

**STAFF REPORT: SEPTEMBER 11, 2024 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: HDC2024-00454**

**ADDRESS: 1710 BAGLEY**

**HISTORIC DISTRICT: CORKTOWN**

**APPLICANT: JONATHAN KLAR**

**PROPERTY OWNER: JONATHAN KLAR**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: AUGUST 19, 2024**

**DATE OF STAFF SITE VISIT: AUGUST 27, 2024**

**SCOPE: REPLACE EXISTING SIDING WITH ENGINEERED SIDING**

### **EXISTING CONDITIONS**

The two-story, two-family dwelling, located at 1710 Bagley, was erected prior to 1884. The façade of the house is topped with a front-facing gable roof accentuated by a wide frieze board. Three equally spaced single window openings are at the second floor, and a single-story flat roofed bay window, centered under two of the windows, is at the first floor. The front door is accessed by an open, raised porch landing built of concrete.

A cross-gable roof near the rear of the house covers an extension to the east that has a second entrance and a small, covered porch. The siding on the facade is not historic age and Insulbrick siding remains on the side walls.



*Façade, east-facing wall. Staff photo, August 27, 2024.*

**PROPOSAL**

- Remove all existing siding exterior finishes/siding, including window trim boards.
- Wrap house with Tyvek, and apply LP Smart Siding and trim, factory painted, at the exterior with matching trim. Color: Harvest Honey, similar to A:5 Grayish Yellow.

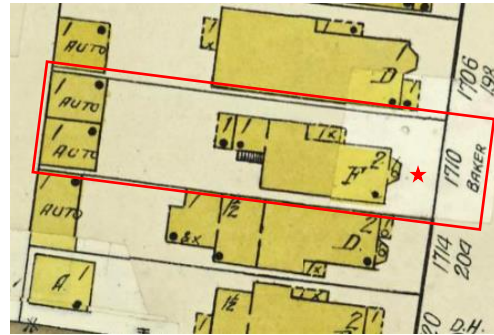
**STAFF OBSERVATIONS AND RESEARCH**

- The Corktown Historic District was enacted in 1984 and expanded in 1998.
- The dwelling’s current massing appears to match the footprint shown in the 1884 Sanborn map.

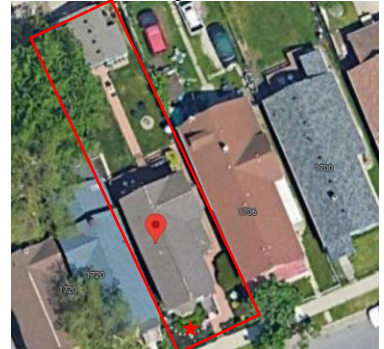


1884

Sanborn Maps



1950



Google aerial view.

The 1921 and 1950 maps (1950 is shown here) indicate the front bay window was moved, but current conditions/location matches that of the 1884 map.

- According to the Corktown District Final Report: *The Longon Farm, from approximately 10<sup>th</sup> Street to 12<sup>th</sup> Street, was not subdivided into town lots until 1873. All the lots on Baker Street (now Bagley) were sold between 1874 and 1878. Individual houses were not usually designed by architects. Mostly of frame construction, the early houses were supported on cedar posts and had no basements. Additions are a common feature of houses in the neighborhood, added as families grew, and architectural features stemming from architectural fashion of the second half of the 19<sup>th</sup> century were applied as families became more affluent.*
- The 1984 designation photo shows the front wall had also been covered in asphalt siding that remains in place on the side walls. The neighboring property was also covered in asphalt siding (aka Insulbrick).
- As the Final Report states, many houses were “modernized” toward the end of the 19<sup>th</sup> century through the installation of brackets, window hoods and stylistic porches. Some houses however, such as 1334 Labrosse (which is similar to 1710 Bagley) remained “unpretentious” and didn’t received additional applied architectural detail.



Above: 1984 designation photo, HDAB.

Left: 1710 Bagley. Staff photo, August 2024.

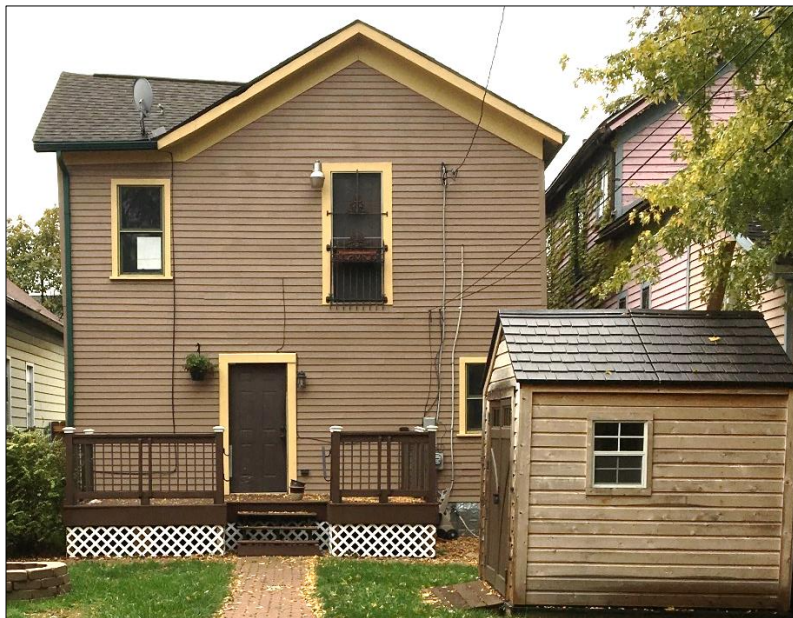
Right: 1334 Labrosse, Google Streetview.





*Photos from HDC files that show the condition of the property in August 2002, when HDC staff reviewed applications for new windows and the removal of the asphalt siding.*

- In 2002, HDC staff approved the installation of aluminum-clad wood windows, as well as the removal of the asphalt siding. Based on existing conditions, the removal of the siding from the sides of the house was not completed.



*Rear condition of house, as of 2017.*



*Existing conditions on facade of house, August 2024. Staff photo.*



*Existing conditions of siding at front entrance, August 2024. Staff photo.  
The lap siding was installed with different length pieces, creating visible seams.*



Staff photos, August 2024.



It is staff's opinion the wood trim surrounds of the window openings are newer material but was milled and installed to match the distinctive window casing design of 19<sup>th</sup> century wood-sided houses.

The circa 2002 lap siding offers a compatible dimension, exposure and edge profile to wood siding. However, when looked at closely from the sidewalk (and at left), the siding has an irregular embossed/raised grain pattern that extends the length of each board. The vertical trim at the edge of the house has a similar raised grain finish. This might be reclaimed wood as it appears to be nailed to the house, but the finish is not typical to most wood siding and is not a compatible finish to the era of the house and surrounding historic properties.

Furthermore, the various board lengths, visible above the bay window and front door (shown on the previous page), many of which have warping vertical edges, draws additional attention to the non-historic material at the primary elevation.



1714 Bagley, neighboring house to immediate west of 1710 Bagley.

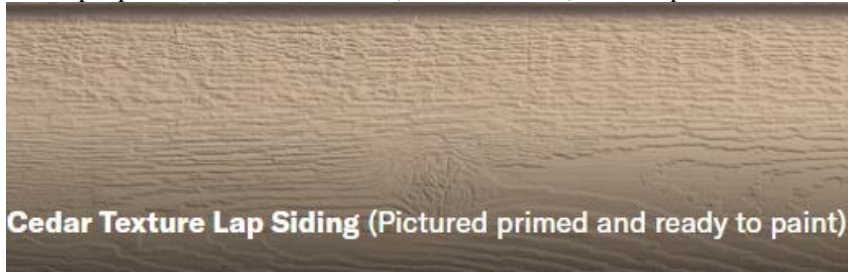
As shown in the 1710 Bagley designation photo, this house also had asphalt siding, which was removed to re-expose the original wood siding.

The wood siding originally had, and generally retains, a smooth finish. The “embossed grain” surface on some areas of the lap siding is due to the uneven finish of not fully removed multiple coats of paint that was applied over the course of 100 + years, and is an expected and authentic expression for century-old siding.

Note the generally smooth surface of the wood trim around the windows, as well as the window casing proportions. Typical window trim detail for late 19<sup>th</sup> century wood-sided houses has narrow and projecting wood sills, as shown at right.



- Staff emailed the applicant and asked if an investigation at the side walls has occurred to determine if wood siding is present under the asphalt siding.
- The application proposes to remove all existing siding and install LP Smartside siding and trim. The applicant proposes the “cedar” finish, shown below, but the product does offer a “smooth” finish.



## ISSUES

- The Certificate of Appropriateness issued in 2002 was for the installation of wood lap siding at the front elevation. It is staff’s opinion the replacement of the 20+ year old wood siding should be completed with the installation of new wood siding, as 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.”* Wood lap siding is readily available and can offer a matching texture, exposure and edge profile to historic wood siding.

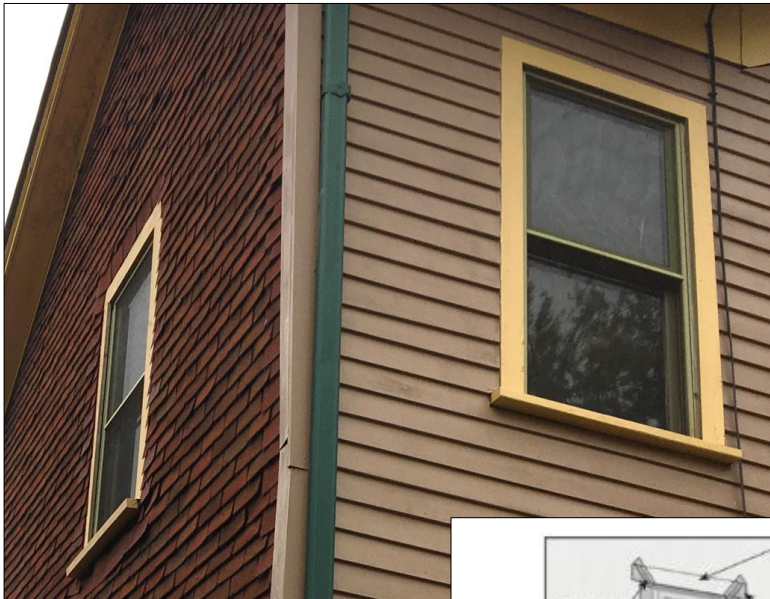


*Streetscape view of 1710 Bagley (far right) and adjacent circa 1880’s wood-sided houses.*

- At the time of writing the staff report, it isn’t clear if the historic wood siding is present under the asphalt siding on the side walls. If it is present, it is likely repairable due to the inherent strength and insect resistance of old growth wood. Staff will request to be notified when the siding is removed to confirm and visually assess the wall material and condition.

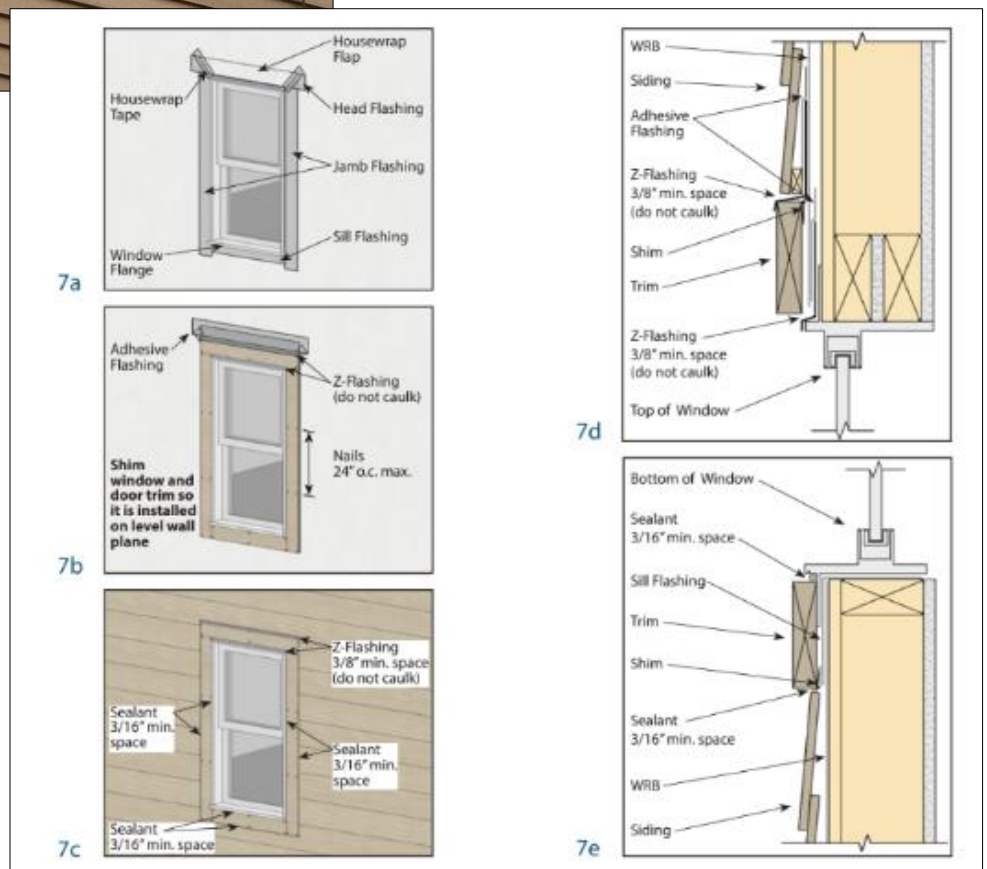


- The design and dimensionality of the window casings is a distinctive character-defining feature of the dwelling; this detail identifies the era of construction/age of the house and must be retained, or replaced in kind with new wood and painted finish.
  - The installation drawings provided by LP Smartside shows a design of uniformly dimensioned, flat window trim at the top, bottom and sides.



Above: Applicant photo of the east side window and rear window. The angled photo clearly shows the dimension and profile of the replicated 19<sup>th</sup> century window casing and sill.

Right: Installation drawing from LP Smartside website. Note the rendering and sections of the top and bottom of the window trim specify uniform height and flat profile trim.



## RECOMMENDATION

Staff finds that the proposal will alter the features of the property and does not meet the Secretary of the Interior's Standards for the following reasons:

- The replacement of the 20+ year old wood siding should be completed with the installation of new wood siding, as 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.*” Wood lap siding is readily available and can offer a matching texture, exposure and edge profile to historic wood siding.
- The Commission doesn't know if the historic wood siding is present under the asphalt siding on the side walls and it is premature to consider a replacement product as such wood siding would be a distinctive character-defining feature of the property.
- The design and dimensionality of the window casings is a distinctive character-defining feature of the dwelling; this detail identifies the era of construction/age of the house and must be retained, or replaced in kind with new wood and painted finish.
  - The installation drawings provided by LP Smartside shows a design of uniformly dimensioned, flat window trim at the top, bottom and sides.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2, 5, 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.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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.*