**STAFF REPORT:** JUNE 8, 2022 MEETING **PREPARED BY**: A. DYE
**APPLICATION NUMBER:** 22-7850 **VIOLATION NUMBER**: 22-592
**ADDRESS**: 1814 – 1820 CHURCH
**HISTORIC DISTRICT**: CORKTOWN
**APPLICANT**: MARK CROWLEY & MARIA SOLIS-CROWLEY
**PROPERTY OWNER:** MARK CROWLEY & MARIA SOLIS-CROWLEY
**DATE OF PROVISIONALLY COMPLETE APPLICATION**: 05-16-2022
**DATE OF STAFF SITE VISIT**: 05-25-2022

**SCOPE**: REPLACE WINDOWS (WORK COMPLETED WITHOUT APPROVAL)

**EXISTING CONDITIONS**
Erected circa 1895, this 2-1/2 story structure has an asymmetrical front elevation which creates two distinctive facades for the two-family house. The raised entrances, at either front corner of the house, are designed with different roofs (front-facing gable vs. shed), supporting columns, porch floor and steps (wood vs. masonry) and placement of the front door. This architectural division continues at the second floor with one front corner having an open porch while the other side has a polygonal tower with conical roof. The building is balanced by a central two-story protruding wall that is capped by a Palladian window within a front-facing dormer that is accentuated by decorative corbels and spindle work. The house fills most of the lot, with only a few feet between it and the neighboring houses.

*Staff photo, May 25, 2022*

**PROPOSAL**
The applicant is requesting approval for the installation of three, Ultimate G2 Marvin double-hung aluminum-clad wood windows (one-over-one), color: bronze. Two sash units have already been installed on the side/east elevation and replace original wood double-hung units, whereas the third unit on the rear/north elevation and not yet installed, will replace non-historic sash that was installed in 2001 (as part of a larger project that was reviewed by the HDC).

**STAFF OBSERVATIONS AND RESEARCH**

- The Corktown Historic District was established in 1984.
- At the time of district designation (HDAB designation photo at right), Insulbrick siding covered the wood clapboard and shake siding. The repair of the historic wood siding, coupled with the multiple-colored paint palette, emphasizes the textured wall surfaces and exterior ornament of this late 19th century house.
- The two side/east elevation windows are not visible from the right-of-way. However, staff considers the window openings distinctive character-defining features due to the segmental masonry arches and curved head of the window frames, which was the standard for most fenestration openings of masonry wall construction in the mid-19th century through early 20th century.
- Many of the windows on the house have been replaced without Historic District Commission approval. The current application is for three window openings against which a stop work order was issued in May 2022. The applicant was offered the opportunity to add the previously installed replacement windows to this application, however this option was not pursued. Therefore, the remaining replacement windows remain as unapproved work.

**ISSUES**

- The applicant states the deteriorated condition of the historic wood sash was significant, in addition to non-functioning weight systems, layers of lead-based paint and cloudy single-pane windows. Based on the provided photos, the wood frames appeared to be intact and not beyond repair, the operating chords and weights could have been replaced, the lead paint mitigated, and the cloudy glass replaced.
- The supplied dimensions of the existing and replacement window units offer the following analysis for the reduction in glass area, as these were the provided dimensions that are most easily compared:

| Existing Glass Area | Replacement Glass Area | Dimensional and % Change |
|---|---|---|
| 33-3/4" high | 31-7/8" high | 1-3/4" shorter – 6% reduction in height |
| 29-7/8" wide | 26-3/4" wide | 3-1/8" narrower – 10% reduction in width |

- The applicant provided a photograph of an existing wood window with an aluminum storm frame (below left), as well as a photograph of one of the recently replaced window units (center). The original opening retains the wood brickmold (wood framing) around the window sash. Brickmold fills some of the depth between the outer masonry wall and window unit while adding additional detail to the opening. The recently installed window does not have brickmold in place, so the window appears to sit very far back within the masonry opening and the dimensional framing of the sash has been lost. The double-hung with divided light upper sash (below right), taken by staff, shows a previously replaced unit with a narrow brickmold applied to the sides and top of the sash. While offering some detail, the narrow brickmold is only noticeable due to the contrasting paint color and does not match the dimensions and visual balance (within the full opening) of the original brickmold.

**RECOMMENDATION**

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

It is staff's opinion the replacement of the existing windows with replacement units will alter the features and spaces that characterize the property. Staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, specifically 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 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.*

HDC Staff Photo

HDC Staff Photo

HDC Staff Photo

HDC Staff Photo

HDC Staff Photo

**1814-1820 Church St. Window Replacement Appropriateness**

**BSEED Permit Application Plan**

## Scope of Work

Note: This certificate of appropriateness and permit application is being made to correct a "stop work" order issued by BSEED on 03-30-2022 by Inspector Thomas Kuhn. (See slide of the notice included in photos.) Two of the following three windows at issue were in the process of being installed on the day the order was issued. The one that has yet to be replaced is non-historic as it was part of an HDC approved attic conversion addition done in 2001.

- Removal of three original double-hung windows and replace with double-hung pine, bronze extruded aluminum-clad, double-pane, insulated, energy efficient Ultimate G2 Marvin double-hung window inserts.

- The first floor, 1814 Church, dining room windows that were replaced on the east wall, were original to the house that was built in 1901. Wooden then aluminum storms were added sometime later during the history of the house. The condition of double-hung originals as seen in accompanying photos are with significant decayed wood, non-functioning window weight systems, mostly inoperable for opening and closing, with several layers of paint, much of it lead based, with acid-etched and cloudy single-pane windows, all of which make the Marvin replacements the most cost effective, energy efficient, ambient noise reducing and environmentally responsible option.

- Each of these two 121 year-old first floor, east wall, 1814 Church, dining room windows have a total measurement of 33¾" x 77⅞" inside the frame. See attached diagrams for complete original dimensions of both historic windows and sashes.

- The 21 year-old third floor double-hung bathroom window on the NW dormer of 1820 Church has yet to be replaced. It measures 37½”x 60¼”. The Marvin wood, aluminum clad double-hung window currently in place was installed with others that were approved as appropriate by HDC in 2001 during the attic conversion. This window and frame has warped to where it is inoperable and air and water seeps through failing seals. See attached diagram in slides for the complete dimensions of this window.

- The finished opening dimensions of all three windows will remain as they are now with no alterations to original sills, casings, jambs, frames, exterior and interior moulding, and other frame detail and profiles. This will retain the same original historic look of the original 1901 structure of the house as well as of the 2001 attic conversion.


1814-1820 Church, South/Front

1814-1820 Church, North/Back

1814-1820 Church, East


1814-1820 Church, East


1814-1820 Church, West

1814-1820 Church, NW Corner

1814 Church, Old Double Hung Top Sash

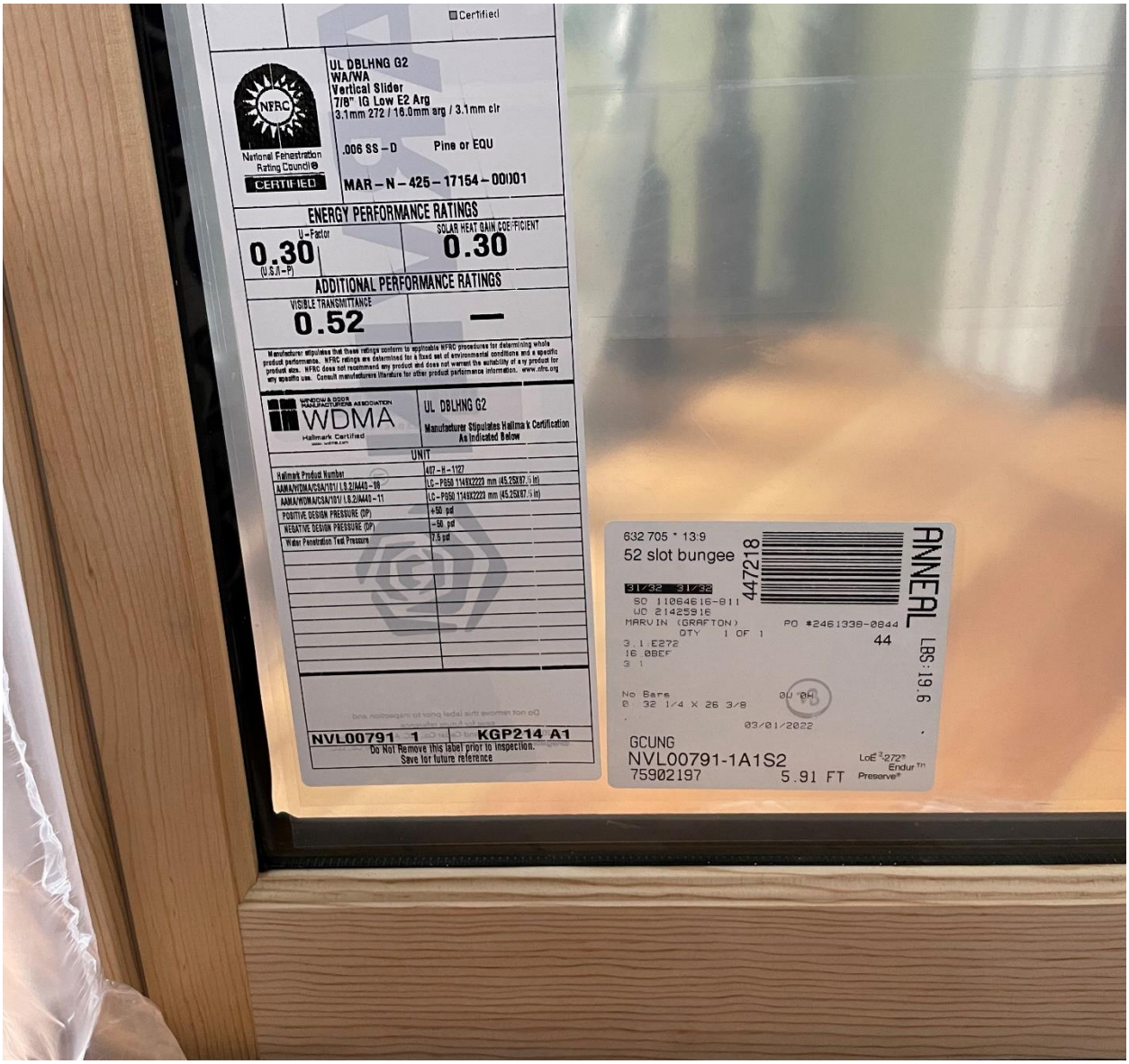
1814 Church, Old Double Hung Bottom Sash

1814 Church, Old Double Hung Sashes

1814 Church, Old Alum. Storm Style East


1814-1820 Church, Double-Hung Marvin Clad Interior

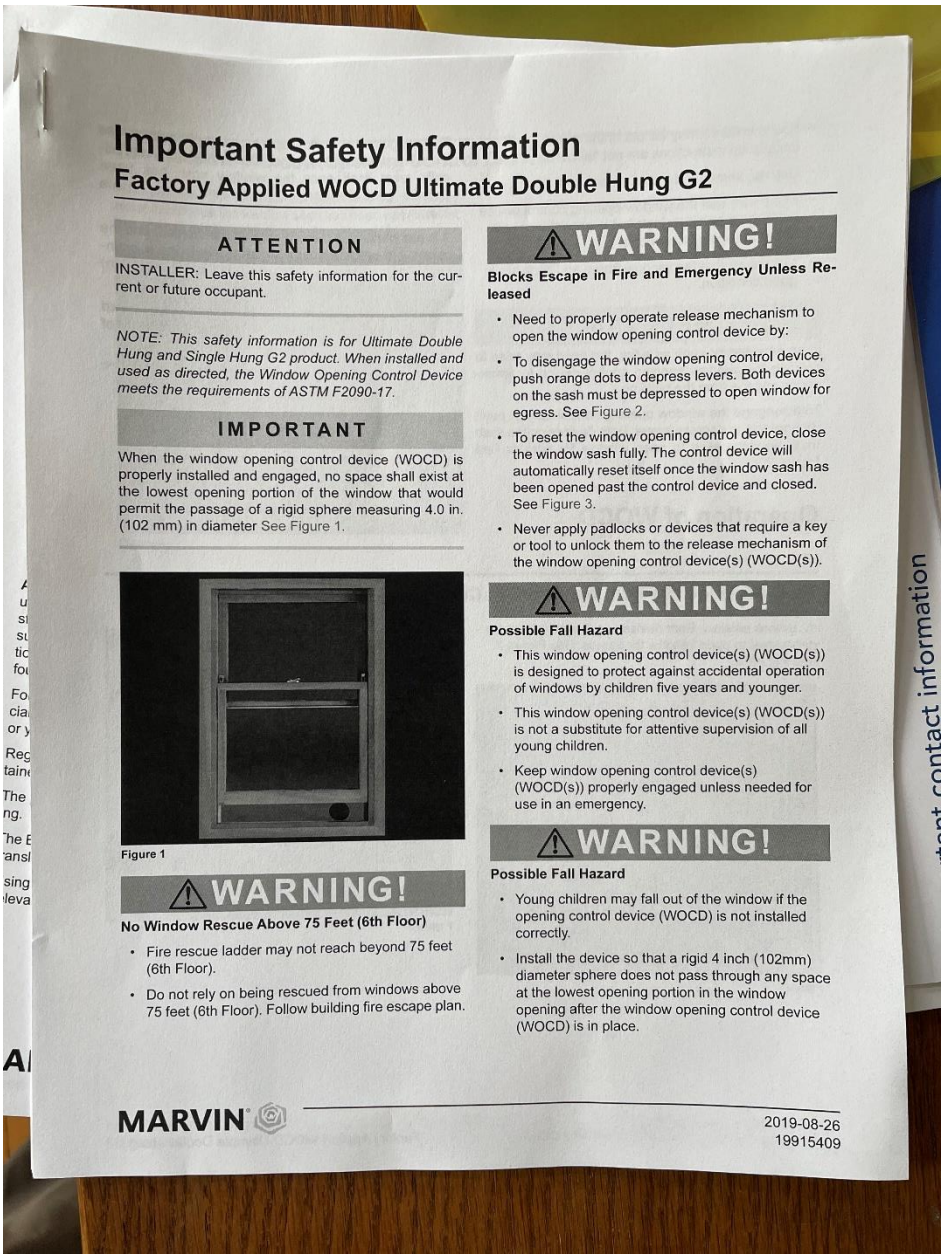

1814-1820 Church, Double Hung Marvin Clad Exterior




# 1814-1820 Church, Energy Specs

1814 Church, newly installed, east wall

1820 Church, Current Interior,
3rd floor, NW dormer



# Important Safety Information

## Factory Applied WOCD Ultimate Double Hung G2

### ATTENTION

INSTALLER: Leave this safety information for the current or future occupant.

*NOTE: This safety information is for Ultimate Double Hung and Single Hung G2 product. When installed and used as directed, the Window Opening Control Device meets the requirements of ASTM F2090-17.*

### IMPORTANT

When the window opening control device (WOCD) is properly installed and engaged, no space shall exist at the lowest opening portion of the window that would permit the passage of a rigid sphere measuring 4.0 in. (102 mm) in diameter See Figure 1.



### ⚠WARNING!

**No Window Rescue Above 75 Feet (6th Floor)**

- Fire rescue ladder may not reach beyond 75 feet (6th Floor).
- Do not rely on being rescued from windows above 75 feet (6th Floor). Follow building fire escape plan.

### ⚠WARNING!

**Blocks Escape in Fire and Emergency Unless Released**

- Need to properly operate release mechanism to open the window opening control device by:
- To disengage the window opening control device, push orange dots to depress levers. Both devices on the sash must be depressed to open window for egress. See Figure 2.
- To reset the window opening control device, close the window sash fully. The control device will automatically reset itself once the window sash has been opened past the control device and closed. See Figure 3.
- Never apply padlocks or devices that require a key or tool to unlock them to the release mechanism of the window opening control device(s) (WOCD(s)).

### ⚠WARNING!

**Possible Fall Hazard**

- This window opening control device(s) (WOCD(s)) is designed to protect against accidental operation of windows by children five years and younger.
- This window opening control device(s) (WOCD(s)) is not a substitute for attentive supervision of all young children.
- Keep window opening control device(s) (WOCD(s)) properly engaged unless needed for use in an emergency.

### ⚠WARNING!

**Possible Fall Hazard**

- Young children may fall out of the window if the opening control device (WOCD) is not installed correctly.
- Install the device so that a rigid 4 inch (102mm) diameter sphere does not pass through any space at the lowest opening portion in the window opening after the window opening control device (WOCD) is in place.

MARVIN

2019-08-26
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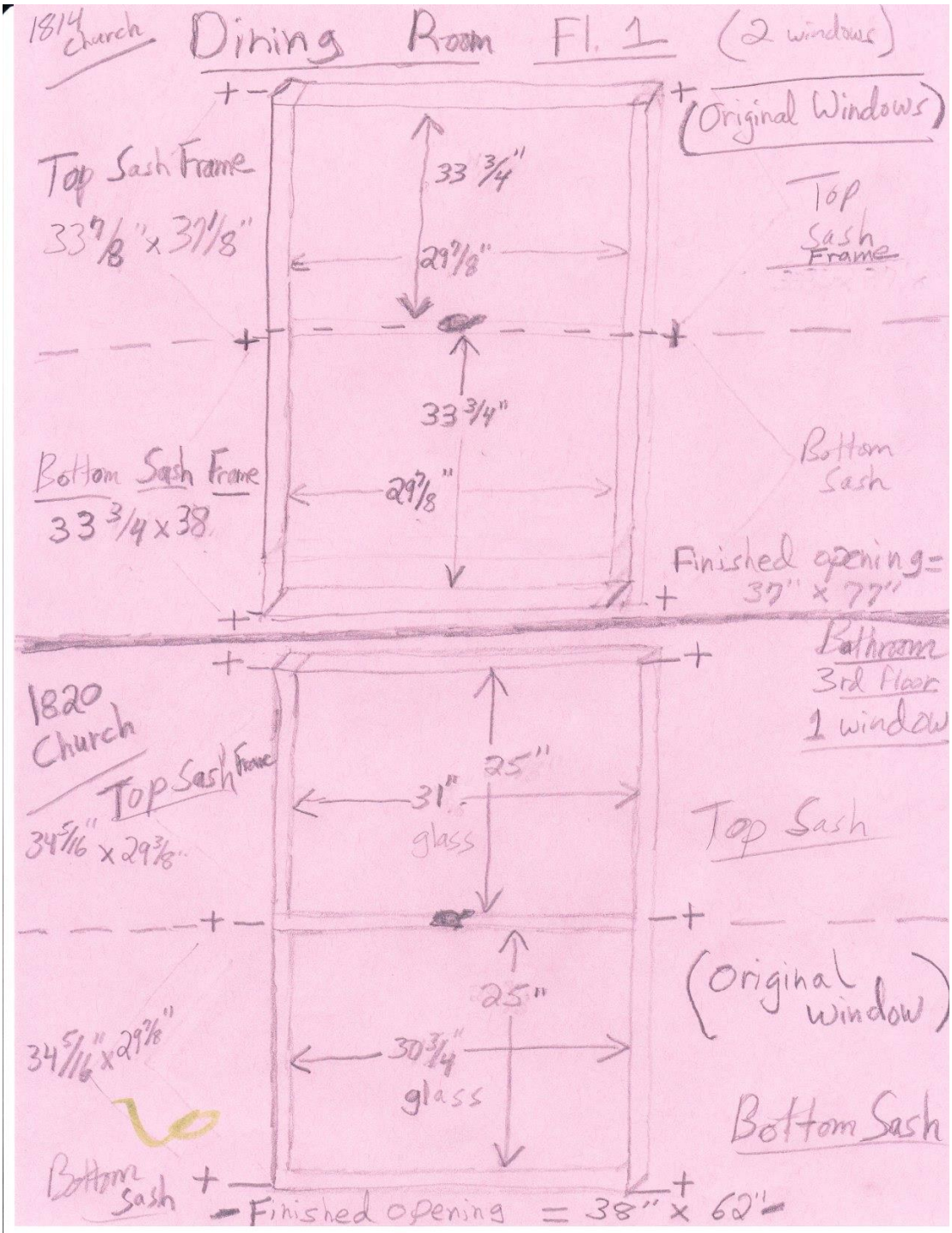
Marvin Brochure

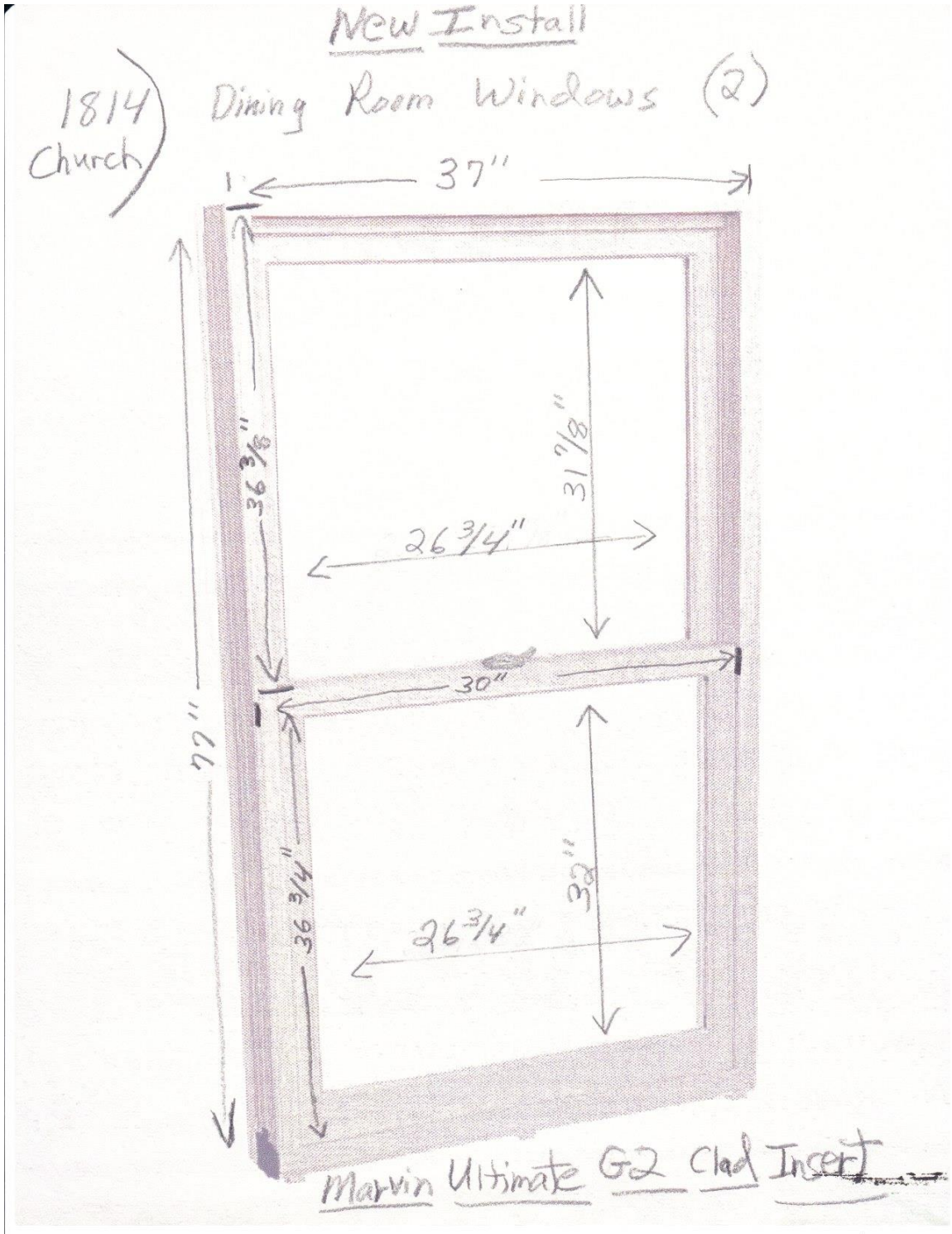
# FEATURES OF THE ULTIMATE WOOD DOUBLE HUNG WINDOW

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, single hung, stationary transom or picture window
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- CE certified

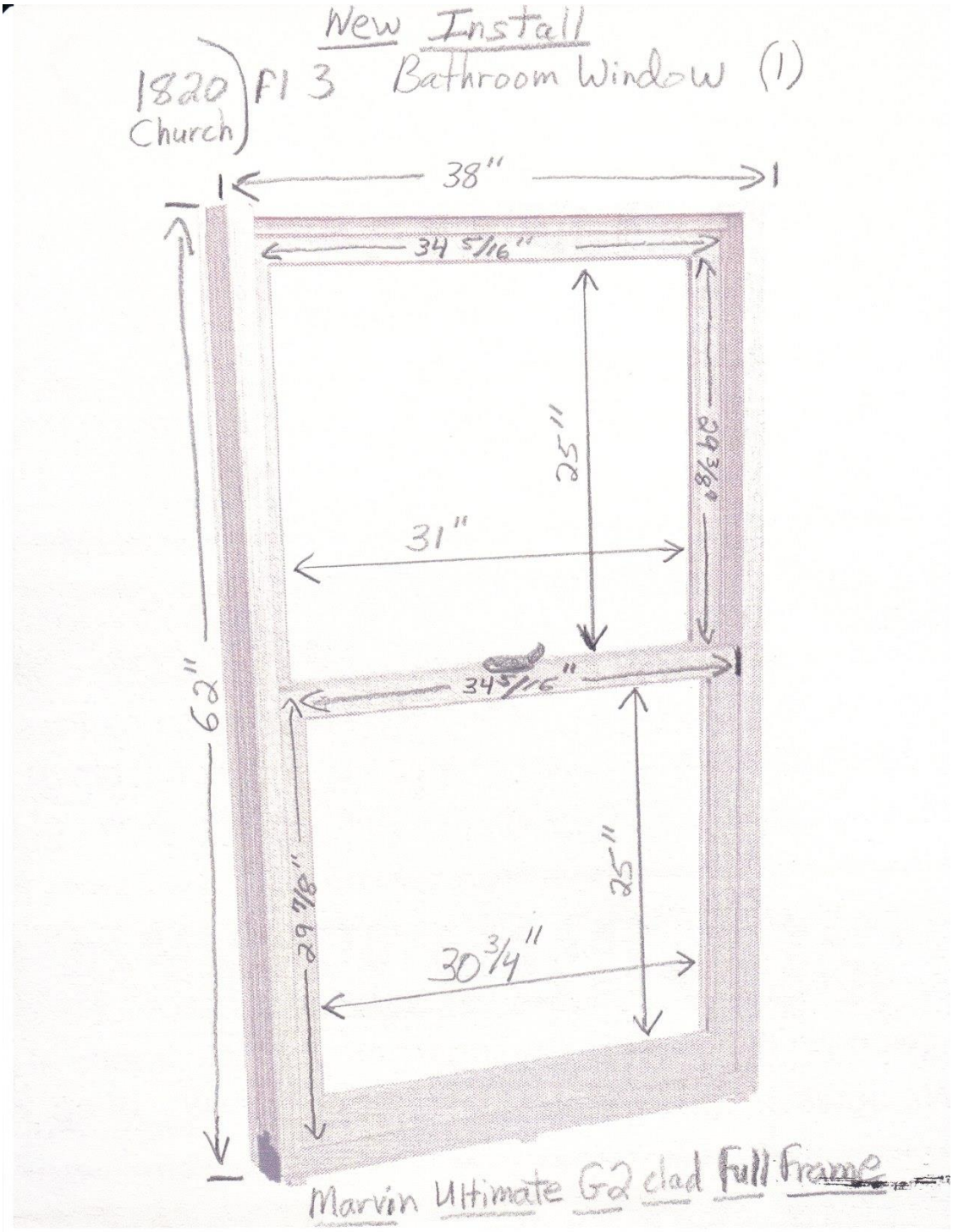
Marvin Brochure




1814-1820 Church Original Dimensions




1814 Church, East Wall Replacement Dimensions




1820 Church, Third Floor NW Dormer
Replacement Dimensions