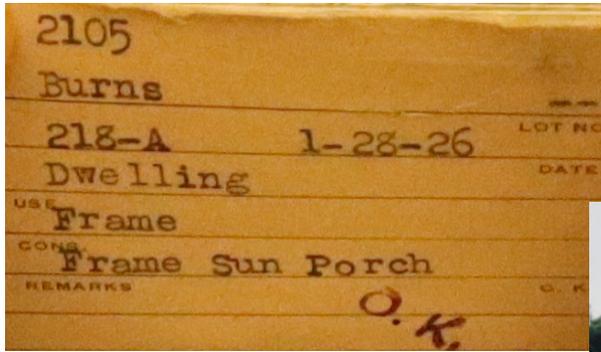


Photo taken by staff on 02/25/2026, Kercheval Street view

- The house is situated on the corner of Kercheval St. and Burns St., which is partially visible to the public-right-of-way. Any changes to the rear will impact on the historic character of the neighborhood.



ABOVE: Photo provided by the applicant, show the house in relation to the historic sun porch addition and the non-historic wood deck addition

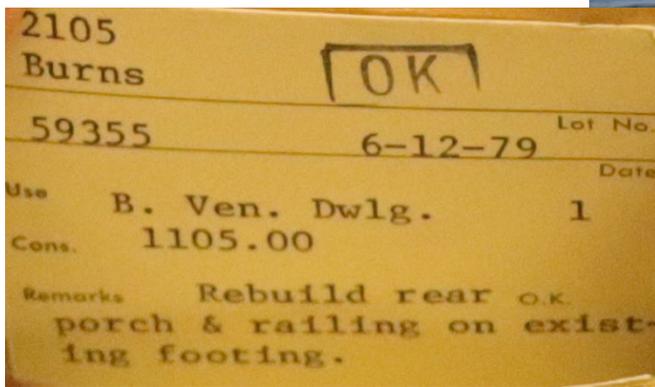


- A Building Permit Card from 1926, shows that the original sun porch at the building’s south west corner along Kercheval Street, was added to the historic house on January 28, 1926, ten years after the construction of the historic house.



- Photo slides found in the HDC records (shown above) dated May 1981, show the original 1926 sun porch (painted white) with a balcony railing.

Image from HDC files circa May 1981



- On June 12, 1979, the property received a building permit to “rebuild the rear porch & railing on the existing footing.” This appears to be when the historic sun porch was rehabilitated. An application for a building permit, dated May 18, 1979 specifies to “Rebuilt porch railing, rebuilt porch in rear of house (historical), paint white to match trim color”

- While the 1972 National Register nomination does not specify a period of significance for Indian Village Historic District, it states that the neighborhood was platted in 1894 and that 243 houses of about 300 were built by 1922. It can therefore be concluded that the addition of the sun porch maintains historic integrity per the Secretary of Interior Standards for Rehabilitation #4:
4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- The original 1926 sun porch has retained its overall framework and historic wood windows. However, photos provided by the applicant show evidence of unapproved work which removed a portion of the original sun porch, to make way for the existing contemporary sunroom and deck.

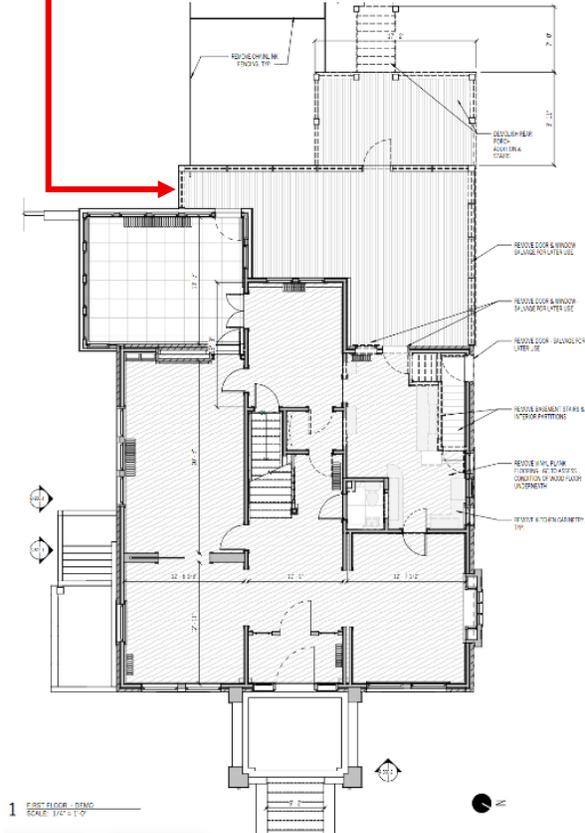
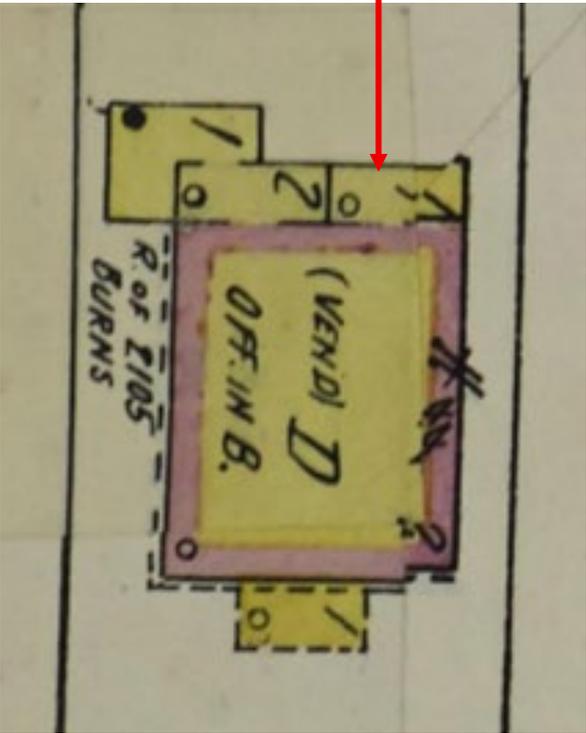


- Staff could not find a record of review or approval for the construction of the contemporary sun room and deck, which appears to have occurred subsequent to 1981. *Photo provided by applicant of the rear wood deck*

- Since the contemporary sunroom required the removal of the 1-story porch, no record of approval for the removal of that porch exists.
- Based on a comparison of the Sanborn Map (see below) and a demolition floor plan provided by the applicant, the contemporary sunroom addition was not part of the original house and was not added within the districts estimated period of significance.

Contemporary sun room – added after 1981

1-story sun porch that has since been removed



- It is therefore staff’s opinion that the removal of the wood deck will be an appropriate demolition within the context of the historic house and will have no impact on the historic character of the building.
- It is Staff’s opinion that the proposed design for the wood deck generally appears to be compatible within the existing context and will serve as an appropriate addition to the rear of the house.
 - The contemporary design proposes a recessed lower level with larger gaps between the wooden panels which will limit visual interference with the historic house.
 - It is staffs opinion that this will improve the historic integrity of the house as it will re-expose the original brick, the character-defining door (maintaining its operability) and adjacent historic wood window, and the original sun porch.

HISTORIC WOOD DOORS

- The house retains many of its original wood doors. The historic wood door located on the second-floor rear balcony (see photo) maintains its condition and can easily be remedied. The removal of this historic wood door will not be appropriate for the context.
 - Based on the demolition elevation plans provided by the applicant, it appears as though this door was originally a window opening, that was made a door opening in 1926 when the addition of the 1926 sun porch required access to the occupiable and railing enclosed roof.
- The partial removal of the historic-age sun porch consequently removed the intended use for this door as access to the balcony. Should the Commission elect to approve the demolition of the contemporary sun porch, this door will become inoperable.
- Should the door located at the ground floor on the west elevation be considered for removal, it must follow the guidelines on standard 10, which state:



*10.) New additions and adjacent or related new construction shall be undertaken in such a manner that **if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

- The brick infill should match as closely as possible in color and texture. The mortar should also match as closely as possible in color, texture, and hardness and the brick should be laid behind the existing opening, recessed a couple inches from the face of the building in order to maintain the existing door opening.
 - Should future homeowners wish to reestablish the door opening, the integrity will not have been compromised.
- However, it is staff opinion that the wood doors are distinct, character defining features that should remain in place.

WINDOWS

- As the house retains many of its original wood windows and staff finds them to be historic, distinct, character-defining features, and these windows have not proven to be deteriorated beyond repair, Staff is unable to recommend the removal of the one (1) historic wood window at the rear of the house, *per standards #2 & 5:*

*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 historic property shall be preserved.

- The garage dormers have four (4) window openings that are currently boarded up. The four (4) aluminum-clad casement windows proposed for the garage dormers are an appropriate window replacement type for windows within the historic district.

ADDITIONAL WORK

- Staff has no reasonable objection to the in-kind* repairs of materials such as the missing or deteriorated rafter tails, brick mortar, new wood railing at the second-story rear balcony, repair to cracked stucco, the replacement of front porch concrete steps, the rear concrete path addition.

**"In-Kind" is defined as faithfully reproducing original, historic, or documented character defining features, elements, and assemblies with respect to design, color finish, texture, craftsmanship, materials, relationship to other elements or spaces, and other visual qualities.*

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 2, Denial: Remove historic wood windows and doors

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Indian Village Historic District's Elements of Design, specifically:

- *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 historic property shall be preserved.*
- Elements of Design #7

For the following reasons;

1. The proposal, which seeks to remove the three (3) original wood doors and one (1) original wood window at the rear, does not demonstrate that these historically distinctive, character-defining features are beyond feasible repair.

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

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Indian Village Historic District's Elements of Design, with the condition that:

- The applicant must provide photos of the sample new brick next to existing historic brick.