

STAFF REPORT: JULY 14, 2021 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 21-7360

VIOLATION NUMBER: 21-466

ADDRESS: 1321 LABROSSE

HISTORIC DISTRICT: CORKTOWN

APPLICANT: JOHN BIGGAR, STUDIOZONE, LLC.

PROPERTY OWNER: DR. KATHLEEN YAREMCHUK

DATE OF PROVISIONALLY COMPLETE APPLICATION: 06-21-2021

DATE OF STAFF SITE VISIT: 06-28-2021

SCOPE: WINDOWS REPLACED WITHOUT APPROVAL

Note: This staff report was revised on 7/14/2021 to include the Secretary of the Interior Standards which relate to staff's recommendation for denial (listed on page 5) of this application.

EXISTING CONDITIONS

The two-story house at 1321 Labrosse sits mid-block on the south side of the street amongst an intact streetscape filled with a mixture of two-story and single-story historic residential structures. Constructed in 1900, the house fills the width of the lot and is within feet of the neighboring houses. Victorian in styling, the steeply pitched front-gabled roof is reinforced by a small projected front-gable roof that covers a two-story bay. Clapboard siding is the dominant cladding material. The triangular portions of the gable walls are covered with fishscale siding; this siding is also used on the flared wall separating the two bay windows. The windows on the house are mostly wood, double-hung, one-over-one sash. The central bay windows have arched tops that echo the fishscale siding pattern.



Above and left:
HDC Photos, June 28, 2021
Right:
Designation photo, HDAB



PROPOSAL

The applicant is requesting approval for the installation (completed without approval) of three vinyl windows, one glass block window, and the removal of two window openings.

Front Elevation

- Removal of two window openings: first story, small double-hung window adjacent front door; second story window opening above front porch.

West Side Elevation

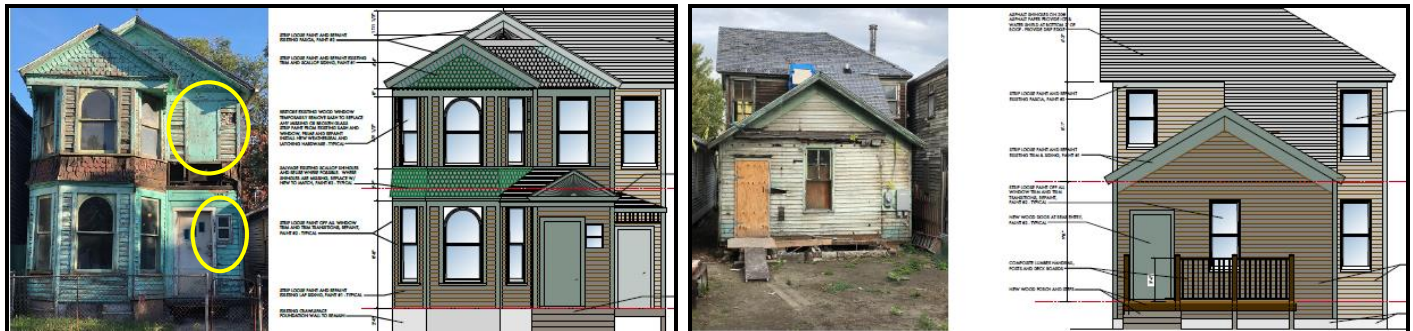
- Removal of one historic, wood double-hung window on the second story, and installation of one double-hung, one-over-one vinyl sash (clear glass), color: white.

Rear Elevation

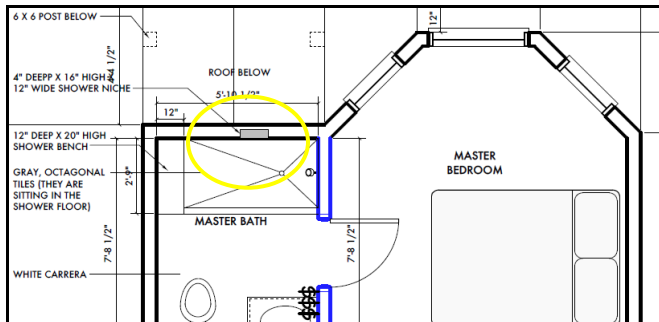
- Removal of one historic, wood double-hung window on the second story (far left), and installation of one double-hung, one-over-one vinyl sash (clear glass), color: white
- Removal of one historic, wood double-hung window on the first story, resizing of opening, and installation of one vinyl awning window, clear glass, color: white
- Removal of one historic, wood double-hung window on the second story (far right), and installation of glass block.

STAFF OBSERVATIONS AND RESEARCH

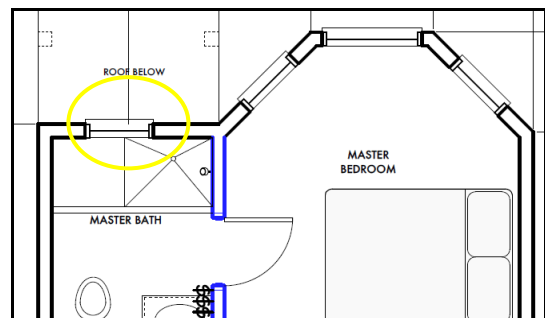
- The Corktown Historic District was established in 1984.
- In 2019, HDC staff issued a Certificate of Appropriateness for the rehabilitation of the house, which included the repair of the existing wood windows as well as exterior painting. (#19-6555)
 - As shown on the applicant’s renderings below, the boarded up window opening on the front elevation was to be re-opened and the small window opening adjacent the front door was to be retained. On the rear elevation, double-hung windows were to be retained in the window openings.



- The second story floor plan (“Scheme G” – included with the applicant’s submission materials) shows the front elevation second story window gone, in contrast with the floor plan submitted as part of the 2019 rehabilitation application.



Applicant’s 2021 Floor Plan – “Scheme G”



Applicant’s 2019 Floor Plan “Scheme F”

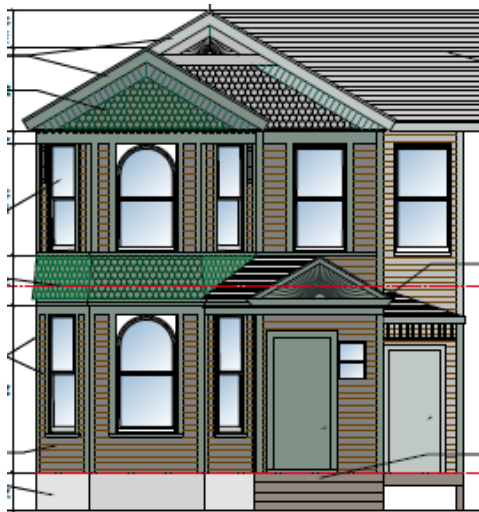
- During a May 2021 inspection, a BSEED inspector noticed glass block and vinyl windows installed in a few openings, in contradiction to the city’s approved plans. HDC staff issued a violation number and requested the applicant apply to the Commission for review of the altered windows.
- This past week, HDC staff identified additional window alterations (the enclosure of the two front elevation window openings) which the applicant has added to the scope of work before the Commission).
- According to the National Park Service’s document [Replacement Windows that meet the Standards:](#)
 - Replacement windows on primary, street-facing or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal).
 - Replacement windows on secondary elevations that have limited visibility must match the historic windows in size, configuration and general characteristics, though finer details may not need to be duplicated and substitute materials may be considered.
 - While it may be theoretically possible to match all the significant characteristics of a historic window in a substitute material, in actuality, finish, profiles, dimensions and details are all affected by a change in material.

ISSUES

- It is staff’s opinion, the historic windows are character-defining features due to their placement, visibility, materiality, function, dimensionality, and wood window trim, all of which help identify the age of the house.

FRONT ELEVATION

- The façade of this house offers a multitude of patterns and angles, in line with the Queen Anne architectural style. The window opening above the front porch (as shown in the below-left rendering) completed the horizontal line (or rhythm) of windows at the second story, as well as creating a vertical balance with the first story openings. The removal of this window opening created a flat void within this highly detailed façade.



Applicant Rendering

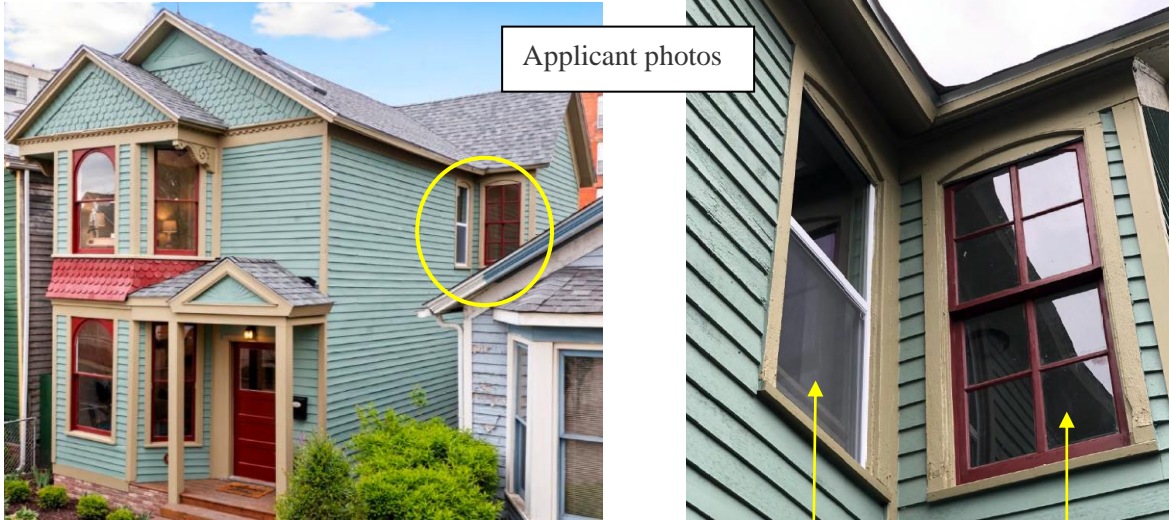


HDC Staff Photo, June 28, 2021

WEST SIDE AND REAR ELEVATIONS

- The applicant states the existing sash within the second story openings (side and rear elevations) were missing components and therefore used to repair other windows/sash on the house. While staff agrees this can be a common practice in window repair, which then requires entirely new sash to be installed in those openings, it is not clear why wood sash replacement windows were not selected.

Side Elevation - The white vinyl window immediately adjacent a historic window creates a jarring visual juxtaposition for the two window openings.



Front and west side elevation

Replacement Window Historic window

Rear Elevation - The historic windows, due to their wood sash and double-hung operation (with the two taller windows also having a matching muntin pattern), offered a level of uniformity to the asymmetrical rear elevation. As the windows are now different operations, sizes and materials, a discordant appearance to the rear elevation has been created.



Before 2019 rehab

Current conditions

RECOMMENDATION

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

It is staff's opinion the removal of the four wood windows and installation of vinyl windows and glass block, as well as the removal of the two front elevation window openings, has altered 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, especially Standards:

2) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic 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.