

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1740 Wilmore Drive

SUMMARY OF REQUEST: Siding Changes

APPLICANT/OWNER: Allison Key

Details of Proposed Request

Existing Conditions

The existing structure is a one-story Craftsman bungalow constructed in 1933. Architectural features include a nearly full-width front porch supported by brick piers and tapered columns, and paired 4/1 windows. Originally, the porch wrapped around the right side of the house, but this area has since been converted to heated living space. Currently, the entire house is wrapped in vinyl and aluminum, with the exception of the brick piers and wood columns. All brick on the house, including the foundation and piers, is painted. Lot size is approximately 50' x 160'. Adjacent structures are 1-2 story single-family houses. Previous projects include an accessory structure (shed) approved at the Administrative level in 2017 (COA# HDCADMRM-2017-00299) and a wood deck approved at the Administrative level in 2019 (COA# HDCADMRM-2019-00518).

Proposal

The proposal is the removal of all original German lap siding, front porch bead board ceiling, and all trim on the entire structure. The new siding will be wood lap siding with corner boards. The siding and trim has already been replaced on the rear elevation.

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, engineered wood, and PVC type products when repairing or replacing historic wood elements. In general, the use of these new materials may be more appropriate on new building.

Design Guidelines – Building Materials, Wood, page 5.2-5.3

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.

Design Guidelines – Paint, page 5.8

1. Maintain painted surfaces, keeping the painted surface sound. If paint is peeling, remove peeling paint, prime and repaint with compatible primer and finish coat. Liquid vinyl coatings are not allowed.
2. Foundations should be visually differentiated from the main body of the structure.
3. If paint is failing due to moisture, identify sources of moisture problems, and take appropriate measures to fix them.
 - a. Remove vegetation that grows too closely to wood, and take any other steps necessary to ensure the free circulation of air near wood building elements.
 - b. Repair leaking roofs, gutters, downspouts, and flashing.
 - c. Maintain proper drainage around the foundation to prevent standing water.
4. Performed by a contractor experienced in working on historic buildings, professional chemical removal of paint may be acceptable in certain situations. Sandblasting, open flames, or high-pressure water wash to remove paint from masonry, soft metal, or wood is not allowed. All paint removal requires adherence to lead paint abatement requirements.
5. Re-caulk joints where moisture might penetrate a building before repainting.
6. Paint unpainted aluminum-frame storm windows and doors to match wood trim.
7. Do not paint masonry that is unpainted.
8. Do not completely remove paint to achieve a natural finish on wood components.
9. A paint color scheme can be chosen that is appropriate to the time period in which a building was constructed and that is generally compatible with adjacent structures. A basic approach to color placement is to paint similar elements with the same color to achieve a unified rather than overly busy and disjointed appearance. For instance, select wall and trim colors and consider the use of an accent color on features such as shingles, window sash, shutters, and doors depending on the style of the building.

Staff Analysis

Staff has the following concerns with the proposal:

1. At the time of approval for the Accessory building (shed), the entire house was covered in vinyl siding with corner boards.
2. Window trim is picture frame on the rear elevation.
3. Minor revisions may be reviewed by staff.



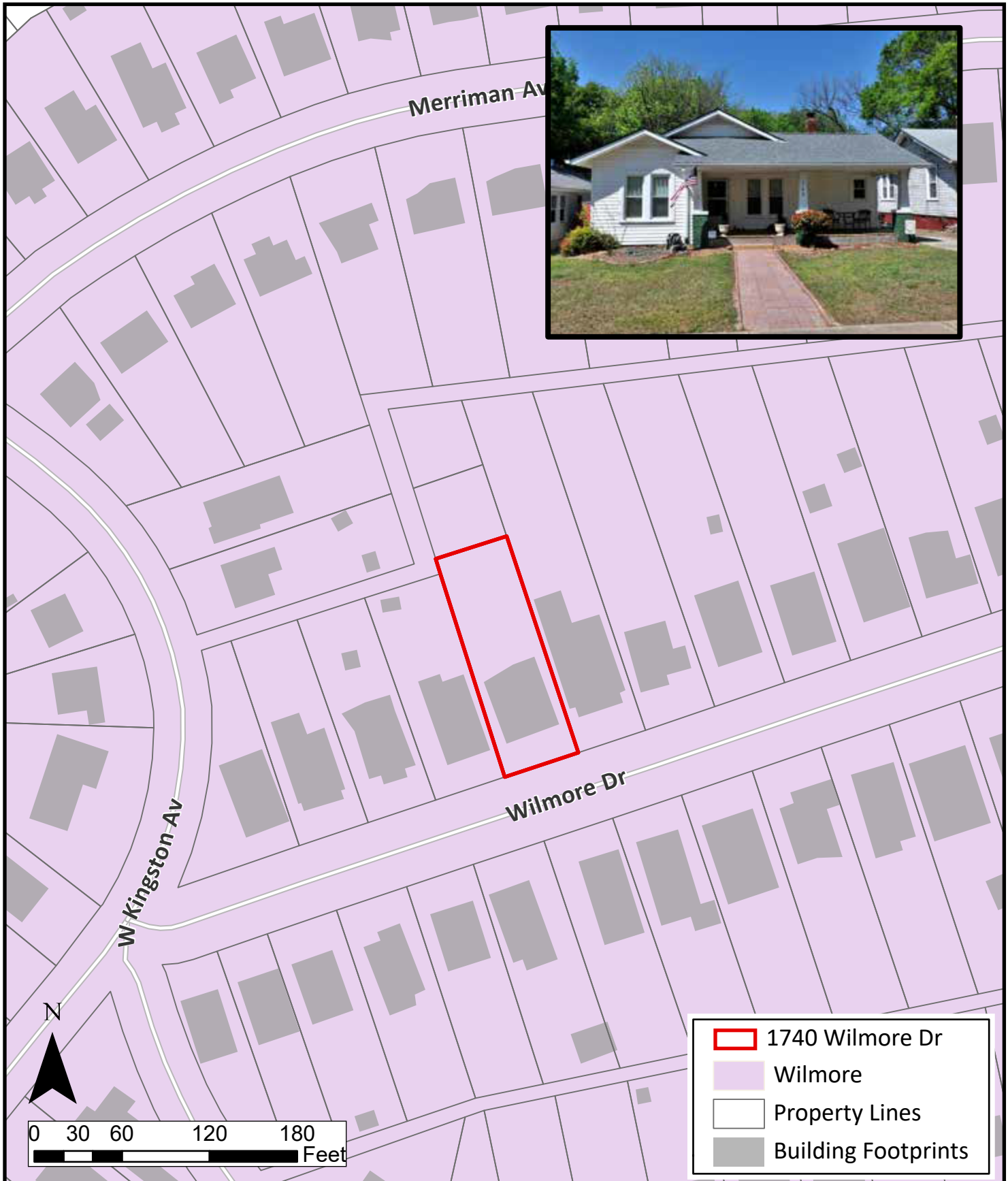
HDCRMI 2019-00517

PID: 11909505

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: SIDING CHANGES

November Meeting 2019





1740 Wilmore Dr.

November 13th, 2019 Commission Review Meeting

Homeowners/Renovators: Ally + Daniel Key

Description of Work to be Done

Approval of continued rehabilitation to exterior siding, by means of using cedar lap, materials specific to the historic time period and complimenting the HDC approved accessory building. No additions in regards to size or square footage will be made to the home.

Site Plan

Preserving the work already done and continuing with the same materials

→ **Siding**

Use of cedar lap siding on remaining front portion of building, as it is historic to many homes adjacent to ours

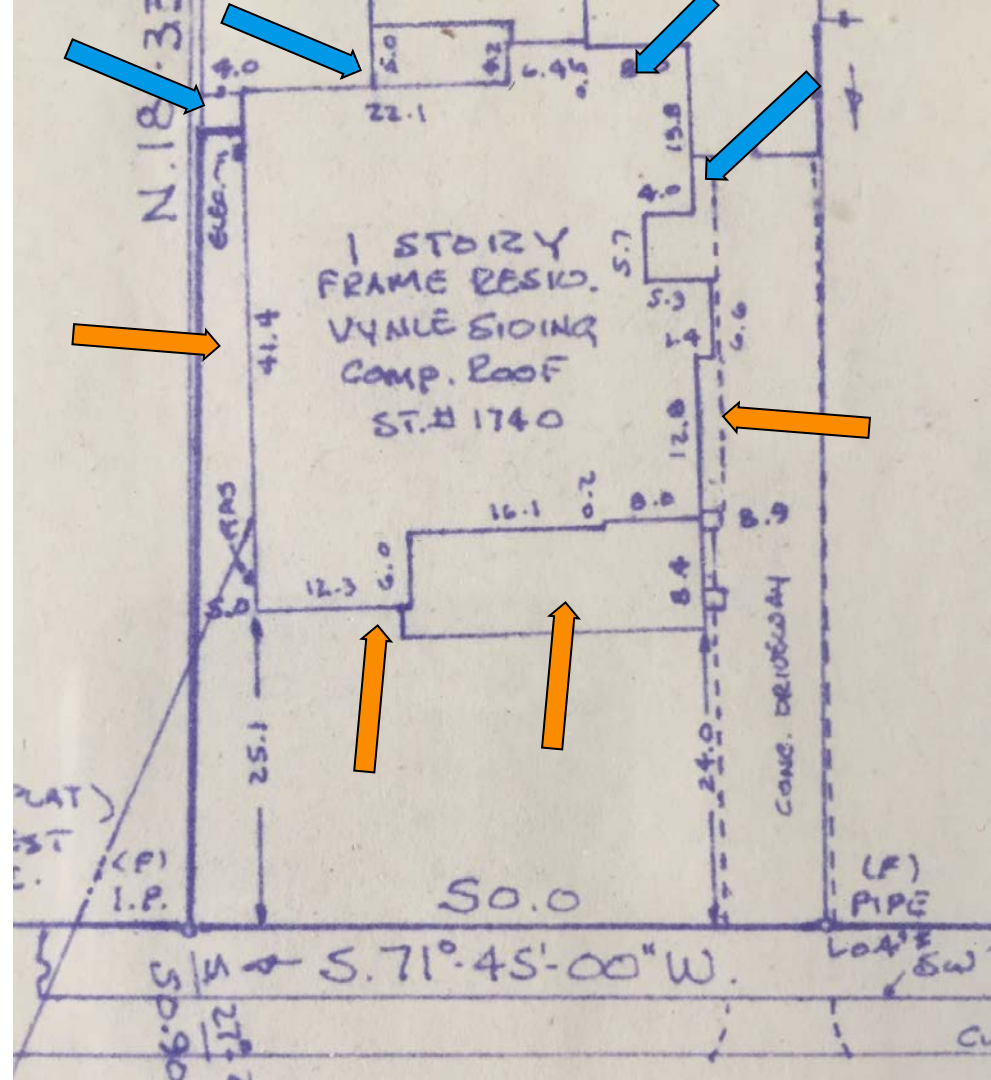
→ **Trim**

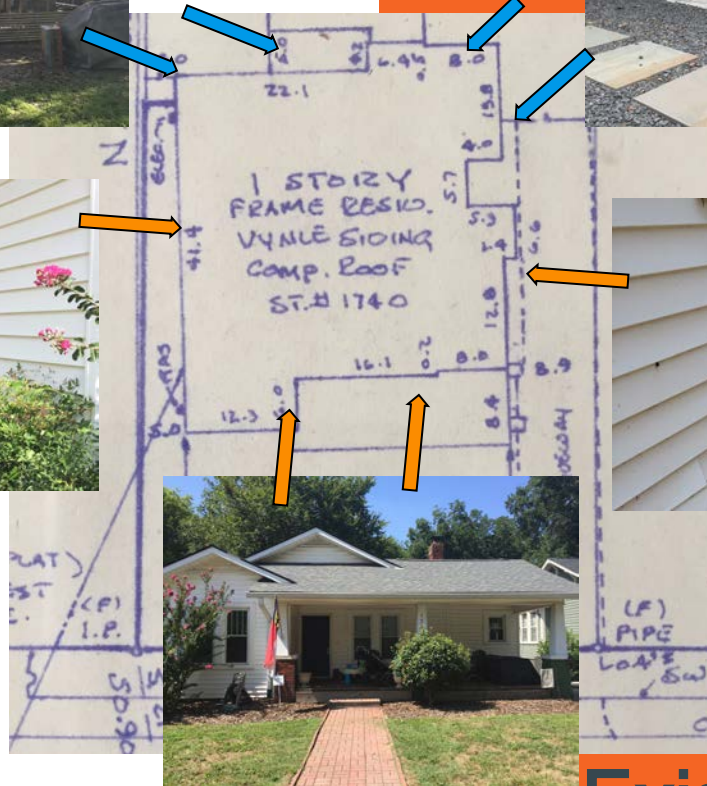
Use of all wood trim to maintain historical look, restoring when possible

→ **Porch (will not be screened in)**

Front porch to replicated back screened in porch in the sense of wood beadboard ceiling, wood deck boards, etc.

To the right is the property blueprint, including both the original structure and addition which was later added, to **1740 Wilmore Drive**. The blue arrows indicate areas which are already rehabilitated, while the orange arrows indicate areas in need of rehabilitation. Since there is no new construction, updated drawings are not applicable.





Existing Conditions

Rehabilitation Completed

The following slides show the rehabilitation that is complete, thus our request to preserve the work already done and continue with the same materials:

- **Siding**

Use of cedar lap siding on $\frac{1}{3}$ of primary structure

- **Trim**

Use of wood trim to maintain historical materials

- **Rear Screened In Porch**

Replicates original back porch, wood beadboard ceiling, wood decking, etc.

- Rear Exterior



KEY:

Above: Rehabilitation that is already complete to $\frac{1}{3}$ of the home. Lead is completely encapsulated with new dirt and gravel.

Below: Home with vinyl and once vinyl was removed.

- Rear Exterior

(Exterior Back Porch)

KEY:

Left: Cedar lap siding used in combination with wood trim and wood flooring.

Right: Original siding with large patched areas, large holes, and lead paint



- Rear Exterior

(Exterior Back Porch)



KEY:

Left: Traditional cedar lap siding used in combination with wood trim and traditional 1 inch beadboard

Right: Original siding with missing trim and rotting and sagging beadboard

- Rear Exterior

(Accessory Building)

KEY:

The shed was constructed in 2017 and was approved by Meck County Permitting and the HDC of Wilmore. It is compliant and adheres to all HDC guidelines, such as complimenting the primary building and complete use of historic materials (cedar lap),



– Rear Exterior (Prior to Rehabilitation)

(Windows and Trim)



KEY:

Left: This photo highlights the variety of trim we found once we removed the vinyl. Some windows had pieces of original trim which were rotten, some were not. Other newer trim was mixed in with old trim.

Right: Fascia completely dry rotted and soffits ruined by improper installation.

Unrehabilitated

The following photos display areas which are in need of rehabilitation. Please note areas that are or could be:

- Contaminated by lead paint
- Rot or present water damage
- Not original to the home
- Missing portions of siding
- Incorrect installation of vinyl siding

— Front Exterior



Top left: Vinyl siding mostly intact. The right portion of the home was an addition to the home (not added by ourselves), thus is not original. Like in areas of the rear of the home that were not original, we expect areas of the siding to be missing or different to that of the original. In addition, all of the vinyl siding lacks a water resistant barrier underneath leading to rot and failing materials of home.

Bottom left: Vinyl ceiling is sagging in many areas, just as the back screened in porch was prior to rehabilitation. Due to this, we can assume it is rotten and water damaged, which would result in a loss of structural integrity to the original beadboard and siding because of moisture.

Bottom right: This area connects to the porch and the front wall. As with other areas, it is not properly installed and invites water moisture, mold, mildew, and bugs due to this fact.



Front Left

Top right: The left side of the home is covered in the vinyl. It also houses various drill holes from previous owners and internet and phone companies that no longer serve a purpose to the home. No water resistant barrier was used between the vinyl and the original siding, allowing for rot to potentially be present as was with other areas.

Bottom left: In several sections the vinyl has splayed. Underneath you can see segments of the wood beneath. This section highlights the condition of the wood, the seams between boards, and the layers of hazardous lead paint that are on the siding.

Bottom right: This view is from the foundational brick leading to the siding. Again, the vinyl was not correctly installed, thus did not protect the original siding from rot, mold, or invasive bugs.



— Front Right



Top left: Vinyl remains on ½ of the right side. Like other areas of the home, the vinyl is splaying in certain areas. This invites a host of dangers to the siding underneath.

Bottom left: This section shows what the wood looks like underneath the vinyl. It is rotten, damaged from previous owner work, and covered in lead paint.

Bottom right: This compares and contrasts the vinyl with the cedar lap siding that has been used on the rehabilitated portion of the home.



– Adjacent Structures with Similar Lap Siding



1736 Wilmore Drive



1741 Wilmore Drive



1721 Wilmore Drive

Material Specs

We are proposing the continued use of the following materials:

- **Cedar Lap Siding**

Used on 1/3 of rehabilitated home and HDC approved accessory building. As seen on many adjacent homes, this is typical to the specific time period.

- **Wood Trim and Porch Boards/Beadboard Ceiling**

Consistent with prior work completed and shed.

- **Windows**

Maintain original style of window trim with the lower protruding trim