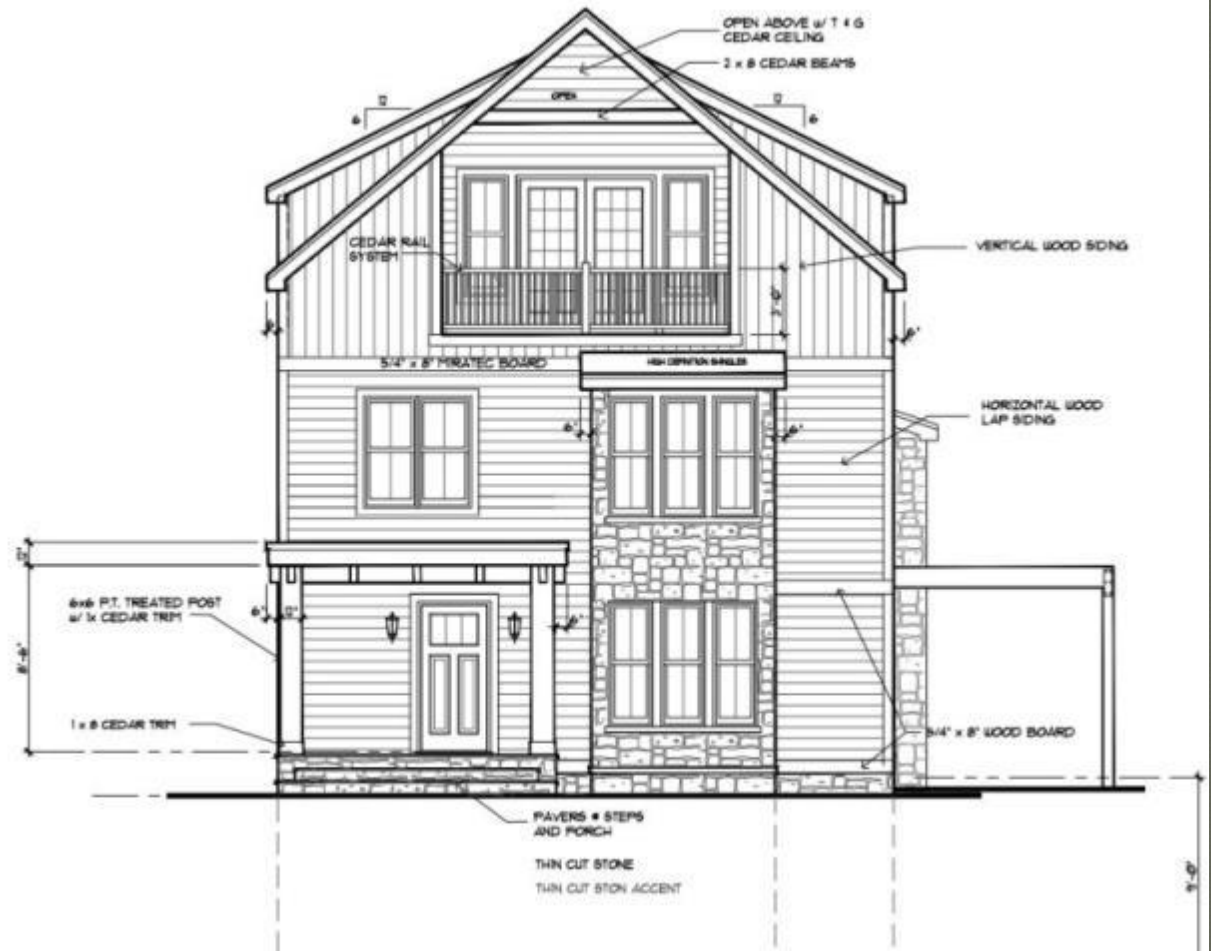


Applicant has appeared before the HPC on five occasions, to address changes to original submission and to nail down materials to be used in the construction of this house.

Both HPC staff met with the applicant Mike Warecki on March 16, 2022 to discuss alternatives for the front gable, to discuss the proposed cladding, to discuss the use of cultured stone on the bays. In addition, applicant was supplied with measured drawings of some construction details.

Since that time the applicants have decided to stick to their original design. They are seeking reversal of the HPC decision.



4/12/2022



This is the design the applicant wants to use

The HPC made the following decisions.

Approved

1. Design of the front porch. HPC approved.
2. Design of the Garage Doors. HPC approved

Denied

3. Placement of the west side skylights where they are visible.
4. Siding Material: “engineered wood,” which is effectively sawdust and glue
5. Aluminum-Clad Windows
6. Synthetic stone on bays
7. Vertical siding in front gable

1. Porch Revisions

HPC Approved



2. Garage Door

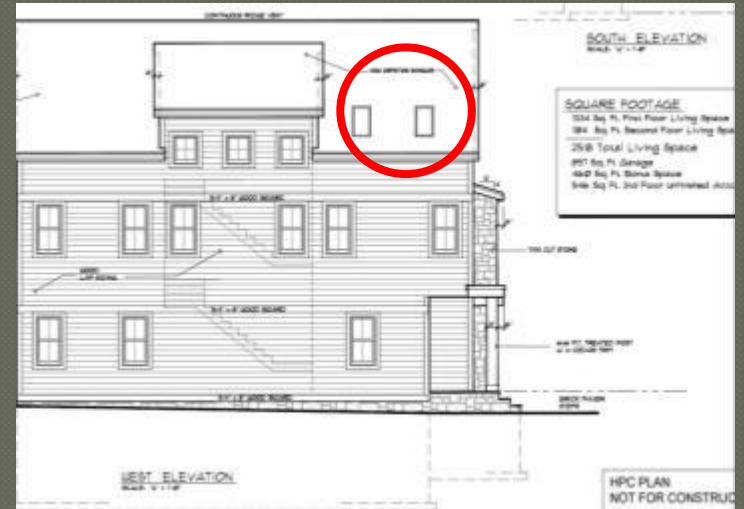


Applicant will install a garage door similar to this one.

HPC Approved

3. Skylights on west roof slope where visible from sidewalk

- “Dormers, skylights and solar collector panels may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-of-way.”
- “The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.”
- The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in Brewer’s Hill.



These skylights do not meet guidelines. They were installed without any HPC review. Records were searched back to beginning of district in 1985.



Number 1813-1815 N. 1st
skylights installed after 2012



1949 N. 1st

HPC denied based on guidelines

4. Use of Smartside as cladding material.

4. Materials

The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in Brewer's Hill. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.



Cedar Texture Lap: The Bold Look of Cedar Without Many of the Worries

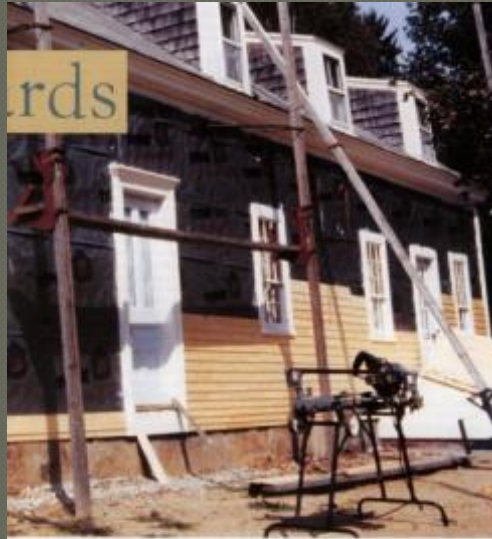
- One of the most durable lap siding options on the market today
- 16' length can result in faster installation
- May create fewer seams than traditional LP siding
- One product for exceptional paint adhesion
- Treated engineered wood strand substrate

LP SmartSide Cedar Texture Lap (SmartSide)
LP SmartSide Cedar Texture Lap (SmartSide)
LP SmartSide Cedar Texture Lap (SmartSide)

DESCRIPTION	WIDTH	DEPTH	LENGTH	WEIGHT PER SQUARE	PER SQUARE
LP SmartSide Cedar Texture Lap (SmartSide)	16' 0" (4876.8 mm)	3/4" (19.05 mm)	16' 0" (4876.8 mm)	2.00 lb (0.91 kg)	227.07
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Smartside is a manufactured product made up of chipped wood, resins, etc. that is formed into boards. Early product had high failure rate but the product was reformulated. Has not yet stood the test of time. Not considered to resemble wood by preservation professionals.

Application of cedar siding instructions from 1994 and 2007



splitting the mechanical system. While covering all the exterior drains and downspouts to make it leak-free and weather-tight, no document evidence that helped Chris and Bobby decide on the type of new siding.

Underneath the top layer of cement and cedar shingles was a layer of late-eighteenth-century clapboards. As we removed

Clapboards returned to the front of the cypress shingles. These with a self-storing insurance-type metal barrier and tapered siding joint made with pressure-treated

these clapboards on vertical wall, looks like area under siding, long time removed. When we reach behind work-

these have experienced problems in service with excessive absorption of water, decomposition, or fungus growth, resulting in large cross-section loss and withdrawal of most such products from the market. Board siding made from wood fiber in a Portland cement binder have proven to perform well in service. They accept and hold joint seal, do not decay or support fungus growth, and are

dimensionally stable, highly resistant to rot, and very durable.

In North America, horizontal siding boards are conventionally nailed tightly over the wall sheathing and housewrap. Siding may also be nailed to vertical wood spacers called furring strips, usually made from preservative-treated 1 x 3s (19 x 63 mm) or similar lengths of treated plywood or plastic, that are aligned over the studs

(Figure 6.37). The space (and behind the siding) provides a free drainage path for leakage through the siding; however, rapid drying of the siding should become soaked with water, and enhances the wall assembly's capability to expel water vapor that may accumulate within the insulated portions of the wall. Such construction is often referred to as rain-screen siding even though it does not necessarily meet the requirements

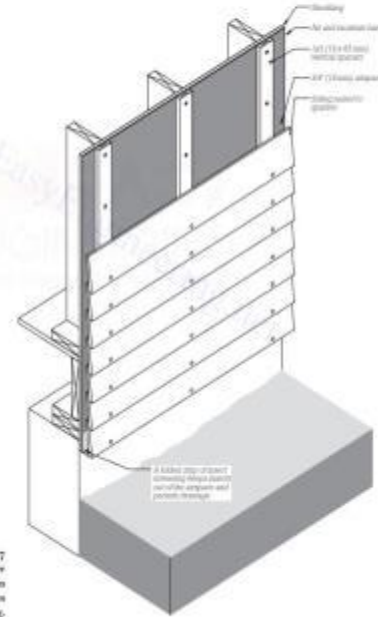


FIGURE 6.37
Rain-screen siding application. Any water that penetrates through joints or holes in the siding drains away before it reaches the sheathing.

All these new houses below used actual wood siding and wood windows.

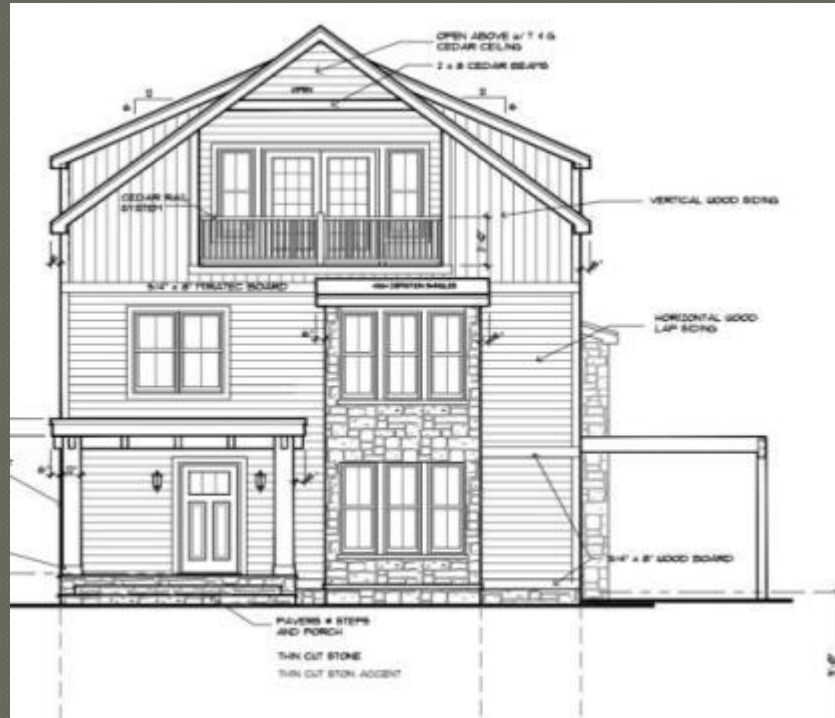


Major addition



Major addition

4. Manufactured stone for bays



Not consistent with historic materials. Guideline 4.

Cashmere limestone:



HPC Denied



6. Aluminum clad windows, likely Pella Architect Series

Applicant is having his contractor price out options. Insufficient basis for review or appeal as no product has been selected.

HPC Denied

All these new houses below used actual wood windows and wood siding.



Major addition



Major addition

7. Applicant wants vertical siding in gable



After considering shingles, the applicant went back to his original design.

HPC Denied
Per materials guideline