

**ADDENDUM: OCTOBER 09, 2024 MEETING**  
**APPLICATION NUMBER: 22-8012**  
**ADDRESS: 1556 BAGLEY**  
**HISTORIC DISTRICT: CORKTOWN**  
**APPLICANT: BROOKE SCHWARTZ**  
**PROPERTY OWNER: BROOKE SCHWARTZ**

**PREPARED BY: A. DYE**

**SCOPE: REPLACE WINDOWS AND TRIM, INSTALL SIDING, REMOVE PORCH DETAILS (WORK DONE WITHOUT APPROVAL)**

### **Historic District Commission Review – Rehabilitation of House**

At the September 12, 2022 meeting the Commission reviewed an application to rehabilitate the two-story dwelling and erect a rear deck. The requested work included:

- Front porch repair and painting (white)
- Remove asphalt siding and installation of Hardie Board cedar lap siding; white.
- Replace all existing windows on sides and rear of house, as well as single front elevation window, with Marvin Elevate replacement windows; color – white.
- Raise roof pitch and ridge of two rear second floor additions, creating a unified vertical expansion of this massing
- Install sliding door at rear first floor to enter onto a new wood deck

The applicant stated the following in their scope of work:

*After examination we have determined we will be attempting to refurbish all the windows and doors on the front elevation of the house which faces Bagley. They are all wood in various stages of disrepair. This will preserve the overall character of the home.*

Under “Staff Observations” staff noted that historic brackets at the front porch, which were distinctive character-defining features, had been removed between November 2020 and August 2021. The applicant was informed that this work was done without HDC approval, but the applicants elected not to address it in their application.

HDC Decision –posted on 10/9/24 property page

#### Denial

Installation of Hardie Board siding. The HDC required the historic wood lap siding be exposed, repaired as needed and painted.

#### Approval/COA

All other items were approved, some with conditions.

--One drawing included for permit (which HDC staff reviewed/approved) stated new wood siding would be installed at the second floor.

### **Work done without HDC approval**

In December 2023, staff conducted a site visit and saw that vertical board-and-batten siding at the rear was installed, as well as questioned the appearance of the historic wood siding. In early 2024, staff conducted a second site visit and determined the altered appearance of the siding was due to the fact that contemporary window casings were installed, as well as the corbel was removed by the front door.

At that time, the list of work items completed without approval included:

- Installation of board and batten siding at rear
- Removal of the 19<sup>th</sup> century window casings and installation of uniform flat window casings.
- Removal of decorative element to the left of the front door.
- Removal of brackets at front porch

On September 20, 2024, a BSEED building inspector was at 1556 Bagley for an inspection related to the owner’s request for a Certificate of Occupancy. The inspector noted that work had been completed without HDC approval; he alerted HDC staff and did not issue the COO.

On September 24, the property owner submitted a letter explaining why changes were made. The owner was notified that the HDC would need to review these alterations, and the property was added to the October 9<sup>th</sup> agenda.

On October 2, staff visited the property to document current conditions and noticed that the historic double-hung windows in the two-story bay had been replaced. Therefore, the current work items before the Commission include:

- Installation of board-and-batten siding at rear
- Removal of the 19<sup>th</sup> century window casings and installation of uniform flat window casings
- Removal of decorative element to the left of the front door.
- Removal of decorative brackets at the front porch
- Removal and replacement of historic wood double-hung windows in front, two-story bay window



*Staff photos, October 2, 2024*

The following pages offer a visual representation of what has occurred and when it took place.

Staff comments

The only item staff recommends for approval is the installation of the board-and-batten siding. Installation of wood siding that would identically match the 19<sup>th</sup> century lap siding, as well as being seamlessly in plane with the historic siding, would have been difficult to complete. The vertical siding offers a compatible design which also identifies these wall surfaces as new work.

## Facade (south wall) at entry

- Removal of “corbel-like” detail – from a distance this element looks like a corbel, but is comprised of applied trim to create a top and a separate rounded piece was installed at the bottom of the wood board. The height appears to match the height and general design of the bay window corner column and was in place at time of designation.



Above: Aug 2023

Bottom right: Dec 2023



## Façade (south wall) at front porch

- Decorative brackets at the porch were removed between October 2020 and August 2021. The current owner/applicant was notified of this violation at the time of their September 2022 application.



Left and middle: Oct 2020, Google street view  
Below left: August 2021, Google street view  
Below right: Dec 2023



## Façade (south wall) at front two-story bay window

- The historic double-hung windows in the bay were replaced between February and October 2024). Central bay windows are single or double-hung; angled openings have fixed full-glass windows. Standard rectangular windows were installed, and wood framing installed to fill the remaining window openings.
- The September 2022 application stated the windows and doors on the front elevation would be “refurbished”. The applicant requested (and received HDC approval for) the replacement of the remaining windows on the house, including the single double-hung opening on the façade (above the front door).
- Glass block windows were installed.

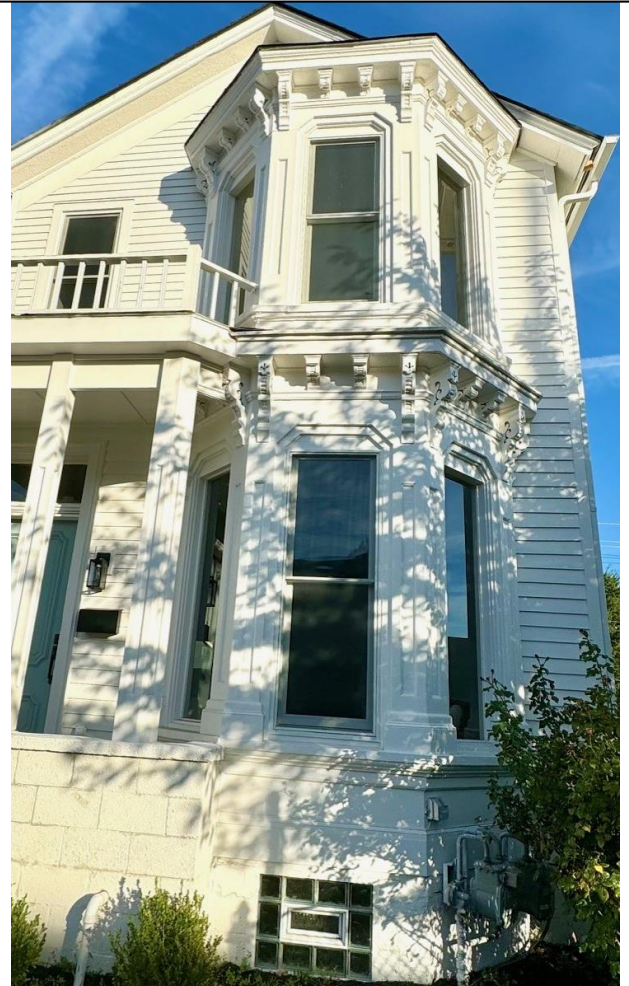
Top left: August 2022 – existing conditions of house at time of HDC September 2022 review

Middle: December 2023 – house recently painted; windows still in place

Right: October 2024 – replacement windows and basement glass block window

Bottom left and center: 2022 and 2024 comparison images showing how the top of each window opening was altered to accommodate a standard replacement window

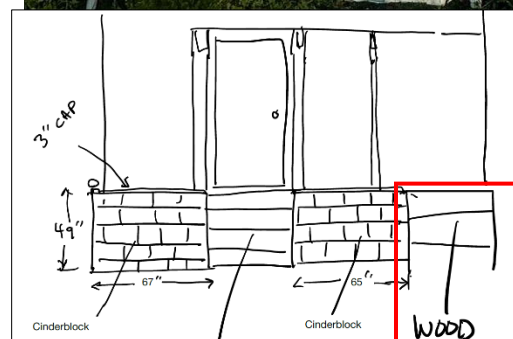
Far bottom right: September 2022 application drawing noting basement wood window to remain (red box)



August 2022



October 2024



First floor bay windows – interior – historic windows



First floor bay windows – interior – historic windows



## East Wall

- Installation of Board and Batten Cementitious Siding – covering new construction/rehabilitation work at rear
- Removal of historic 19<sup>th</sup> century wood window casings and sills – installation of flat (cementitious?) casings



Top left: Aug 2022 – historic window openings/casings in place

Top right: Sept 2023 – windows casings removed; new windows installed (applicant photo)

Below left: Dec 2023 – new vertical siding, windows and flat window casings installed

Below right : Feb 2024





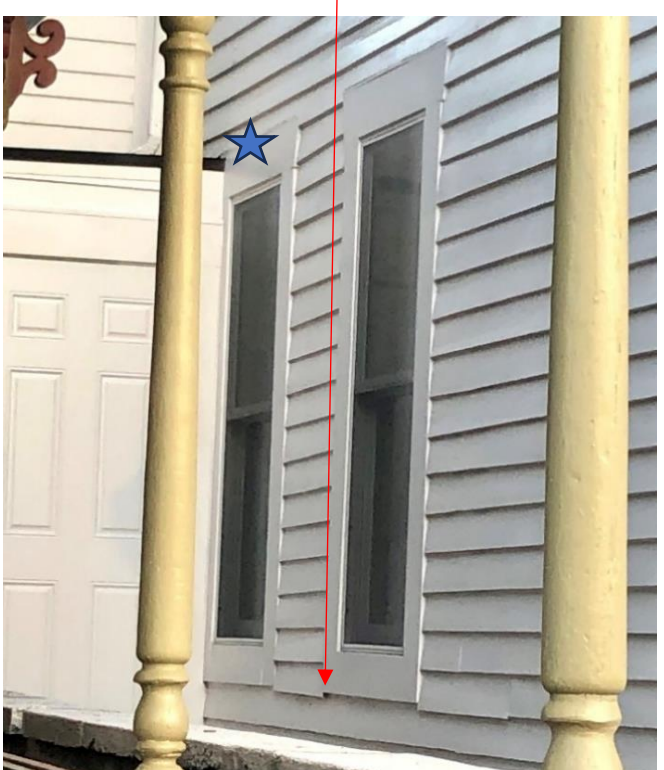
## West Wall

- Installation of Board and Batten Cementitious Siding – covering new construction/rehabilitation work at rear
- Removal of historic 19<sup>th</sup> century wood window casings and sills – installation of flat (cementitious?) casings – these two openings also had wood hoods (additional dimensional trim above the window openings)



Left: Aug 2023

Bottom left/right: Dec 2023



## Rear (north) wall

- Installation of Board and Batten Cementitious Siding – covering new construction/rehabilitation work at rear



Left: Aug 2022 (applicant photo)

Below: Dec 2023

