



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 8/7/2019
Agenda Item Number: ID#19-1037 and ID#19-1060	Historic Name/District: McCall St. Historic District
LCOA and LP&RG Request: 221 N. Charles St.	

Details: The applicants, Jay and Christa Multhaupt, received an Emergency Certificate of Appropriateness for necessary siding, roof, and window repair resulting from the storm that hit the area on June 27th. At the August 8th meeting the Landmarks Commission approved most of the work that was included in the Emergency COA but requested more information on the condition of the existing wood siding underneath the aluminum siding before approving siding replacement.

The applicants are not comfortable removing the existing siding without further approval because they are unsure of the date when they will be able to put new siding back into place. The project may stretch into next year, and they worry about exposing significant portions of the underlying material to the weather over the winter. Several small sections of siding that have been removed show significant deterioration underneath. The applicant believes the dry rot visible in those sections is likely widespread underneath the aluminum, and they would also like to check for a carpenter ant infestation. They do not believe it will be possible to save the underlying wood siding and they would like to go forward with their plans to replace the wood with LP Smartside or new cedar siding. They intend to match any detail they find to the best possible level.

221 N. Charles St., the Hiram Noruse house, was built in 1885. It has a "Gabled Ell" architectural style.

Paint and Repair Grant Information: The price quote for LP Smartside siding material is \$30,150. The cost of Cedar material is \$37,900, plus painting. Fascia and roof repair is an additional \$1,950.

Relevant Secretary of the Interior Standards:

2. The historic character of a property will 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 historic property will be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of the 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.



Staff Recommendation: Staff recommends approval of a COA to replace the existing siding with new siding.