

**STAFF REPORT: OCTOBER 9, 2024, REGULAR MEETING**

**PREPARED BY: T. BOSCARINO**

**APPLICATION NUMBER: HDC2024-00522**

**ADDRESS: 19566 CANTERBURY**

**HISTORIC DISTRICT: SHERWOOD FOREST**

**APPLICANT: JUSTIN BERCHENY, MAX BROOCK REALTORS**

**PROPERTY OWNER: ~~ELEVATION FELLOWSHIP TEMPLE~~ **WOLCOTT LAND DEVELOPMENT LLC****

**DATE OF PROVISIONALLY COMPLETE APPLICATION: SEPTEMBER 10, 2024**

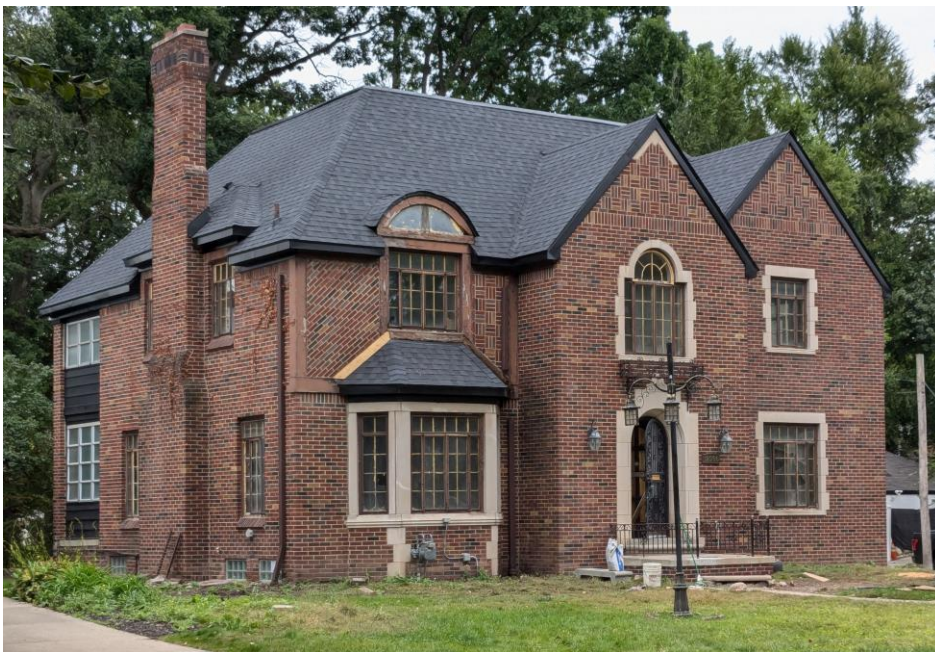
**DATE OF STAFF SITE VISIT: SEPTEMBER 26, 2024 AND OCTOBER 4, 2024**

**SCOPE: REPLACE STEEL WINDOWS WITH COMPOSITE WINDOWS**

**EXISTING CONDITIONS**

19566 Canterbury faces southwest onto Canterbury Road; located on a corner lot, it also presents a prominent façade southeast to Chesterfield Road. It is a two story, Neo-Tudor house built in 1941. Subject of this application, rolled-steel windows are prominent. Other character-defining features on this relatively simple, planar facade include brickwork in various contrasting patterns, stone-tabbed window and door surrounds, and a prominent wall chimney.

Some alterations have been made in recent months, including new asphalt roofing, subject to a Certificate of Appropriateness, and the in-kind replacement of deteriorated woodwork, meeting the Chapter 21 definition of “ordinary maintenance.” A rear sleeping porch was enclosed in the mid-twentieth century, with aluminum jalousie windows that are not subject of this application.



*Front (southwest facing) view of subject property, June 2022 photo by staff.*

**PROPOSAL**

The applicant proposes to replace all 29 steel windows with Andersen 100 Series, composite (trade name Fibrex) windows. The windows would have a black finish and use between-the-glass grids.

## STAFF OBSERVATIONS AND RESEARCH

- The Sherwood Forest Historic District was established by Ordinance 02-02 in 2002. The Final Report states that the Sherwood Forest Historic District is significant for both architecture and community planning from the 1920s through the 1940s.
- The Elements of Design for Sherwood Forest (Sec. 21-2-178 [d]) provide the following observations about windows:
  - They are “usually subdivided;” the presence of subdivided windows creates “considerable” textural interest.
  - “Individual windows are often grouped together to fill a single opening which is wider than tall.”
  - “Windows are commonly either of the metal casement or wooden sash variety.”
- The windows proposed for replacement are unambiguously character-defining as they are subdivided, as described in the Elements of Design, adding textural interest to the façade. They serve as a prominent visual component of the building. Each window is unique and clearly visible. Casement windows are also a common feature of the Neo-Tudor style in general. The Secretary of the Interior’s Standards for Rehabilitation, namely Standards #2 and #6 (quoted below) require that they be retained unless they are beyond repair.
- The submitted application materials include information arguing that the windows are beyond repair:
  - The application states: “The vast majority have broken glass, most are so corroded that they had to be broken or pried open manually during the cleanout of the home. Very few handles crank even a small amount if at all. The frames especially the bottom frames are extensively corroded. We spoke with Jim Turner at H&R windows. He provided a verbal estimate of \$3,000 to \$5,000 per window and stated that given the condition, the windows would need to be fully removed from the limestone and brick, taken to a shop, sand blasted, new glass would be installed and then the windows would need to be reinstalled.” The applicant stated that no written estimate was provided.
  - The application states “Estimate to repair windows is \$87,000 to \$145,000 and that does not include the cost of securing the home, any repairs to the stone or brick, etc. ... the cost of even attempting to repair these windows far exceeds the value to the property.”
  - The application provides a written statement from Tri-County Home Restoration stating “A little more than 50% of frames are bent and/or deteriorated beyond what seems to be reasonably restorable. ... Gears, locking mechanisms, hinges and handles will need full replacement. Windows with bent frames are the most difficult to restore. Based on the quantity and extent of damage, the likelihood that some windows will not be restored to operating standards and the expected cost of restoration I do not believe that restoration is a viable option for this property.” (Note: it is unclear to staff if Tri-County Home Restoration has particular experience with historic steel windows.)
- Detailed photos included with the application materials show extensive areas of peeling paint, and missing glazing compound, some surface rust, and some broken glass, but no clear indication that the windows are beyond repair.
- Staff was invited to view the windows in person. As is common with steel windows, they consist of an outer row of fixed panes, with operable casement panels set within. Staff observed that the outer panes generally appeared to be in need of sanding, painting, and reglazing. These conditions are not beyond repair. However, staff also observed that the inner casements were visibly warped or racked to the extent that they are misaligned and do not close, often leaving a gap of about an inch or more at the top or bottom. This condition was clearly visible on about half of the windows on the property.



October 2024 staff photos showing warped casements.

- Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows*, notes “since moisture is the primary cause of corrosion in steel windows, it is essential that excess moisture be eliminated and that the building be made as weathertight as possible before any other work is undertaken.” Extensive roof damage, formerly visible, has recently been repaired.



Area of prior roof deterioration. Image from August 22, 2024, application documents for roof repairs.

- Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows* describes a repair process for bent casements:

“Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to realign the metal sections without removing the window to a metal fabricator’s shop. The glazing is generally removed and pressure is applied to the bent or bowed section. In the case of a muntin, a protective 2 x 4 wooden bracing can be placed behind the bent portion and a wire cable with a winch can apply progressively more pressure over several days until the section is realigned. The 2 x 4 bracing is necessary to distribute the pressure evenly over the damaged section. Sometimes a section, such as

the bottom of the frame, will bow out as a result of pressure exerted by corrosion and it is often necessary to cut the metal section to relieve this pressure prior to pressing the section back into shape and making a welded repair.”

- Many of the windows include non-historic exterior storm windows composed of thin, visually unobtrusive aluminum frames. Replacement of these with newer storm windows would be appropriate.
- The proposed composite windows a thickness, sheen, and general appearance that is comparable to that of historic steel windows. However, the proposed windows deficient in some aspects: The between-the-glass grids do not provide the sense of depth and texture that is an important, character-defining feature of this building, and of the district as a whole, as described in the Elements of Design. Further, as seen in the submitted windows schedule, the muntin patterns of the proposed windows does not always match that of the historic windows. Should the Commission elect to approved the replacement windows, staff suggests a condition requiring simulated divided lites and an appropriate muntin pattern.
- Staff observes wood storm windows on the northeast-facing, first-floor bay window. Although this window and its storms are not subject of this application, it provides an example of how storm windows can be employed to increase energy efficiency and security. Other, nearby houses show additional examples of functional, well maintained storm windows.

## **ISSUES**

- The windows are historic (appearing to be original to the house) and character-defining (providing the “textural interest” as referenced in the Elements of Design). The Secretary of the Interior’s Standards for Rehabilitation, specifically Standard #2, requires that “the removal of historic materials ... shall be avoided.”
- The application materials do not provide adequate information that the windows are beyond feasible repair.
- The proposed windows, with between-the-glass grids and fewer lites than the historic condition, would provide in a somewhat empty or blank appearance, lacking the degree of texture and depth that is characteristic of the historic windows. This would be contrary to Standard #6: replacement features must “match the old in design, color, texture, and other visual qualities, and where possible, materials.”

## **RECOMMENDATION**

### Section 21-2-78: Determinations of Historic District Commission

Staff concludes that the proposed window replacement does not meet the Secretary of the Interior’s Standards for the following reasons:

- The existing windows proposed for removal are historic materials and features that define the character of the property and have not been shown to be deteriorated beyond repair.
- The proposed new windows are not appropriate as they do not match the existing windows in visual qualities (the proposed between-the-glass grids, with fewer lites, do not provide the same textural depth as the existing windows).

Therefore, staff recommends that the Commission issue a Denial as the proposed work fails to meet the Secretary of the Interior's Standards for Rehabilitation, in particular:

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.*
  
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 where possible, materials. Replacement of missing features shall be documented by documentary, physical, or pictorial evidence.*