

STAFF REPORT: NOVEMBER 16, 2022 MEETING

PREPARED BY: B. BUCKLEY

APPLICATION NUMBER: 22-8118

ADDRESS: 1688 BAGLEY

HISTORIC DISTRICT: CORKTOWN HISTORIC DISTRICT

APPLICANT: ANDRES PICHARDO-ROSENTHAL

PROPERTY OWNER: A. PICHARDO-ROSENTHAL, S. NEGRON

DATE OF PROVISIONALLY COMPLETE APPLICATION: SEPTEMBER 17, 2022

DATE OF STAFF SITE VISIT: OCTOBER 26, 2022

SCOPE: REPLACE SIDING, REBUILD PORCHES

EXISTING CONDITIONS

1688 Bagley Street is a one-and-a-half story frame dwelling. The building was constructed in two phases. The rear, single-story, side-gable portion of the house was constructed ca. 1880, while the front-gable, street facing portion of the structure was completed ca. 1915. The dwelling's façade presents a utilitarian colonial revival design, with a pedimented front porch supported by Tuscan columns. Two frame outbuildings stood along the rear alley but were demolished in the mid-20th century. 1688 Bagley sits in the middle of a block of modest frame workers cottages and middle-class Victorian dwellings.



Figure 1: Current image of 1688 Bagley Ave.



Figure 2: Image of 1688 ca. 1984. HDAB



Figure 3: Ca. 1880 rear portion of the dwelling.

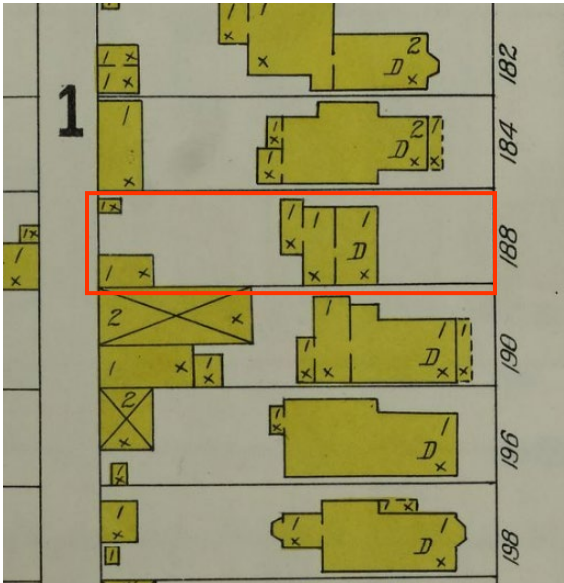


Figure 4: 1897 Sanborn map. Library of Congress.

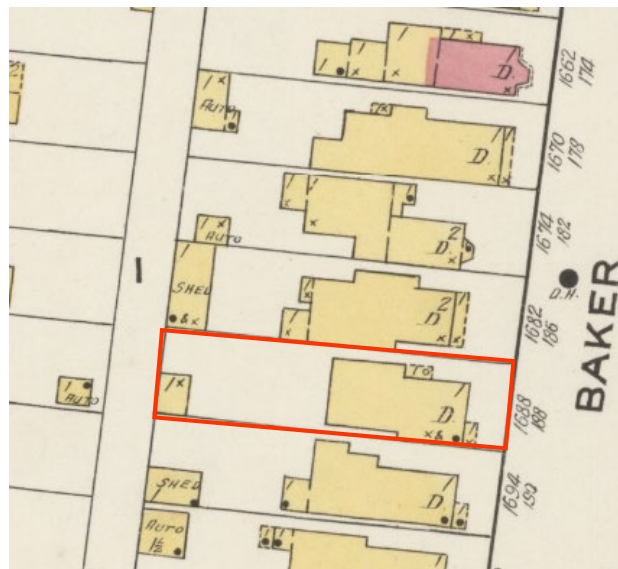


Figure 5: 1921 Sanborn map. Library of Congress.

PROPOSAL

The applicant is seeking approval for work in progress. The applicant proposes to clad the building with prefinished, textured, engineered wood siding from the Diamond Kote corporation. The proposed siding will be oriented horizontally with an 8-inch reveal, and prefinished in midnight blue with white trim. The fascia and soffit board will be of the same material, prefinished in white.

The applicant also proposes to reconstruct the front and side porches attached to the ca. 1915 addition. The scope of work at the side porch consists of replacing the concrete foundation and wood deck while retaining the extant turned columns. The front porch will be reconstructed in kind, including the now removed columns.

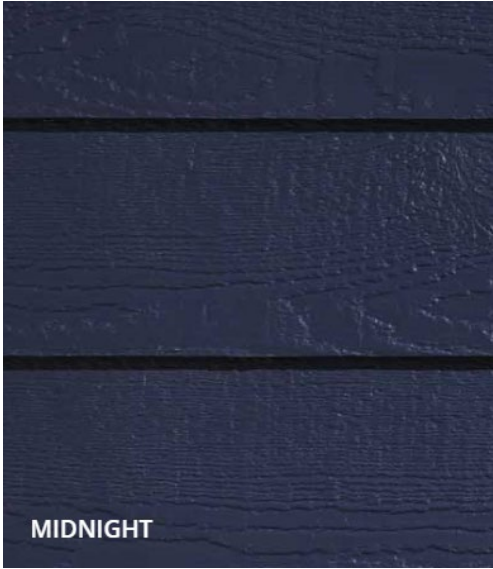


Figure 6: Proposed siding color.



Figure 7 Manufacturer's 8-inch profile diagram.



Figure 8: Dwelling before construction.



Figure 9: Image illustrating front porch column deterioration.



Figure 10: View of side porch.

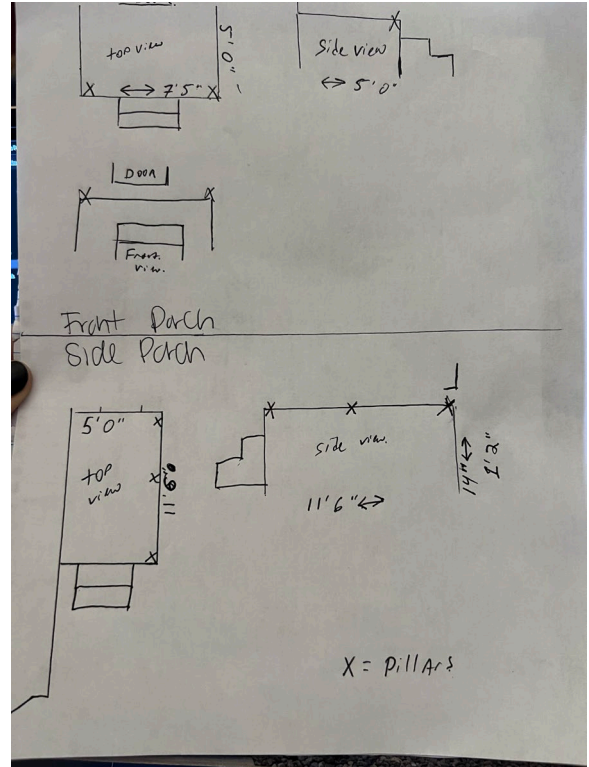


Figure 11: Dimensioned sketch of porches.

STAFF OBSERVATIONS AND RESEARCH

- The Corktown Historic District was established in 1984.
- The current owners initiated the proposed work in early October, and were issued a stop work order by BSEED on October 13th. The front porch has been demolished, but the original columns remain on site. The vinyl siding has been removed.
- During site visits by staff, a number of other violations were observed, including a skylight and what appear to be vinyl windows installed prior to the current owner's acquisition of the property. This application applies only to the siding and porch scope of work covered by the stop work order.
- The original front porch appears to have been constructed with a concrete foundation and wood deck with wood trim pieces at the skirt.
- Evidence suggests both the 19th century and early 20th century portions of the dwelling were originally covered in horizontal wood siding. During the late 20th century, the entire building was covered in vinyl siding. Around 2018, the vinyl siding was removed from the first floor of the façade revealing early or original wood siding underneath. Further removal of vinyl siding in preparation for this project revealed wood siding on the 19th century portion of the building, and suggests the material exists under the insulation on the eastern elevation as well.



Figure 12: Wood siding on the western elevation



Figure 13: Wood siding under insulation, east elevation.



Figure 14: Ca. 1885 rear portion of the dwelling showing existing wood siding.

ISSUES

- **Siding:** The extent and condition of the remaining wood siding on the house is not known at this time. The removal of the vinyl siding and portions of insulation suggests it remains on a substantial portion of the building, and what was revealed appears to be in repairable condition. Wood siding is a character defining feature of many historic dwellings in the Corktown Historic District, including this one. It is staff's opinion that the application does not demonstrate the condition of the historic wood siding to an extent that justifies its replacement with a non-historic material. The installation of the engineered wood siding product conflicts National Park Service document's *Evaluating Substitute Materials in Historic Buildings*;
 - *"Substitute materials, like all replacements, must closely match the design, color, surface texture, reflectivity, finish, details, and other qualities of the material or element to be replaced."*Staff recommends that the condition of the historic wood siding be fully evaluated, and the existing wood siding be repaired or replaced in-kind to preserve the material integrity of both the dwelling and historic district.
- **Porches:** The proposals for the front and side porch appear to meet the Secretary of Interior Standards for rehabilitation. However, the applicant has not provided sufficient documentation to confirm the design of the replacement columns, foundations and decks will be an accurate and appropriate in-kind replacement.

RECOMMENDATION

Recommendation One: Denial

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

It is staff's opinion the proposed installation of prefinished, engineered wood siding will alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Denial for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, specifically Standards 2 and 6:

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 will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."*

Recommendation Two: Certificate of Appropriateness

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

It is staff's opinion the remaining components of the application do not destroy historic materials that characterize the site. Staff therefore recommends Commission issue a Certificate of Appropriateness for the proposed work as it meets the Secretary of the Interior Standards for Rehabilitation and the Corktown Historic District's Elements of Design, with the conditions that:

1. The applicant provide HDC staff with dimensioned photographs or drawings of the existing (removed) columns.
2. The applicant provide HDC with dimensioned and detailed drawings illustrating the construction of the porches including material callouts for approval prior to construction.
3. The applicant provide HDC with documentation of replacement columns, including dimensions, materiality and finish color, for approval prior to construction.