

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 401 West Park Avenue

SUMMARY OF REQUEST: Non-traditional material

APPLICANT/OWNER: Carrie Coulson, owner

Details of Proposed Request

Existing Conditions

The existing house is a 1.5 story house Bungalow constructed in 1933. The existing siding is a non-traditional material.

Proposal

The proposal is replacement of the existing siding with a cementitious siding material of similar dimension and texture of the original siding.

Design Guidelines-Building Materials, page 5.2

WOOD

The availability and flexibility of wood has made it the most common building material throughout much of America's history. Because it can be shaped easily by sawing, planing, and carving, wood is used for a broad range of elements, including cornices, brackets, shutters, posts and columns, railings, doors, windows and trim.

In addition, wood is used in major elements, such as framing, siding, and shingles. The main objective is to keep wood free from water damage, rot, and wood-boring pests. Properly maintained wood can last decades and even centuries.

TECHNICAL INFORMATION

National Park Service Preservation Brief #10: Exterior Paint Problems on Historic Woodwork
www.nps.gov/history/hps/tps/briefs/brief10.htm

National Park Service Preservation Brief #9: The Repair of Historic Wooden Windows
www.nps.gov/history/hps/tps/briefs/brief09.htm

GUIDELINES

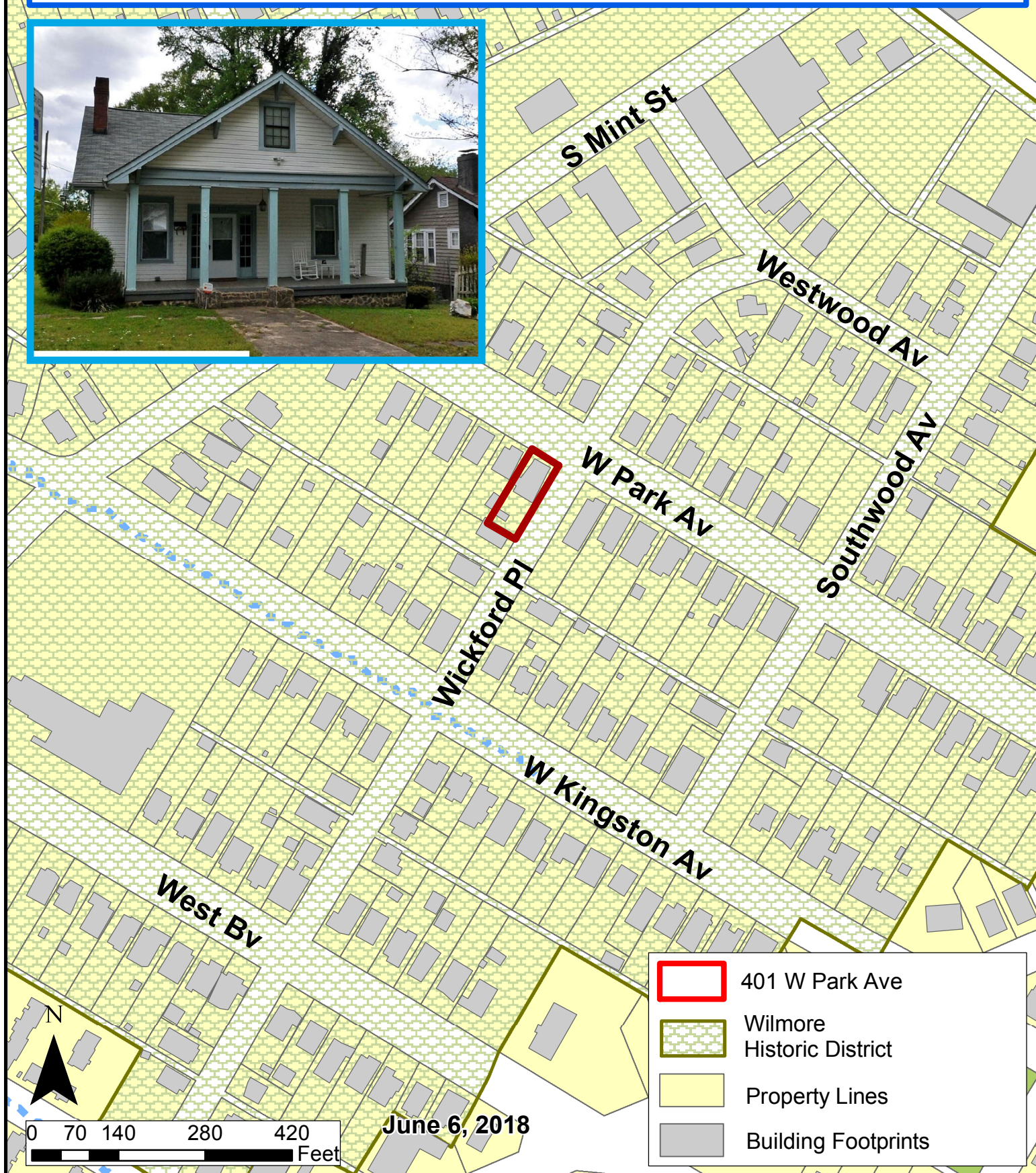
For Wood:

1. Retain wood as one of the dominant framing, cladding, and decorative materials.
2. Retain wood features that define the overall character of the building.
3. Repair rotted or missing sections rather than replace the entire element.
4. Use new or salvaged wood, epoxy consolidants, or fillers to patch, piece, or consolidate parts.
5. New wood components (siding, trim, columns, etc.) should not have visible knots and markings once painted.
6. Match existing historic materials and details.
7. Replace wood elements only when they are rotted beyond repair. Do not use cementitious, vinyl, aluminum, composite, engineered wood, or fiberglass siding to replace original irreparable wood siding.
8. Match the original in material and design or use surviving material.
9. Base the design of reconstructed wood elements on pictorial or physical evidence from historic sources.
10. Do not use synthetic siding, such as vinyl or aluminum to cover existing wood.
11. Do not use high-pressure power washing to clean wood siding as the pressure may force moisture behind the siding where it can lead to paint failure and rot.
12. Do not caulk under individual siding boards or windowsills as this action may seal the building too tightly and can lead to moisture problems within the frame walls and cause paint failure.

Staff Recommendation

The proposal does not meet guideline 5.2.7. The HDC will determine if an exception should be granted for non-traditional siding on an original historic structure.

Charlotte Historic District Commission Case 2018-031
HISTORIC DISTRICT: WILMORE
ALTERNATE MATERIALS





Existing siding is inconsistent, with some areas not having any original siding, and some areas having a lap siding that has been covered with layers of plywood, insulation board, simulated tile board, and vinyl siding. The lap siding that does exist is destroyed from being nailed into, neglect and decay.



We are proposing a smooth surface cement board.
James Hardie “Artisan” lap siding
7.25” height, 6” exposure

We are proposing that the corners be finished with a 1” x 6” on each face, with a 3/4” quarter round to bring them. (see photo for clarification)



(This photo is from a neighboring home.)

Soffits:

Exposing the soffits was encouraging. The rafter tails and beadboard appears to be in good shape and will be kept.

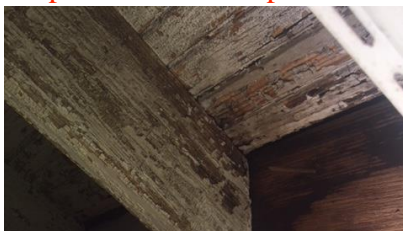




illustration of proposed rafter tails and fascia board

Brackets:

The existing brackets have been altered when the aluminum trim was installed and only portions may be able to be reused. Some are even missing. The brackets will be recreated to



match the original design.



(photo of neighbor's bracket)

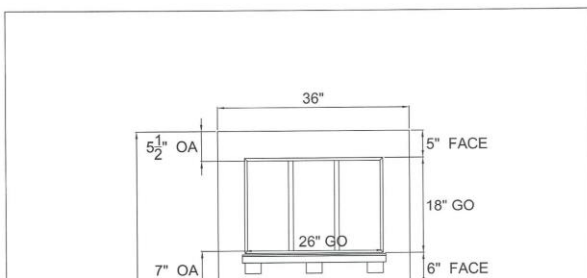
Front Door:

The existing front door is a solid 6 panel painted door with a storm door- Neither is



original to the house. The 2 10 pane sidelights do appear to be original.

We propose keeping the original sidelights, but replacing the door with a Spell mahogany door as shown in the drawing below.



Porch Ceiling:

We are proposing a stain grade V-groove board ceiling

Porch Floor:

We are proposing a tongue and grove pressure treated pine floor that will be painted

Porch Columns and Ledger Board:

The Existing porch columns and frieze are not original and are undersized and do not reflect the style of the home.



We are proposing making the columns slightly larger, still doing a double frieze board, using the cove and capitol trim used on the window casing to join the two.