

STAFF REPORT: 11/8/2023 MEETING
APPLICATION NUMBER: HDC2023-00049
ADDRESS: 8066 KERCHEVAL
HISTORIC DISTRICT: WEST VILLAGE
APPLICANT: TADD HEIDGERKEN/ET AL COLLABORATIVE
DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/16/2023
DATE OF STAFF VISIT: 10/26/2023

PREPARED BY: J. ROSS

SCOPE OF WORK: RECONSTRUCT STOREFRONTS, ADD ENTRYWAYS

EXISTING CONDITIONS

Erected ca. 1920, 8066 Kercheval is a one-story commercial building that is located within the West Village Historic District. The building sits at a corner and features a distinctive cut away corner that is dominated by a storefront which wraps around the east and north facades. Two smaller storefronts with inset doorways are located to the rear of the side/east elevation. The storefronts feature wood transoms, aluminum windows (single pane), wood doors and wood ceilings. With the exception of the windows and the wood sill/trim below the windows, the existing storefronts appear to be of historic age. Exterior walls are primarily clad with brick while a stone dentilated cornice is located at the roof/wall junction, directly below the cornice.



8066 Kercheval, staff photo taken on 10/26/2023

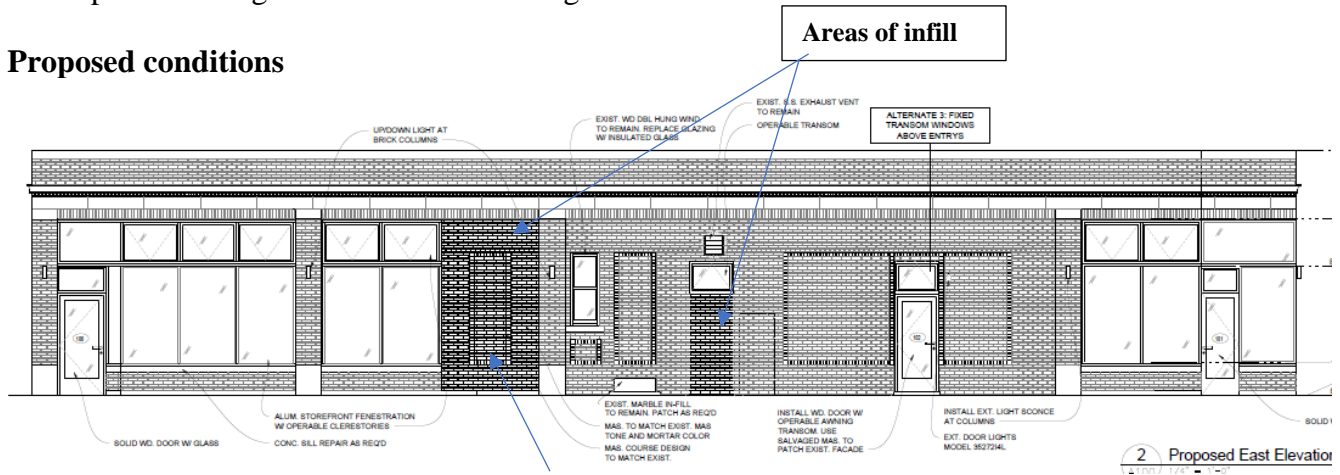
PROPOSAL

With the current submission, the applicant is seeking the Commission's approval to rehabilitate the building to include the following:

- Demolish all existing exterior storefronts (to include transoms, doors, and related framing and trim) to their rough openings.
- Existing wood beadboard ceilings at inset openings will be replaced with new wood beadboard. The existing penny tile at front and side inset openings will be retained and repaired in kind
- Install new storefronts which include aluminum windows and transoms with double-paned, insulated glazing (finish color cream) and wood trim. Doors will be wood with full height vision panels
- Repair stone sill and damaged areas of brick below storefronts to match existing as required/where necessary
- At side/east elevation storefront, reduce the width of the opening by removing one window and the existing inset doorway. Install new brick at this location/in the former opening
- At side/east elevation, remove existing single non-historic door, infill opening with brick. Replace non-historic transom above this door with a new operable aluminum transom
- At the side/east elevation, add a new opening to include a single wood door and operable transom

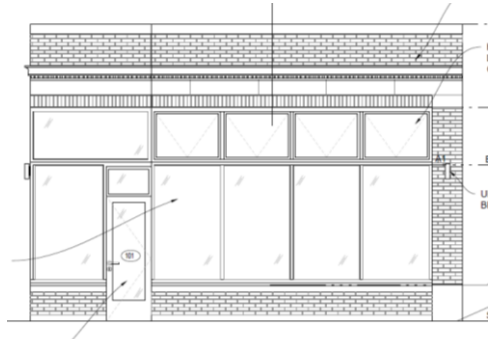
- Replace existing non-historic exterior lights fixtures with new

Proposed conditions

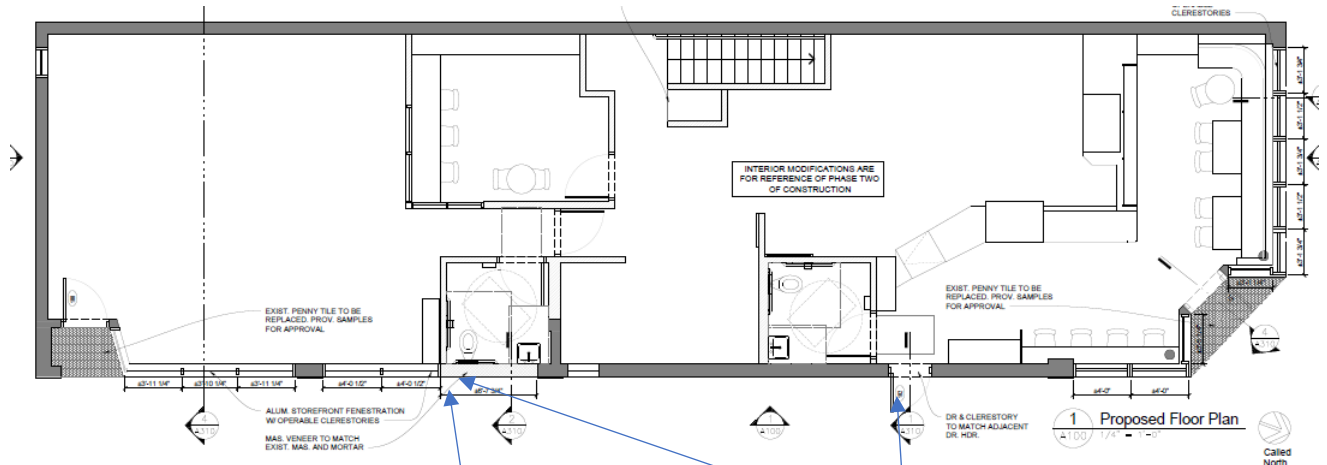


Proposed east elevation

This storefront currently includes three glazed panels and an inset doorway. The project proposes to decrease the width of this storefront opening by removing the current inset doorway, installing a new aluminum storefront which includes two glazed panels, and infilling the remaining opening with brick



Proposed north elevation



Proposed floor plan

This formerly inset entrance will be bricked in, reducing the width of the storefront

Areas of infill

Current conditions

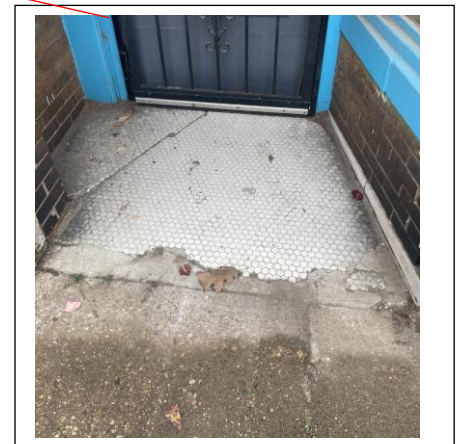
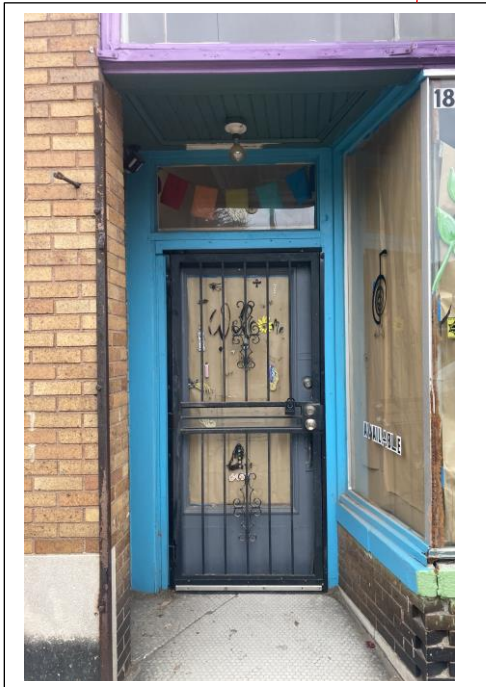
These storefronts, to include wood transoms and trim, wood doors and associated trim/casing, and aluminum windows with wood trim will be replaced with new aluminum storefronts. The existing wood beadboard ceilings will also be removed.

This window, door, and brick below will be removed and the opening infilled with new brick, thus reducing the width of the current storefront opening and the inset opening

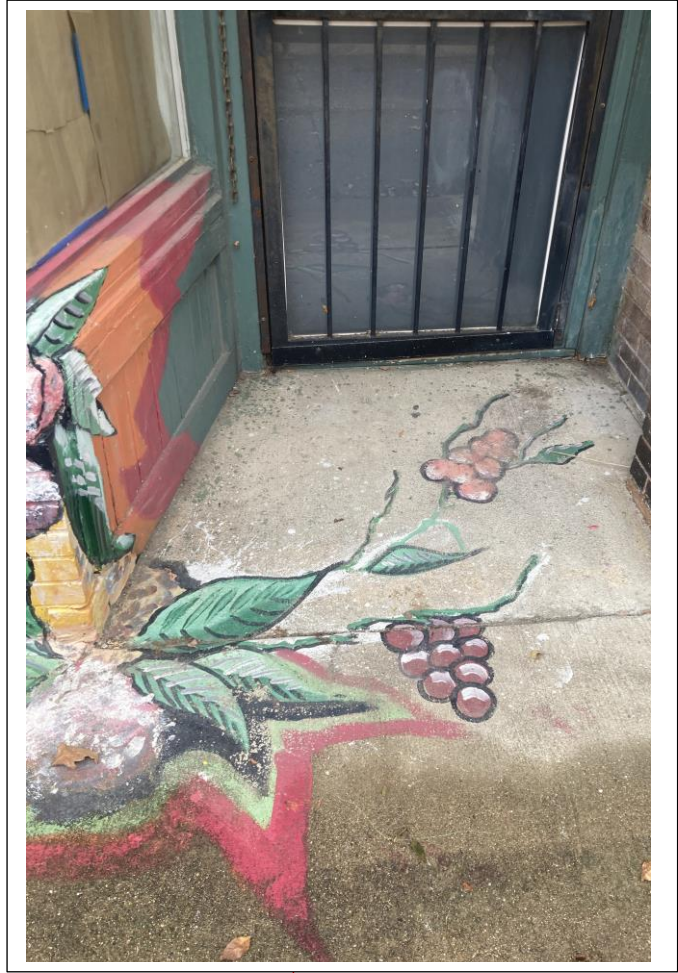
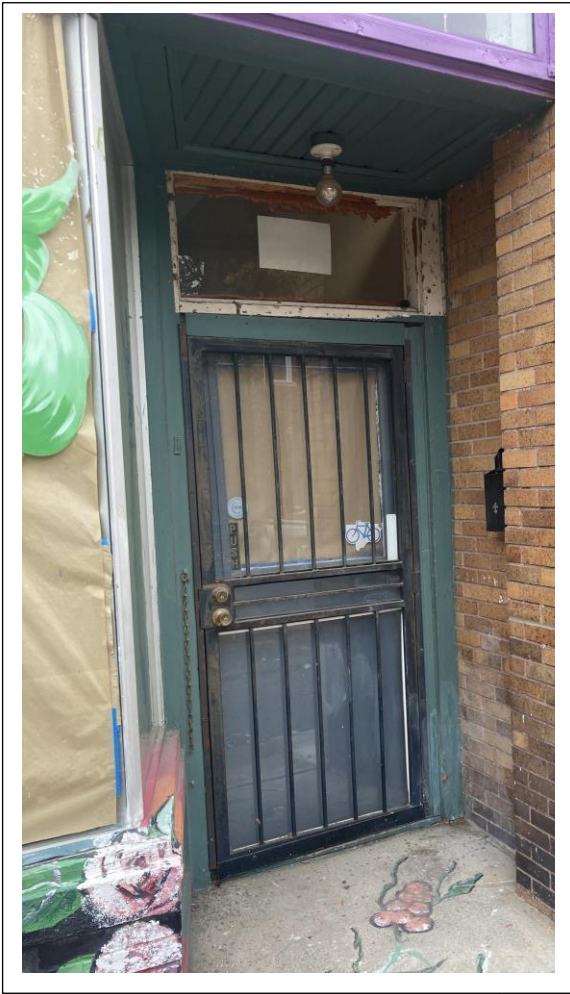
This door will be removed, and the opening infilled with brick. The transom will be replaced with a new aluminum transom.



A new single wood door with operable transom will be added at this location



Door at side/east elevation, north storefront that will be removed and opening infilled with brick





Main entrance at primary storefront, facing southwest. Staff photo taken 10/28/2023



Wrap around storefront at primary entrance, facing northwest. Staff photo taken 10/28/2023



Primary storefront proposed for replacement with new aluminum storefront. Wood doors, aluminum windows, wood trim, wood transom, and penny tile will be removed.

STAFF OBSERVATIONS AND RESEARCH

- See the below images which indicate the following building conditions in 1983, at the time of the district's designation:
 - The window openings at the storefront had been infilled with concrete block
 - The transoms and doors were covered with what appears to be plywood, painted black
- A review of the designation photos indicates that the existing aluminum storefront windows/glazing and the wood sill/trim below were added sometime after designation. The Commission has no record of this work having been approved.
- The wood transoms and associated trim were present at that time and are of historic age
- The penny tile thresholds, beadboard ceilings, beadboard knee wall at the central storefront's inset entry, wood trim at the side of the storefront windows and wood exterior doors, transom and associated trim at the inset storefronts also appear to be of historic age.



Designation slide, facing northwest. Photo taken in 1983



Designation slide facing south. Photo taken in 1983



Designation slide facing south. Photo taken in 1983



Transom at main entrance/primary storefront., facing west. Note trim profile. Staff photo taken 10/28/2023



Storefront window at main entrance. The wood sill directly below the aluminum windows do not appear to be present in the 1983 designation slides. Staff photos taken on 10/28/2023



Transom at main entrance/primary storefront. Note trim profile. Staff photo taken 10/28/2023

- Note the details/profile of the cornice trim at the transom
- The applicant has submitted a report from a licensed structural engineer which states the following re: the condition of the storefronts proposed for replacement:
 - “The windowsill is wood that has deteriorated from moisture and no longer properly supports the single-pane windows. The brick below the wood sill is bowing out towards Kercheval Street.”
 - “The north wall windowsill and brick deterioration and movement must be corrected to prevent the front window glass from falling.”

Staff does note the presence of tape at the front/north façade storefront window assembly, which does indicate that the current non-historic aluminum window system is failing at this location. The applicant has also supplied photos of the storefronts, taken from the interior and exterior, to document the existing conditions. The wood sills/trim which sit directly below the aluminum windows do not appear to be present at the time of the district's designation. They are therefore not distinctive character-defining features of the building and, per the submitted condition assessment, merit replacement due to their poor condition.

- Note that 8066 Kercheval's storefronts are a prominent feature of the building due to its location at a corner and its one-story height. Additionally, the fenestration/current storefronts occupy the majority of the building's front and side facades. It is staff's opinion that the existing penny tile, wood transoms and associated trim; beadboard ceilings; beadboard knee wall at the east façade's central storefront inset entry; wood trim at the side of the storefront windows; doors, transom and associated trim at the inset storefront entrances are distinctive character defining features of the building as they appear to be of historic age. As it is not clear to staff that these elements are deteriorated beyond repair, staff recommends that they be retained and repaired where necessary. Also, it is staff's opinion that the current storefront openings themselves and the inset placement of the doors at the storefronts are distinctive character defining features of the building which should be maintained. However, please note that the actual aluminum storefront windows themselves and the wood sills upon which they sit are not historic age as they were added sometime after the district was designated/after 1983.

ISSUES

- Regarding the rehabilitation of historic storefronts, National Park Service guidance [Preservation Brief 11: Rehabilitating Historic Storefronts \(nps.gov\)](#) states the following:
 - **Preserve the storefront's character** even though there is a new use on the interior. If less exposed window area is desirable, consider the use of interior blinds and insulating curtains rather than altering the existing historic fabric.
 - **If the original or significant storefront exists**, repair and retain the historic features
 - **If the original or significant storefront no longer exists** or is too deteriorated to save, undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture; or undertake an accurate restoration based on historical research and physical evidence (see section on "Replacement Storefronts"). Where an original or significant storefront no longer exists and no evidence exists to document its early appearance, it is generally preferable to undertake a contemporary design that retains the commercial "flavor" of the building. The new storefront design should not draw attention away from the historic building with its detailing but rather should respect the existing historic character of the overall building. A new design that copies traditional details or features from neighboring buildings or other structures of the period may give the building a historical appearance which blends in with its neighbors but which never, in fact, existed. For this reason, use of conjectural designs, even if based on similar buildings elsewhere in the neighborhood or the availability of different architectural elements from other buildings or structures, is generally not recommended.
- Per the above NPS guidance, the replacement of the existing non-historic, aluminum storefront windows with new windows that are "contemporary" in design and "...retains the commercial 'flavor' of the building" is appropriate. However, the guidance does recommend that original or significant storefront be retained and repaired. Also, as previously noted, the remaining historic-age storefront elements do not appear to be deteriorated beyond repair. Therefore, the proposed replacement of the existing historic-age wood transoms and associated trim; beadboard ceilings;

beadboard knee wall at the east façade's central storefront inset entry; wood trim at the side of the storefront windows; doors, transom and associated trim at the inset storefront entrances does not meet the Standards. Furthermore, the proposed partial infilling of the storefront opening at the east elevation, which will eliminate the inset doorway and reduce the width of the storefront, does not meet the Standards as the above guidance states that the historic character of significant storefront's should be preserved "...even though there is a new use on the interior. If less exposed window area is desirable, consider the use of interior blinds and insulating curtains rather than altering the existing historic fabric."

- As previously noted, NPS guidance does allow for the, the replacement of non-historic storefronts with a new storefront that is "contemporary" in design and "...retains the commercial "flavor" of the building." It is staff's opinion that the proposed aluminum product is generally in accordance with this guidance if utilized to replace the existing non-historic aluminum storefront windows. However, it is unclear to staff if it is technically feasible to install the proposed double-paned, insulated aluminum windows while retaining the existing historic-age, single pane wood transoms and associated trim; beadboard ceilings; beadboard knee wall at the east façade's central storefront's inset entry; wood trim at the side of the storefront windows; and the wood exterior doors, transom and associated trim at the inset storefront entrances. If the Commission does agree with staff's opinion re: the significance of the existing historic storefront elements and therefore requires that they be retained, staff recommends that wood windows be installed at the storefronts if it appears that the proposed aluminum windows cannot be installed in a manner that does not damage the historic elements.
- Note that the profile of the product which is proposed for the replacement of the existing historic wood elements of the storefronts, to include the transoms and their associated trim, the trim at the doors located at the inset entrances and the wood trim at the side of the storefront windows does not adequately replicate these elements. If the Commission does agree with staff's opinion re: the significance of these elements but determines that they are deteriorated beyond repair, the Standards require that the new element "...match the old in design, color, texture, and other visual qualities and, where possible, materials."

RECOMMENDATION

Recommendation # 1 - Section 21-2-73, DENIAL

It is staff's opinion that the following work items do not meet the Secretary of the Interior's (SOI) Standards for Rehabilitation:

- The proposed replacement of the historic wood transoms and associated trim; beadboard ceilings; beadboard knee wall at the east façade's central storefront inset entry; wood trim at the side of the storefront windows; doors, transom and associated trim at the inset storefront entrances.
- The partial infilling of the storefront opening at the east elevation, which will eliminate the inset doorway and reduce the width of the storefront

The above-listed work items are inappropriate to the building's historic character for the following reasons:

- 8066 Kercheval's storefronts are a prominent feature of the building due to its location at a corner and its one-story height. Additionally, the fenestration/current storefronts occupy the majority of the building's front and side facades. The historic wood transoms and associated trim; beadboard ceilings; beadboard knee wall at the east façade's central storefront inset entry; wood trim at the side of the storefront windows; doors, transom and associated trim at the inset storefront entrances are distinctive character defining features of the building. Also, the current storefront openings themselves and the inset placement of the doorways at the storefronts are distinctive character defining features of the building which should be maintained.
- The remaining historic storefront elements do not appear to be deteriorated beyond repair

- The product which is proposed for the replacement of the existing historic wood elements of the storefronts, to include the transoms and their associated trim, the trim at the doors located at the inset entrances and the wood trim at the side of the storefront windows does not adequately replicate these elements.

Staff therefore recommends that the Commission issue a Denial of the above-listed items because they do not meet the district's Elements of Design or the SOI Standards for Rehabilitation, specifically, Standards #:

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 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.*

Recommendation # 2 - Section 21-2-73, CERTIFICATE OF APPROPRIATENESS

It is staff's opinion that the remaining work items meet the district's Elements of Design and SOI Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the remaining work items with the following condition:

- New wood windows shall be installed at the storefronts if it is technically infeasible to install the proposed double-paned, insulated aluminum windows while retaining the existing historic-age, wood transoms and associated trim; beadboard ceilings; beadboard knee wall at the east façade's central storefront inset entry; wood trim at the side of the storefront windows; doors, transom and associated trim at the inset storefront entrances. The applicant shall provide a revised proposal for the new wood storefront windows to staff for review and approval prior to the issuance of the project's permit.
- The new brick infill proposed for installation at the east elevation's single door opening shall be inset at least ½" inch to indicate that a door opening once existed at this location