

Historical Architectural Review Board
COA Preliminary Review Sheet

HDC-2025-00102

Address: 521 N 6th Street

District: Old Fairgrounds Historic District

Owner: Amanda Renaldi

Applicant: Benedicto A Bandera

Proposal: Remove and install new decorative paneling around second floor bay window (Violation Correction)

Building Description: This 3-story brick row house, ca 1892 is a porch house. The mansard roof has roll roofing, dormer, spire, turret and a single chimney. The windows are 1/1 sash with flat lintels. The main entry is a double-glazed door on a concrete porch with stone railing.

Project Description:

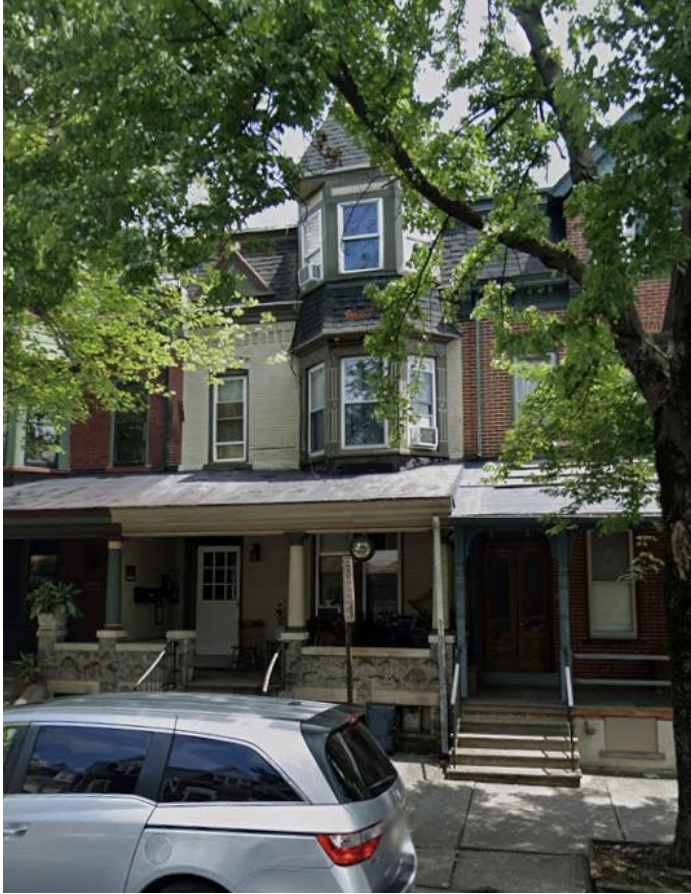
From application: The existing exterior window panels and surrounding wood components exhibit deterioration, including rot in multiple locations. In addition, sections of the soffit board are missing, leaving the assembly exposed and vulnerable to further damage.

The scope of work includes the careful removal of all deteriorated and damaged wood elements around the affected window areas and soffits. Any unsound material will be replaced with new pressure-treated lumber where structural integrity or moisture exposure is a concern.

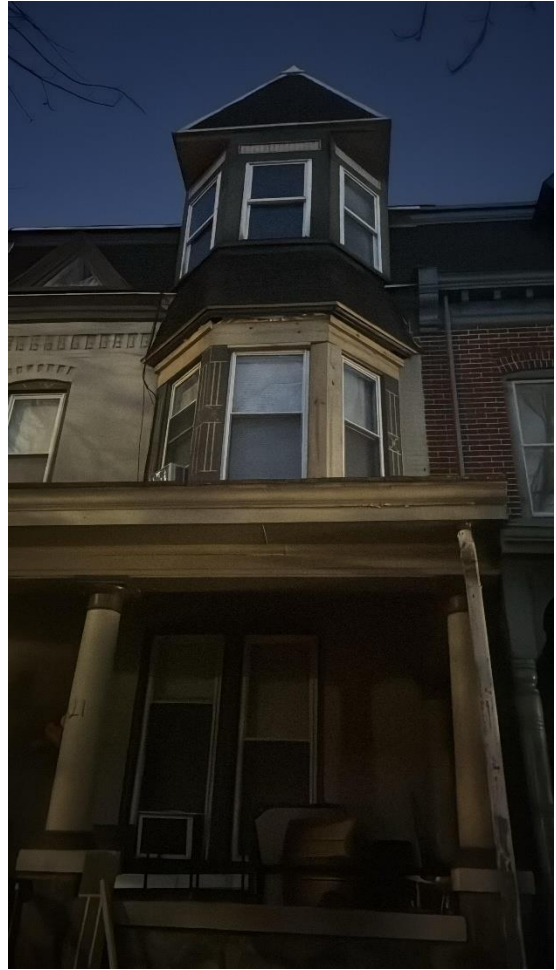
On top of the pressure-treated substrate, new exterior trim boards will be custom carved and installed to match the existing architectural pattern and profile, ensuring visual continuity with the original design. All replacement components will be securely fastened, properly aligned, and prepared for exterior finishing.

All work will be performed in accordance with standard construction practices to restore durability, weather resistance, and architectural appearance.

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Front Elevation, July 2024 (Google Maps)



Current Condition (Applicant)



Original Panel Design (Applicant)



Original Panel Design (Applicant)

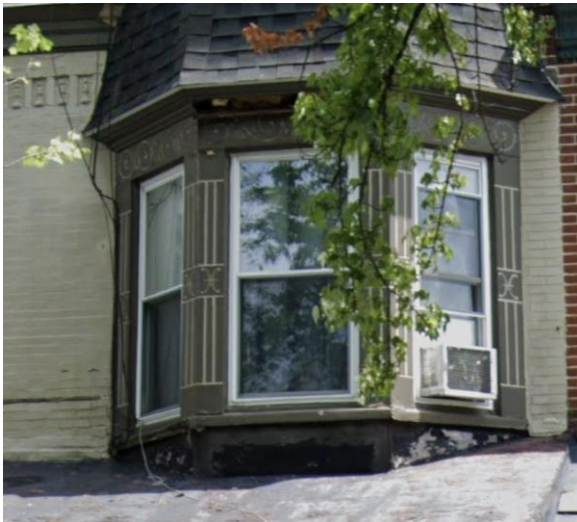
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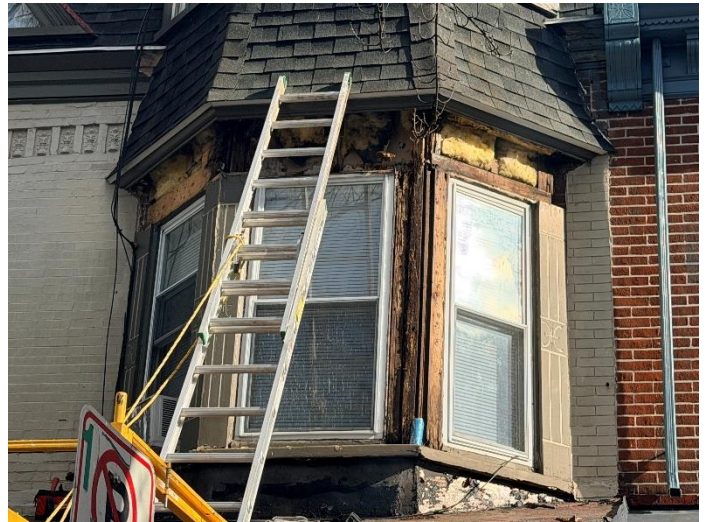
Original Panel Design (Applicant)



Original Panel Design (Applicant)



Original Condition, c. July 2024 (Google Maps)



Wood Removal (Applicant)



Wood Replacement/Current Condition (Applicant)

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Applicable Guidelines:

Section 3.2 Wood Siding and Trim

- 3.2.1** Clean exterior surfaces periodically using the gentlest methods possible. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing. Conduct cleaning tests in a small, non-visible area of the building to determine the most appropriate method.
- 3.2.2** Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features. Inspecting a building after rain is an easy way to detect standing water or drainage blocks.
- 3.2.3** Keep wood surfaces well-painted. Paint layers help protect wood from moisture, biological growth, and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
- 3.2.4** Repair and restore wood siding, cladding, and trim whenever possible. Preserve wood features such as cornices, brackets, window and door moldings, and bay windows. Trim work is an essential part of a building's architectural character. Unique features of a building should be preserved. Repair historic wood features by patching, piecing-in, or Dutchman repairs, consolidating or otherwise reinforcing the wood using recognized preservation methods. Repair may also include limited replacement in-kind of extensively deteriorated or missing parts of wood features.
- 3.2.5** Replace deteriorated materials in-kind if repair is infeasible. New materials should replicate the original as closely as possible in material composition, size, profile, shape, pattern, and appearance. If historic wood siding or trim was an identifiable or visually distinctive species, it is recommended that the same species be used for the replacement.
- 3.2.6** Avoid installation of aluminum, vinyl, or synthetic materials that were unavailable when a building was constructed. Aluminum, vinyl, fiber-cement, or other synthetic cladding are not appropriate for historic properties because of their visual impact and because their installation can cause other deterioration problems. It is not appropriate to cap or cover existing wood with these types of materials. It is not appropriate to remove original wood cladding or trim features and replace them with aluminum vinyl, fiber-cement, or synthetic materials.
- 3.2.7** Consider removal of existing aluminum, vinyl, or synthetic cladding over building features. Historic materials sometimes remain intact below this type of cladding and can be restored. In-kind replacement of existing non-historic siding that was in place before the historic district was designated may be allowed in some cases. Consult with Staff and HARB during early project planning stages. Provide photographs or documentation of existing conditions and wall materials below non-historic siding to help determine the appropriate treatment.
- 3.2.8** Inspect painted wood thoroughly to determine whether repainting is necessary or if cleaning is all that is required.
- 3.2.9** Remove peeling, flaking, or failing paint to the next sound layer of paint using the gentlest methods possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include hand-scraping and hand-sanding, and when necessary, mild chemical strippers or gentle micro-abrasion methods. Sand blasting, high pressure power washing, and mechanical grinders should not be used to remove paint from any surface. Evaluate the condition of the wood surface (also referred to as the substrate) and address any moisture infiltration and deterioration issues before priming and repainting.
- 3.2.10** Paint once the surface is clean and dry. Use a paint type that will adhere properly to the wood surface, such as oil-based paint. Marine grade paints are also recommended because they will perform well over long periods of time in wet climates.
- 3.2.11** Recommendation Only: Repaint with the existing colors, appropriate to the building's period of significance, and compatible with the historic character of the district. Paint color is not reviewed by HARB but it is recommended to select colors sensitive to the historic surroundings.

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Observations & Comments: The applicant offered a descriptive approach to the treatment of deteriorated wood elements at window panels and soffits. The photographs submitted focus on the second-floor projecting bay window. More information would be helpful to understand the extent of the work area- i.e., confirming that the work only at the second-floor projecting bay window, or if other areas of the façade are included. Generally, it is appropriate for the exterior face of the wood trim to be scribed to match the original wood trim detailing. All wood surfaces should be painted.

The proposed scope calls for adding new scribed trim onto replaced substrate. Based on the submitted photos, it appears that replacement wood is in plane with original scribed trim. More information would be helpful to understand how a consistent finished plane will be achieved; ensuring that edges align appropriately to adjacent elements, such as other trim and window sills.

Staff Recommendation: Staff request more information on the extent of the work area and the approach for achieving a consistent plane of the trim's surface. Generally, the proposed approach to replacing the wood trim is appropriate. All exposed wood surfaces should be painted.

Presenters:

- Amy Ahn Baade presented the application
- Benedicto Bandera represents the application

Discussion:

The applicant stated that his company was hired to replace the deteriorated wood panels; many were severely rotted and in poor condition. The rotted wood was removed and replacement wood added to create a sound, weathertight condition. The applicant proposed taking a physical tracing of the original panels as a basis for recreating the trim. The Board discussed a few options for how that could be achieved, such as using a router, a CNC machine, or handcarving. Mr. Hart suggested that the means of creating the panels is up to the contractor; the goal is for the panels to be visually similar to the original ones.

The applicant noted that the new carved piece would be affixed to the new wood framing, and that it would be done in a way to maintain drip edges and continuity. He noted that the wood window sills are existing to remain, and confirmed that the work is only at the second floor bay window.

Action:

Mr. Encelewski moved to approve with conditions the application presented on 1/5/2026 for the replacement of window trim panels at 521 N. 6th Street with the following conditions agreed to by the applicant, and found compliance with the following section of the Guidelines for Historic Districts: Chapter 3, Section 3.2 – Wood Siding and Trim and found that there were not circumstances unique to the property:

- Wood trim replacement material would be cedar, cypress, or mahogany. Final material to be submitted to staff