
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	2206 Decatur Place, NW	Agenda
Landmark/District:	Sheridan-Kalorama Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	June 22, 2017	X Alteration
H.P.A. Number:	17-339	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect Norman Smith, representing owner Gretchen Theobald, seeks permit review for replacing windows on a house in the Sheridan Kalorama Historic District.

Property History and Description

2206 Decatur Place is a two-story brick building that was originally constructed in 1924 as a private garage with a chauffeur's residence above. The building, designed by the unknown architect H.G. Turton, has Tudor Revival qualities including a stone garage door surround (since infilled with a pedestrian door and windows), half timbering, and banks of leaded glass casement windows on the second floor. A projection on the west half of the first floor was added later, presumably covering a second garage door opening.

Proposal

The project calls for replacing the 10 six-over-six first floor windows with Marvin Infinity (fiberglass) units with exterior profile muntins. The 18 second floor leaded glass casement windows would be replaced with Marvin Infinity (fiberglass) casements with exterior aluminum muntins to match the existing pane configuration. The aluminum muntin system would be fabricated by HP Metal Fabricator LLC of Bristow VA, a supplier that specializes in the fabrication of simulated leaded glass framing.

Evaluation

While the first floor windows are fairly standard units, the second story windows are "special windows" as defined in the historic preservation regulations (DCMR 10-C).¹ For contributing buildings in historic districts, such as 2206 Decatur, the standard for the replacement of windows on primary elevations states: "If historic windows cannot reasonably be restored, replacement windows shall be approved if they reasonably match the historic windows in all respects—configuration, method of operation, profile, dimensions, material, and finish. A stricter standard of reasonableness shall be applied to special windows."

¹ 2301.3 A "special window" means a window that creates a special architectural effect, or is a custom design, not typically found in a manufacturer's catalogue. These windows may or may not be repetitive, and usually involve one or more of the following attributes: (a) Non-rectilinear frame or sash; (b) Transom or side light configuration; (c) Multi-pane configuration with twelve or more panes in a single sash; (d) Curved glass; (e) Stained, leaded, or artistically crafted glazing; (f) Decorated, carved, or embellished sash, frame, or surround; or (g) Projecting bay or oriel.

The applicants have undertaken considerable efforts in exploring various repair and replacement options, and have provided documentation of their conversations with 12 window contractors. None of the options resulted in solutions to all of the issues that the existing casement windows raise, including deterioration and racking of frames, loose and deteriorated lead framing, energy inefficiency, and the inability to provide insect screens, thus leading them to consider replacement options. While the Marvin Infinity will not replicate the material of the original window, it is a milled and paintable product that can precisely replicate the simple profiles and dimensions of the existing casements; as a fiberglass product, it will not warp or rack.

A mock-up of the aluminum muntin has been ordered to ensure that it can replicate the uneven hand-made appearance, profiles and dimensions, and finish of a leaded window. If the mock-up is successful in illustrating a replication of these qualities, the overall appearance of the new windows should adequately reproduce the originals. However, if the mock-up is not successful, an alternative replication of a leaded muntin system would be required.

Recommendation

The HPO recommends that the Review Board find the proposal compatible with the character of the historic district contingent on the aluminum muntins accurately replicating the visual qualities of the existing leaded muntins, and delegate final approval to staff.

