STAFF REPORT: JULY 12, 2023 MEETING **PREPARED BY**: A. DYE
APPLICATION NUMBER: 23-8404
ADDRESS: 8022 KERCHEVAL
HISTORIC DISTRICT: WEST VILLAGE
APPLICANT: MICHAEL SKLENKA, SUBJECT STUDIO
PROPERTY OWNER: DAVID SPENCER, NATIONAL SOLUTIONS, INC.
DATE OF PROVISIONALLY COMPLETE APPLICATION: MAY 22, 2023
DATE OF STAFF SITE VISIT: MAY 30, 2023

SCOPE: MASONRY REPLACEMENT, WINDOW REPLACEMENT

EXISTING CONDITIONS

The 2-1/2 story structure at 8022 Kercheval is located on the south side the street, between Van Dyke and Parker. The wood frame, brick veneered building covers most of its narrow, deep lot and is faced with a variegated yellow/beige brick with narrow, dark mortar joints. The symmetrical façade with flanking front entrances at the east and west ends of the front elevation identifies the building as a two-family structure. A water table, designed with two courses of protruding brick, extends around the entirety of the building, separating the raised basement level from the upper floors. A two-story bay covers most of the front elevation and a deeply recessed gable with narrow wood clapboard siding tops the bay and obscures the structure's front elevation hip roof.

The west front entrance porch is partially intact; mismatching grout joints at the wall shows where a porch rail once met the house. The east porch is missing and while the brick adjacent the front door appears intact, damage to the brick above the missing porch is visible.

Staff photos, May 30, 2023.

Staff photo, May 30, 2023.

The two-story bay element was repeated on the east-side elevation, is fully visible due to the demolition of the previously adjacent structures. The window openings on the structure retain wood sash and stone sills, however glass in a lower sash is occasionally missing. The dominant operation and pattern on the structure is one-over-one double-hung; the middle bay windows are transom over picture window, with a 1/3 to 2/3 division of openings. The raised basement allows for tall, almost square above-grade window openings and have stone sills; the basement windows are boarded over.

Upon close inspection of the site visit photographs, staff noticed that the vertical mortar joints are flush with the brick, while the horizontal mortar joint have a raked/recessed joint. This creates the effect of a traditional brick pattern when looking at a façade straight on and offering strong horizontal lines when looking at a wall from an angle.

Staff photos, May 30, 2023

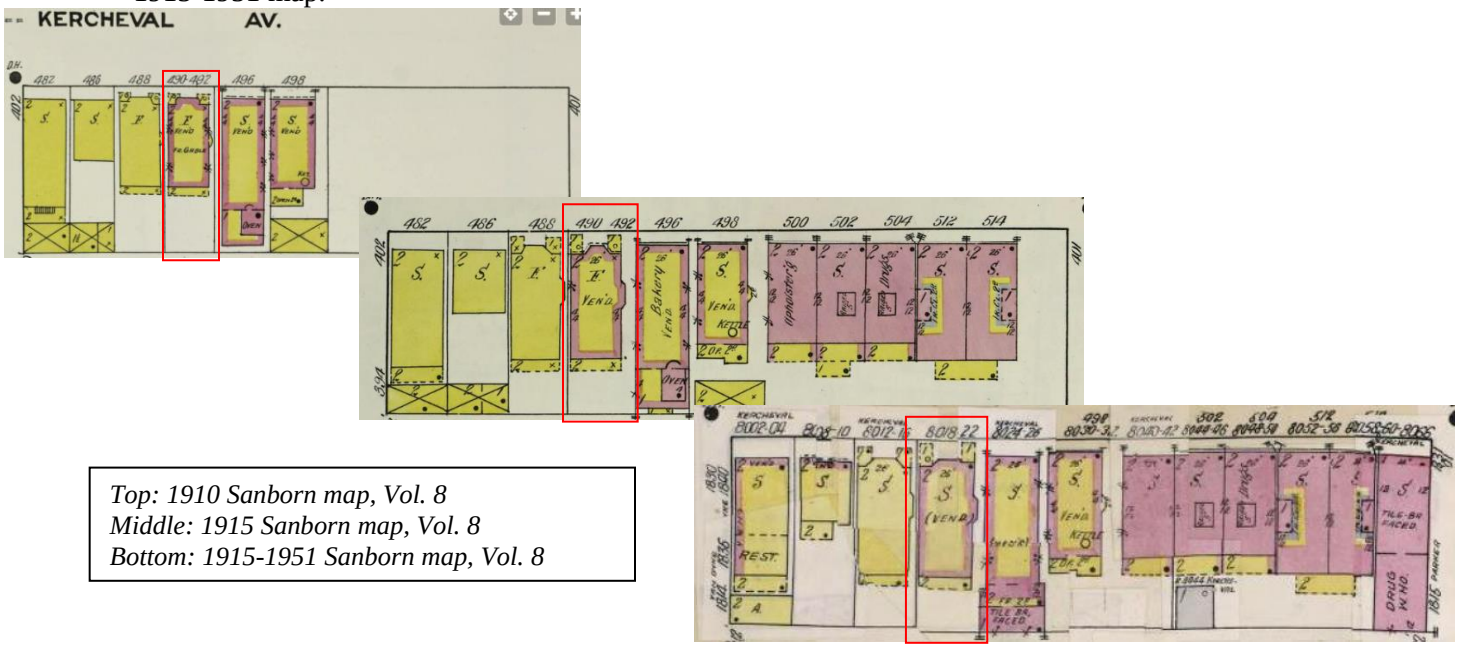
Wood porches and a gable extend across the rear elevation. Although much larger in size, the gable matches the design of those at the front and east side elevation. A wood double-hung window with wood sill is centrally placed, whereas the front and side gables have centrally placed vents.

PROPOSAL

- Repair and/or replace brick veneer at front elevation.
- Replace wood windows and brick mould.

STAFF OBSERVATIONS AND RESEARCH

- The West Village Historic District was established in 1983.
- The development story of the block of Kercheval between Van Dyke and Parker, as illustrated on the below Sanborn maps, shows that 8022 Kercheval (originally 490-492 Kercheval) and the neighboring structure to the west (8016 Kercheval, originally 488) were erected as residential two-story flats sandwiched between two-story commercial buildings. The block was built out by 1915; and all structures were identified as "stores" in the 1915-1951 map.

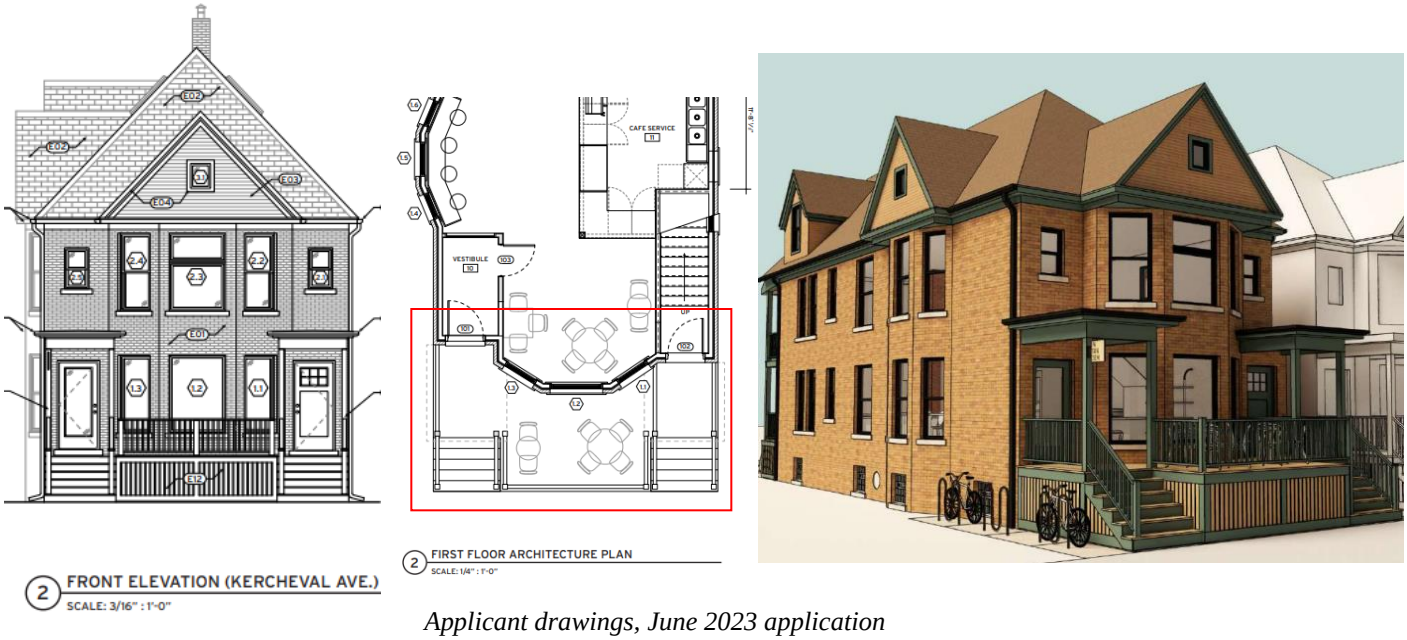


Top: 1910 Sanborn map, Vol. 8
Middle: 1915 Sanborn map, Vol. 8
Bottom: 1915-1951 Sanborn map, Vol. 8

- Not only were 8022 and 8016 Kercheval erected as the only two residential structures on this block, the footprint and design of the two buildings are almost identical - the difference being the exterior wall surfaces (brick vs. wood lap siding, respectively).

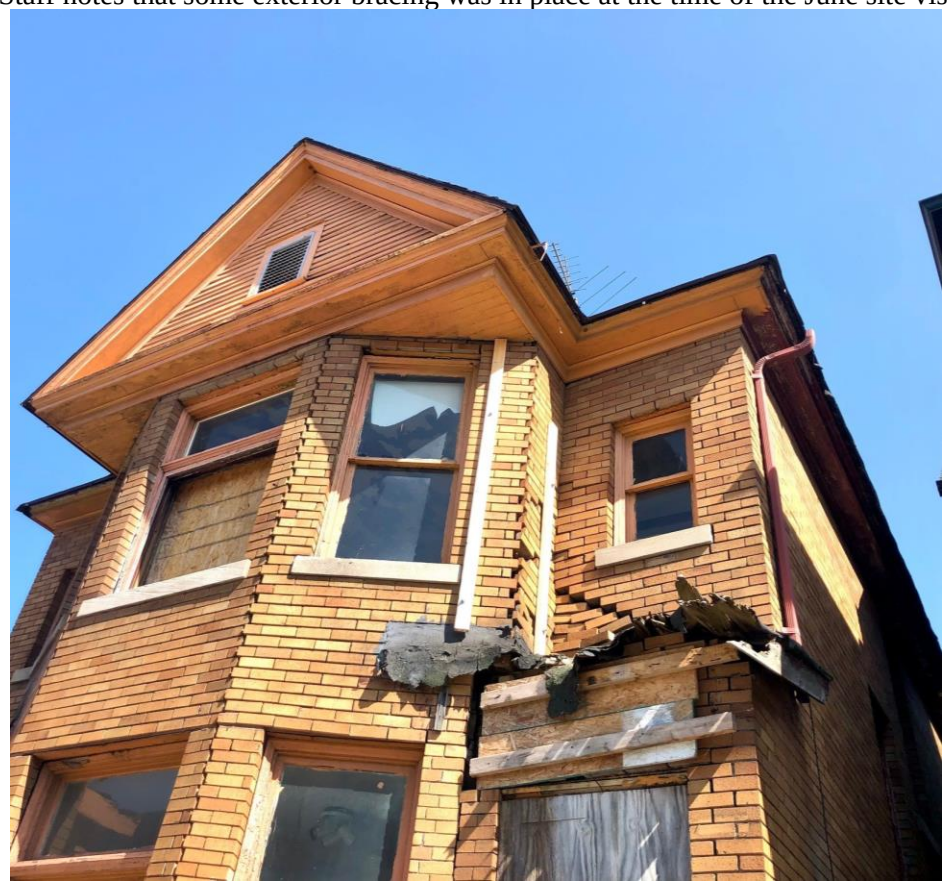
8022 Kercheval District designation photos, 1983. Historic Designation Advisory Board 8016 Kercheval

- At the last HDC meeting (June 14, 2023), the Commission reviewed and approved the building's rehabilitation, which included at the front elevation: the rebuilding of the raised entry porches and the erection of a deck connecting the two porches.



Applicant drawings, June 2023 application

- Staff notes that some exterior bracing was in place at the time of the June site visit.



Staff photo, June 30, 2023.

- The applicant referenced existing conditions at the two adjacent properties and inquired on their use of aluminum-clad windows (8016 Kercheval) and different brick at the face of the building (8044 Kercheval). While the HDC reviews every property independently of adjacent properties/HDC decisions, staff researched the design and review history of the two properties:

  8016 Kercheval

  - The dwelling was faced with wood siding, which requires a different window opening and surround. The windows are not as deeply set and didn't have the highly profiled brick mould as found at 8022 Kercheval.
  - The rehabilitation of this property was reviewed and approved by staff in 2017. At that time, staff had the authority to approve the replacement of historic wood windows with "matching" aluminum-clad wood windows.

8016 Kercheval – 2017 application photo

Although a bit blurry, this close-up of the 2017 photo shows different window placement typical of masonry and wood-sided structures. The windows in the masonry wall are set further back, in contrast to the windows on the wood sided building. The deep setting gave allowance for the deeply profiled brick mould, while the window openings on the wood sided structure have window casings for additional detail.

8044 Kercheval

- The structure was erected as a commercial, masonry building. The street-facing elevation has face brick, with common brick used at the side and rear elevations. The historic detail of wrapping the face brick around the front corners of the buildings is a distinctive character-defining feature of this property.
- Creating a similar detail at 8016 Kercheval, which had face brick applied to all four elevations of the structure, would not meet the Secretary of the Interior Standards for Rehabilitation.

Google street view: above - August 2015; right – August – 2021. The removal of the dark red paint at the front elevation, and reintroduction of contrasting mortar joints, created a more visible change at the side walls faced with common brick.

ISSUES

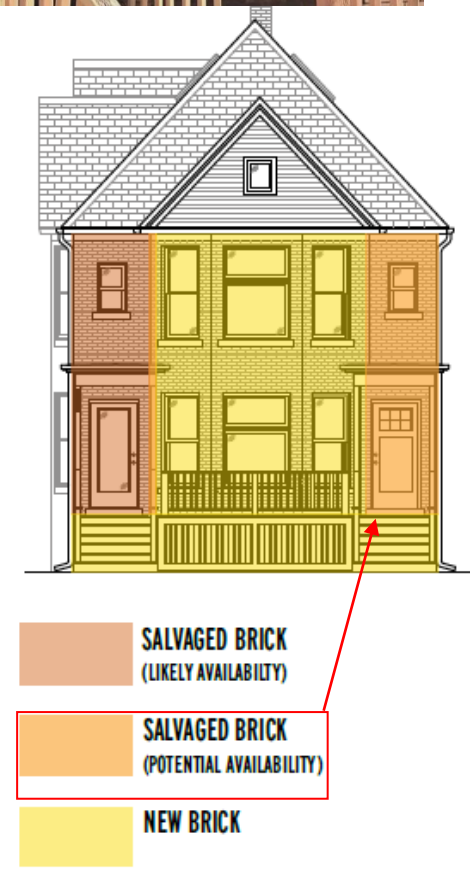
Removal of historic brick at front elevation

- Standard Six states *"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*".
    - It is staff's opinion, paramount to meeting Standard Six, is matching the material, design: staff interprets design as meaning a full masonry façade with wrapped corners, "broken" corners of bay, mortar profiles and dimension, color: brick and mortar, texture: brick and mortar, which staff also includes density of mortar), and, where possible, size: the reality of current manufacturing limitations must be considered.
        - Staff believes the applicant provided sufficient documentation on why the front façade must be fully removed and that some new brick will be needed at the front elevation. Staff viewed both brick samples on site and agrees with the applicant that the Madrid brick is the closest match to the historic brick.
        - It is not reasonable to require the applicant to have a special run of brick fabricated to match the historic brick size when only 1/3 of the run (3,000 of the required 10,000 minimum order) would be needed.
        - Blending a different-sized brick in with the historic brick is not a feasible solution.
        - Therefore, staff agrees that areas of new brick will be needed.

Staff photo, May 30, 2023. Applicant photo of brick samples.

- Should replacement brick be considered, it is important to look closely at the historic design of the front elevation to determine where the new brick could be used in the least intrusive way.
  - The two-story bay extends forward from the front wall with uniform vertical joints. This clean break of plane would allow for the insertion of new brick at the bay.
  - The historic brick should remain at the front walls and wrap the sides of the building, retaining a distinctive character-defining feature.
  - The wall below the water table is proposed to be faced with new brick. The existing raised porches and future connecting deck will cover this area of the elevation.

Staff photos, applicant renderings.



- The adjacent colored rendering says there is a potential availability of salvaged brick for the right front wall. It is staff's position that the success of integrating new brick with historic brick can only be achieved within the two-story bay. Historic brick must be used at the two flanking front walls.

Replacement of windows and brick mould

- It is staff's opinion, the wood windows, due their deep setting within the openings, and exceptionally detailed brickmold, are distinctive character-defining features of this property.
- Standard Six states, "*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."*
- The submitted window schedule states that repair to differing levels is needed, but the applicant hasn't provided written repair estimates and/or written testimonials from window repair companies stating that the windows are beyond repair. Therefore, staff determines that the replacement proposal doesn't meet Secretary of the Interior Standard 6. The Commission, however, may take additional circumstances under consideration when making its decision.

EXISTING WINDOW SCHEDULE

#	FRAME SIZE		OPERATION	EXISTING CONDITIONS						NOTES
	WIDTH	HEIGHT		FRAME	SASH	SILL	GLAZING	PAINT	HARDWARE	
FIRST FLOOR (CAFE+BIKE STUDIO)										
1.1	2'-10"	6'-0"	DOUBLE-HUNG							MISSING RAIL STOPS, MISSING ROPE/WEIGHTS/PULEYS, FILM ON GLASS, INOBERABLE SASHES
1.2A	4'-3"	1'-11 1/2"	FIXED/TRANSOM						N/A	
1.2B	4'-3"	3'-11 1/2"	FIXED						N/A	FILM ON GLASS
1.3	2'-10"	6'-0"	DOUBLE-HUNG							MISSING ROPE/WEIGHTS/PULEYS
1.4	2'-2"	6'-0"	DOUBLE-HUNG							FRAME DISTORTED, SASH ROT, MISSING STOPS AND HARDWARE, MISSING ROPE/WEIGHTS/PULEYS
1.5A	2'-10"	1'-11 1/2"	FIXED/TRANSOM						N/A	REPLACEMENT/NOT ORIGINAL SASH, FRAME DISTORTED, MISSING RAIL STOPS, SASH ROT, BRICKMOLD ROT/SPLIT
1.5B	2'-10"	3'-11 1/2"	FIXED						N/A	MISSING ROPE/WEIGHTS/PULEYS
1.6	2'-2"	6'-0"	DOUBLE-HUNG							SASH STILES DETACHED AT JOINTS, MISSING STOPS, MISSING HARDWARE, BRICKMOLD SPLITTING
1.7	3'-10"	6'-0"	DOUBLE-HUNG							SILL AND FRAME ROT, MISSING STOPS, MISSING ROPE/WEIGHTS/PULEYS
1.8	2'-2"	4'-8"	DOUBLE-HUNG							TOP SASH STILES DETACHED AT JOINTS, MISSING ROPE/WEIGHTS/PULEYS
1.9	2'-6"	6'-0"	DOUBLE-HUNG							LARGE OPENING WHERE FRAME WAS CUT, GLAZING PUTTY DETERIORATED, GLASS FALLING OUT
1.10	2'-6"	6'-0"	DOUBLE-HUNG							FRAME WARPED, LARGE OPENING WHERE FRAME WAS CUT, MISSING STOPS, MISSING ROPE/WEIGHTS/PULEYS
1.12	2'-6"	6'-0"	DOUBLE-HUNG							MISSING RAIL STOPS, GLAZING PUTTY DETERIORATED, GLASS FALLING OUT
1.13	2'-6"	6'-0"	DOUBLE-HUNG							MISSING RAIL STOPS, SASH STILES DETACHED AT JOINTS, MISSING ROPE/WEIGHTS/PULEYS
2.1	1'-10"	3'-3"	DOUBLE-HUNG							SOME SILL ROT, REPAIRABLE CONDITION
2.2	2'-10"	6'-0"	DOUBLE-HUNG							BOTTOM SASH ROT, SASH STILES DETACHED AT JOINTS, METAL PLATE CONCEALING SILL CONDITION, INOPERABLE
2.3A	4'-3"	1'-11 1/2"	FIXED/TRANSOM							REPLACEMENT/NOT ORIGINAL SASH
2.3B	4'-3"	3'-11 1/2"	FIXED							MISSING GLAZING, METAL PLATE CONCEALING SILL CONDITION
2.4	2'-10"	6'-0"	DOUBLE-HUNG							BOTTOM SASH ROT, METAL PLATE CONCEALING SILL CONDITION, INOPERABLE
2.5	1'-10"	3'-3"	DOUBLE-HUNG							SOME SILL ROT BUT IN REPAIRABLE CONDITION
2.6	2'-2"	6'-0"	DOUBLE-HUNG							MISSING GLAZING, METAL PLATE CONCEALING SILL CONDITION
2.7A	2'-10"	1'-11 1/2"	FIXED/TRANSOM						N/A	REPLACEMENT/NOT ORIGINAL SASH
2.7B	2'-10"	3'-11 1/2"	FIXED						N/A	MISSING GLAZING (PLASTIC PANEL INFILL), BOTTOM SASH ROT, SILL ROT
2.8	2'-2"	6'-0"	DOUBLE-HUNG							METAL PLATE CONCEALING SILL CONDITION
2.9	3'-10"	6'-0"	DOUBLE-HUNG							MISSING RAIL STOPS, TOP SASH ROT, SASH STILES DETACHED AT JOINTS, MISSING ROPE/WEIGHTS/PULEYS
2.10	2'-2"	4'-8"	DOUBLE-HUNG							METAL PLATE CONCEALING SILL CONDITION, RAIL STOPS DETACHED
2.11	2'-6"	6'-0"	DOUBLE-HUNG							COMPLETE UNIT MISSING
2.12	2'-6"	6'-0"	DOUBLE-HUNG							COMPLETE UNIT MISSING
2.13	2'-6"	6'-0"	DOUBLE-HUNG							MISSING GLAZING, TOP SASH ROT, SASH STILES DETACHED AT JOINTS, MISSING ROPE/WEIGHTS/PULLEYS
2.14	2'-6"	6'-0"	DOUBLE-HUNG							SILL ROT, SASH STILES DETACHED AT JOINTS
2.15	2'-6"	6'-0"	DOUBLE-HUNG							MISSING BOTTOM GLAZING, MISSING ROPE/WEIGHTS/PULLEYS
2.16	2'-6"	5'-4"	DOUBLE-HUNG							SOME FRAME ROT, REPAIRABLE CONDITION
3.4	2'-6"	5'-5"	DOUBLE-HUNG							LARGE CUTS IN FRAME, MISSING GLAZING, SASH STILES DETACHED, MISSING HARDWARE

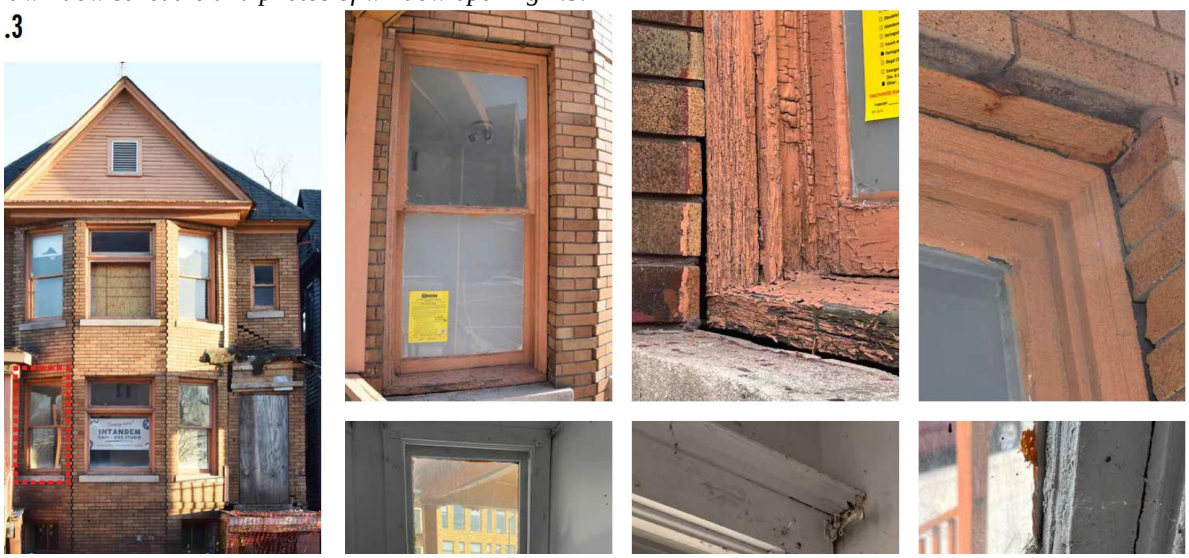
WINDOW CONDITION KEY:

POOR - MISSING, DETERIORATED, IRREPAIRABLE

FAIR - AREAS OF DETERIORATION, REPLACEMENT COMPONENTS REQUIRED

GOOD - SOME COSMETIC DEFECTS, REPAIRABLE

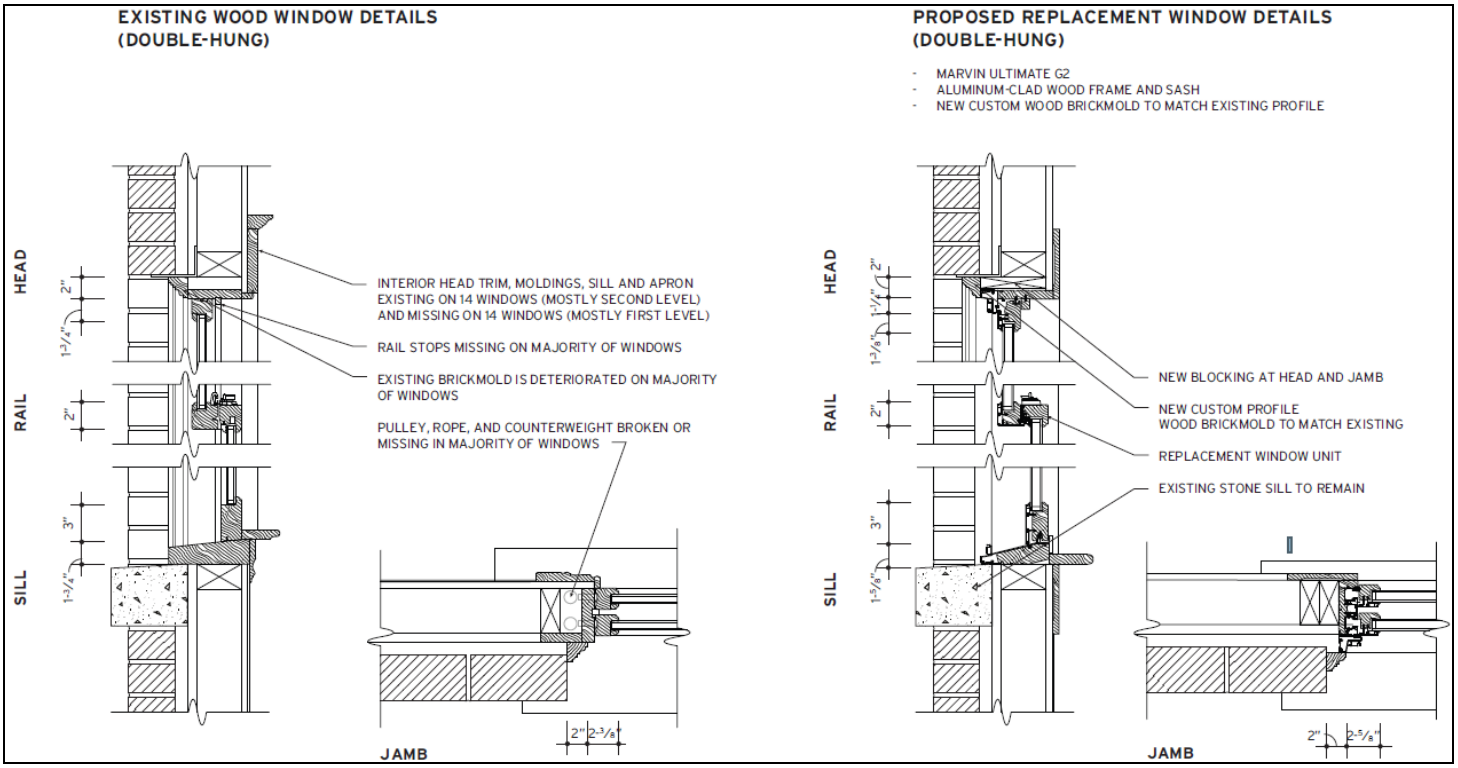
Applicant window schedule and photos of window opening 1.3.



- It appears that the currently selected window is the Marvin Ultimate G2 line, not the Ultimate Double-Hung G2 Insert. The insert has different frame dimensions than the "standard" G2 line. Below photos are from Marvin's website:

Exterior view of Marvin Ultimate G2. This image appears to include the optional brick mould.

Exterior view of Marvin Ultimate G2 insert.



Drawings provided by applicant

Component Horizontal	**Existing**	**New**	**Change of new window**	**Comments - comparison of old and new**	**Comments – proportionality of new**
Brick Mould	2”	2”	--	The June application stated the height of the brick mould was 1-5/8”. Staff isn’t sure how the height was increased to 2”.	---
Top Rail	1-3/4”	2-5/8”	7/8” increase	Replacement window breaks down the top rail with two dimensions due to multiple components (1 3/8 + 1 1/4) *The new overall dimension is 3/8” shorter than the previous window selection.*	The height of the replacement window’s top rail is 2-5/8”; bottom rail is 3”. With a difference of 3/8”, this creates a more equal dimension between the top and bottom rail, unlike the historic window which has a 1-1/4” difference.
Meeting Rail	2”	2”	--		
Bottom Rail	3”	3”	--		
Bottom frame (stone sill remains)	1-3/4”	1-5/8”	1/8” decrease	Historic sill has a thicker front portion and less angle back to window (i.e., is thicker and flatter)	
Component Vertical	**Existing**	**New**	**Change**	**Comments – Comparison of old and new**	
Stile	2-3/8”	2-5/8”	1/4” increase	The dimension of the exisiting stile has increased from the June application. Staff isn’t sure why.	
Brickmould	2”	2”	--		

- The applicant is proposing custom wood brick mould that will match the existing profile. This is why the horizontal and vertical dimensions between existing and new now match.
- The applicant hasn’t confirmed how much thicker the replacement windows are to the existing. If the deeply set

location of the existing windows can be maintained, the Commission should know how much depth, if any, will be lost between the outer window frame and the outer face of the masonry wall.

- A small number of openings do not contain historic sash and new window units are needed. Understanding that it is likely that no replacement window can identically match the dimensions of a historic window, the Commission needs to determine how impactful the proposed replacement window will be on the elevations, either in individual openings (where no historic windows exist) or collectively within all the window openings.
- Reviewing the comparison window chart, the new windows will have an almost height for the top and bottom rails, unlike the differential (3" bottom rail and 1-3/4" top rail) of the existing units. The height of the meeting rail for the replacement window matches the height of the historic window (2").




Applicant photos

SECTION 21-2-78, DETERMINATION OF HISTORIC DISTRICT COMMISSION

Recommendation One – Denial – Window replacement

Staff finds that the proposal for the installation of new aluminum-clad wood windows does not meet the Secretary of the Interior's Standards for the following reasons:

- The windows on the dwelling are distinctive character-defining features.
- Written estimate or testimonials from window repair companies confirming the existing windows are deteriorated beyond repair were not submitted.
- It is not clear if the proposed replacement window is an adequate match to the historic sash, particularly in its placement within the window opening.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 1, 2, 5, and 6:

1. 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.

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.

Recommendation Two – COA – Repair and partial replacement of brick veneer at front elevation, fabrication of wood brick mould

Staff finds that the proposal for the remaining work items will not alter the features and spaces that characterize the property and district and therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed as it meets the Secretary of the Interior's Standards and the Elements of Design for the district.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- A dimensioned section of the new brick mould, adjacent a photo of the existing brick mould, will be submitted for staff review.
- Historic brick will be used at both flat walls at the front elevation. Written confirmation that all brick and mortar details that exist at the front elevation as discussed in the HDC Analysis document, including "mortar finger joints at the intersection of the front bay faces", will be listed in detail on the elevation drawings submitted for permit.