

STAFF REPORT: DECEMBER 11, 2024 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2024-00674

ADDRESS: 1783 IROQUOIS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: KERRY CONWAY, MIDTW ARCHITECTS

PROPERTY OWNER: FABIAN AND SARA KOARK

DATE OF PROVISIONALLY COMPLETE APPLICATION: NOVEMBER 18, 2024

DATE OF STAFF SITE VISIT: NOVEMBER 21, 2024

SCOPE: REPLACE WOOD WINDOWS, REPAINT EXTERIOR

12/10 – Staff report revised to include exterior window cladding color and review of proposed brickmould, sills and mullions.

EXISTING CONDITIONS

The property is located mid-block on the west side of Iroquois, between St. Paul Street and Kercheval Avenue. The dwelling is a two-story, three-bay wide structure with single-story wings at the north and south walls. The dwelling is clad with stucco and the symmetrical façade includes grouped windows, a deeply overhanging eave with paired brackets, and a single-story portico with smooth round Tucson columns. The low-pitched hip roof, covered in asphalt shingles, is only visible from a distance so the low and wide shed façade dormer has a highly visible profile.

The dominant window pattern for the house are double-hung wood units with a six-over-six, or eight-over-eight glass pattern. Wood casement windows at the side porches and window opening above the front entry offer proportional glass patterns to the double-unit units. The shutters installed at the sides of each window opening on the façade have a ½ panel – ½ louver design and with a small cut-out in the upper panels. The downspout collector boxes and round downspouts are two other details that remain in place since time of designation.



Facade of house. Staff photos, November 26, 2024.



Rear wall of the house. Applicant photo. The French door is proposed for replacement.

A three-car garage is located at the northwest corner of the lot. The stucco walls, six-over-six double-hung window, and very low-pitched hip roof combines for a design that mimics the house's cladding materials, overall form and window openings. A concrete wall runs along the side and rear property lines and closes off the rear yard to the public alley; the walls end adjacent the front corners of the house.



Above: Applicant photo.

Right: Aerial view of the property. Concrete walls are visible from this viewpoint.



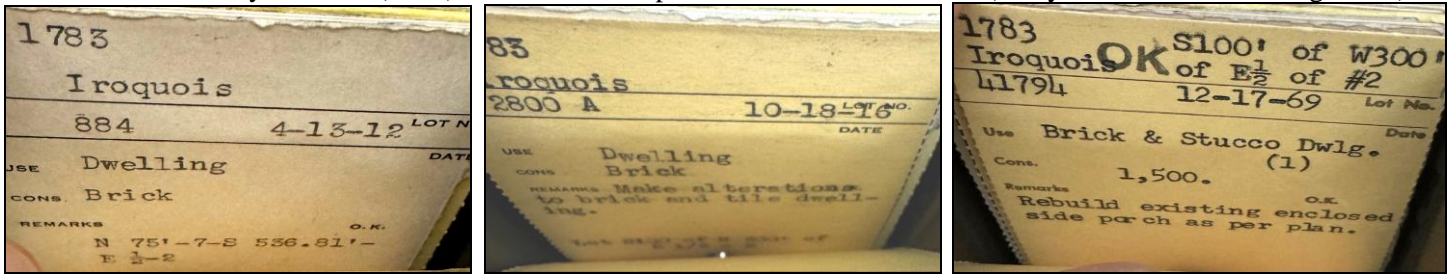
PROPOSAL

The applicant states that an electrical fire occurred within the house during the winter of 2024. The following work items are proposed for the exterior to remediate the fire damage.

- Clean all wood surfaces & stucco walls (power wash)
- Patch and repair existing wood trim as needed
- Replace windows on house (matching operation and pattern) and restore sunroom/porch windows.
Replacement includes extruded aluminum brickmould, subsills and mullions.
- Repaint entire exterior using HDC Color System E: Walls: B12 Grayish Green, Trim: C: 4 Yellowish White, Windows: B:19 Black.
- Repair and repaint all exterior doors; replace French doors in kitchen at rear wall (damaged beyond repair).

STAFF OBSERVATIONS AND RESEARCH

- The Indian Village Historic District was enacted on June 15, 1971.
- The building permit for the house was issued on April 13, 1912, and a permit for alterations to the house was issued four years later (1916). One of the side porches was rebuilt in 1969 (two years before local designation).



Building Permit cards, BSEED.

- The 1915 Sanborn map shows the footprint of the house has not changed since its original construction; however, it does appear that the garage increased in size between 1915 and 1951. A permit for the pool was issued in 1979.



Vol. 8, 1915 Sanborn Maps Vol. 8, 1915-1951 Aerial view, ConnectExplorer, April 2022.



Designation Photo, 1971. HDAB

- According to BSEED’s permitting system:
 - An electrical permit was issued on January 23, 2024, for a 200-amp service change.
 - A dangerous building complaint was received on February 12, 2024.
 - An application (FIE2024-00033) was processed on February 23, 2024, for fire insurance escrow.
- HDC staff visited the property on February 13, 2024, and took the below photograph.



HDC staff photos taken on February 13, 2024 shortly after the fire. These photos show smoke on all the window frames, as well as several glass panels broken at the second story.

- According to staff’s research on immediate and lasting effects of fire damage, it is possible for fire to stress glass in way that, although intact, it has become extremely fragile and may break by a tap or a push. Intact wood frames might also have damaged seals and/or weakened integrity, and smoke can linger in the wood frames and cavities where operational components, such as the sash cords, are housed.



Applicant photos.



- 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 that non-visible fire damage could require, as the only repair option, the full restoration of each window sash, including the replacement of each pane of glass as its strength may have been impaired and would be nearly impossible to assess. Furthermore, even with

restoration/rebuilding of window frames to remove glass and structural framing concerns, the lingering smell of smoke, from the frames and wall cavities, might not be fully removable.

- In a National Park Service memo titled Role of Economic and Technical Feasibility in Applying the Secretary's "Standards for Rehabilitation" it states: *Technical and economic feasibility are routinely taken into account during the review of rehabilitation projects; for example, the decision as to whether to repair or replace deteriorated window sash is made on the condition of the sash and their significance to the overall building, as well as the technical and economic feasibility of repair. In cases where the deteriorated windows are so badly rotted and deteriorated that repair is not technically feasible, replacement – in the context of rehabilitation – may be justified; if all other aspects of the project are satisfactory and the new sash are accurate replications, the overall project can be found to meet the Secretary's "Standards for Rehabilitation"*.
- Based on the technical and economic feasibility standard due to the level of confirmed and probable deterioration due to fire, staff believes the existing windows are deteriorated beyond repair. It is also staff's opinion the selected replacement windows may be an accurate replication of the historic wood windows and window trim.
- The applicant also proposes to repair the remaining wood windows that were not strongly affected by the fire, which are the windows on the side wings/porches and garage.



Windows to be retained on the three walls of the south wing. Applicant photos.



Windows to be retained on the northern wing. Applicant photos.

- The removal of all window components within the openings, including the brickmould, mullions and subsills, is requested. New brickmould, subsills and mullions are to be supplied by Marvin and fabricated from extruded aluminum.

The window openings are distinctive character-defining features, and the trim/brickmould, mullions and subsills are the most forward-facing and visible components of the window openings. Staff wasn't provided with a section or dimensioned photograph of the existing features, so it isn't clear if the proposed aluminum designs can match the existing in profiles due to extruding and/or structural limitations of aluminum coil stock. Therefore, it is staff's opinion that these exterior-facing elements must be fabricated from wood and painted so that the window openings retain the dimensions, pattern/profile and surface finish of the historic components.



Staff photo, November 26, 2024.

- Regarding the exterior painting, the applicant references B:19 Black for the windows, but they selected "bronze" for the exterior cladding color. The applicant confirmed with staff, that Marvin's bronze is the selected color. This is a very dark almost-black color and staff believes is a complimentary choice for the new windows and will offer a black-like appearance.



Bronze

ISSUES

- Additional information is needed related to existing conditions and proposed replacement windows:
 - Exterior photo of each wall with window sash numbered to match the submitted window order.
 - Dimensions of existing window sash – bottom rail, meeting rail, top rail, stile, and muntin.
 - Dimensioned window sections of selected replacement window for comparison to historic windows.
 - Close-up photo and dimensions of existing brickmould, mullions and subsills for comparison to proposed replacement components. These components will be fabricated from wood and painted to match the new window frames.
 - ~~Clarification on exterior finish and color for window sash as the window order states bronze cladding, but the exterior color palette says the windows are to be black~~

RECOMMENDATION

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

Staff recommends that the proposed work will not alter the features and spaces that characterize the property and therefore should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Indian Village Elements of Design.

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

- Additional information is needed related to the existing windows and trim and proposed replacement products and shall be submitted to staff for review before final approval can be granted.
 - Exterior photo of each wall with window openings numbered to match submitted window order.
 - Dimensions of existing window sash – bottom rail, meeting rail, top rail, stile, and muntin.
 - Dimensioned window sections of selected replacement window for comparison to historic windows.
 - Close-up photo and dimensions of existing brickmould, mullions and subsills for comparison to proposed replacement components. These components will be fabricated from wood and painted to match the new window frames.