Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: August 14, 2019***
HDCADMRM 2019-00359	***PID# 11909519***

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1711 Merriman Avenue

SUMMARY OF REQUEST: Alternative Materials

APPLICANT/OWNER: Justin Poovey

Details of Proposed Request

Existing Conditions

The existing structure is a one-story house constructed in 1946. The house appears to be a blend of cottage and Bungalow design. Architectural features include a front gable roof, two brick chimneys, 6/6 wood windows and a partial width front porch with a hipped roof supported by brick piers and battered columns. Existing brick piers and chimneys are not painted. The foundation is concrete block. Siding material is asbestos shingle, which is believed to be original to the house, some of which are broken, cracked, or missing. An infilled rear porch has Masonite siding. Lot dimensions are approximately 50' x 170'. Adjacent structures are 1-2 story single family houses.

Proposal

- The proposed project is to remove the original asbestos shingle siding and replace it with fiber-cement siding. The new fiber-cement siding is similar in profile, depth, and dimension.

- The proposed project also includes the replacement of the original wood windows with new wood windows.

- A rear addition and other rehabilitation work that met the criteria for staff review has already been approved.

Design Guidelines – Building Materials, page 5.1

Charlotte's neighborhoods have a very wide variety of materials used for foundations, siding, roofs, and details. Many historic materials have a long life if they are properly maintained. Moisture is the most frequent cause of deterioration for many materials. Guidance on replacement materials is also provided in this chapter. However, it is important to note that substitute materials are generally not allowed when rehabilitating historic buildings in Charlotte's historic districts. Information on substitute materials for new construction can be found in this document under Guidelines for New Construction.

Design Guidelines - Secretary of the Interior's Standards for Rehabilitation, page 2.5

1. A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
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 the replacement of a distinctive feature, the new one 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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design Guidelines-Trim, page 4.11

1. Repair rather than replace existing historic trim, matching original materials, details and profiles.
2. Match deteriorated trim with new trim to match as closely as possible in material, details and profiles. Do not remove elements that are part of the original design of the structure without replacing them in-kind.
3. Replace missing trim based on physical evidence. Do not replace original trim with material that conveys a different period of construction or architectural style.
4. Avoid using substitute materials such as fiberglass, composites, and PVC type products when repairing or replacing historic wood elements.

Design Guidelines –Replacement Windows, page 4.14

18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

Staff Analysis

Staff has the following concerns with the proposal:

1. Existing asbestos shingle cannot be repaired and is no longer manufactured.
    a. One potential option is to replace broken shingles with intact salvaged shingles.
    b. Another option is to allow for replacement with a new material that matches the old in design, color, texture, and other visual qualities, per Standard #6 above.

2. Will the existing wood trim (window, doors, roof, etc.) will it be repaired and re-installed or replaced?

3. Since there is no evidence that lap wood siding was ever installed on this house, the replacement of the asbestos shingle with lap wood siding would conflict with Standard #3, above.

4. The Commission will determine if the proposed replacement window and trim, where required, meet the Guidelines.

HDCAD MR M2019-00359

PI D: 11909519

LOCAL HISTORIC DISTRICT: WIL MORE

PROPOSED PROJECT: ALTERNATI VE

August Meeti ng 2019

1711 Merriman Avenue, Wilmore

Built 1946

Window Replacement and Siding Repair or Replacement

COA HDCADMRM-2019-00359 approved replacement of gable windows (front and rear(not original)), replacement of left elevation basement windows, and restoration of other windows, parging of foundation cinderblock, roof replacement, rear deck addition with screened-in porch, and adding 3 windows matching existing on back right elevation and rear elevation.

Existing Siding

Existing siding is 12”x24”cementitious-asbestos shingle with wood trim, wood porch, and wood soffits. Rear addition (seen on right and rear elevations) has Masonite siding. Denting, breaking, and chipping of siding is prevalent. Rear and right elevation corner will require new siding after window installation.


CarolinaMLS 2019


CarolinaMLS 2019

Street View - Merriman Ave

1711 – Subject House

South Side

North Side

Historic Properties with Asbestos Shingle Siding

Wilmore, Dilworth

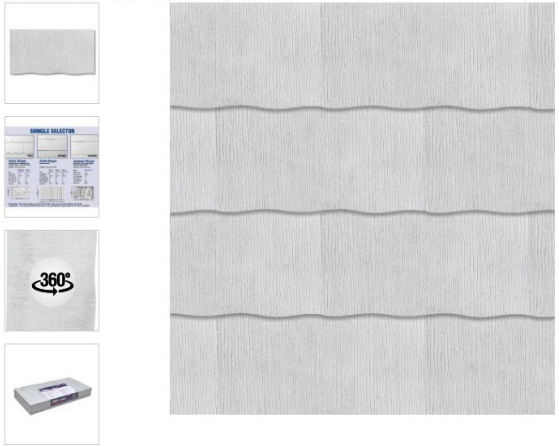

428


520

Proposed Repair Material as “Option A” below.

Home / Building Materials / Siding / Fiber Cement Siding

Internet #100036936 Model # 2214000WG Store SKU #484535



Best Seller

GAF ›

WeatherSide Purity 12 in. x 24 in. Cement Fiber Wavy Shingle Siding

★★★★½ (392) Write a Review Questions & Answers (73)

- Fire and freeze-thaw resistant replacement for asbestos siding
- Pre-primed; ready to be painted to match existing wall color
- Shop the WeatherSide Fiber Cement Siding

$108.00 /bundle

Feedback

Save up to $100* on your qualifying purchase.
Apply for a Home Depot Consumer Card

Specifications

Dimensions

Coverage Area (sq. ft.)	33.3 ft²	Product Thickness (in.)	0.17 in
Product Length (in.)	24 in	Product Width (in.)	12 in

Details

Color Family	White	Returnable	90-Day
Color/Finish	White	Siding Features	Pre-Primed,Textured Surface,Wavy Edge
Finish Type	Primed	Siding Type	Panel
Material	Cement	Vertical or Horizontal	Horizontal
Profiles	Shingle		

History [edit]

Early fiber cement panels used asbestos fibers to add strength. Ludwig Hatschek patented asbestos-reinforced fiber cement in Austria in 1901 and named it "Eternit", based on the Latin term "aeternitas", meaning everlasting. In 1903, Schweizerische Eternit-Werke AG began fabricating the material in the city of Niederurnen in Switzerland. Cellulose-reinforced fiber cement products were introduced 1980s as a safe replacement for the very widely used asbestos cement products manufactured before that time.

Original siding was manufactured with 90% cement and 10% asbestos, until research discovered asbestos can cause mesothelioma.

Why Use Asbestos Cement Siding?

Unlike wood siding, asbestos cement siding was impervious to weather, termites, and rot, and the addition of asbestos made the siding very fireproof and durable.

It's not uncommon to find 70 year old asbestos siding still on the exterior of homes that is in perfect condition, completely unharmed by the passage of time.

The problem with asbestos cement siding is that it was discovered that inhaling airborne asbestos fibers can cause mesothelioma, asbestosis, and other lung damage.

Health Risks of Cement Siding

If there's any good news concerning asbestos cement siding, it's that it is one of the more inert and safe forms of asbestos containing materials that you'll find.

Cement siding may crack over time but in order for the fibers to become airborne and dangerous, pieces of siding must be broken into very small pieces or sawed continuously.

Cement siding is also one of the easiest forms of asbestos to remove, and one of the few instances in which a homeowner can safely remove asbestos themselves if proper precautions and safety tips are followed.

As long as each piece of siding is removed intact and not broken — and immediately bagged up properly — it's difficult to release dangerous asbestos fibers.

The fact that siding is installed outdoors and is easily accessible also makes the job easier and less costly, even if you hire a licensed asbestos removal and remediation company.

Proposed Repair Material as “Option B” below. - 7” Exposed Wood Lap Siding

1 PROPOSED FRONT ELEVATION

1/4" = 1'-0"

Existing Windows

Existing windows are 6/6 putty glazed single pane wood windows with 3/16” bars

Bars rotted

Bars rotted/broken off

Window Sill Termite

Sill Termite

RIGHT ELEVATION

Interior bar detached

Exterior Rot

LEFT ELEVATION

Excessive rot and detachment

LEFT ELEVATION

Kitchen Window

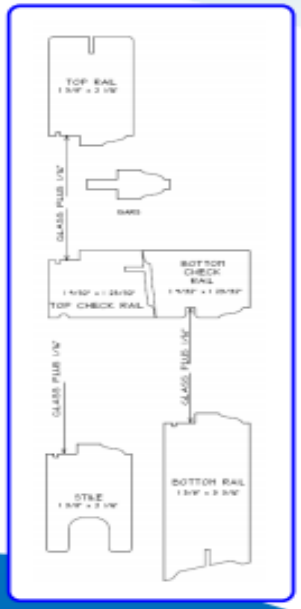
Spiral rod balance system compromised

RIGHT ELEVATION

Proposed Windows

1. 6/6 putty glazed single pane wood windows with 3/16” bars

HAND MADE QUALITY AND CRAFTSMANSHIP IN STOCK AND READY FOR DELIVERY



From our first days in the millwork business, VictorBilt has been providing these classic wood windows, and with the advancements in wood treating through Woodlife 111®, customers can be assured that they have a window built to last.

HIDDEN BALANCE SYSTEM DETAILS

- No Vinyl Balance, for All Wood Presentation
- Inverted Spring secured to sash with clip secured to jamb—all hidden during normal operation
- Double Hung Standard
- Wood Parting Stop
- Full Travel Sash
- Available as Sash Pack to fit existing frames

Restoration Locks

Side Jamb detail with Hidden Balance

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VictorBilt
Dealers Supply of Lumber Company, Inc.

2. 6/6 wood window with 7/8” SDL and insulated glass, argon filled