



## Project Review Sheet

<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 11/7/2019
<b>Agenda Item Number:</b> 19-1394 and 19-1395	<b>Historic Name/District:</b> Broadway Historic District
<b>LCOA and LP&amp;RG Request:</b> 122 S. East Ave.	

**Details:** The applicants, Valerie and Crispian Sievenpiper, are seeking a Certificate of Appropriateness for their plans to replace the railing, windows, gutters, roof, and decking, and to repair the wall of a second story porch on the rear of their house.

The porch, which is a non-historic addition, faces the back yard. The yard is obscured from the street by trees and thick vegetation, so there is very little visibility. The applicants would like to replace a storm window and door on the second floor with a new configuration that will make more sense for the porch. The new door will match the one on the first floor and the rear door that was replaced last year. They also plan to replace the aluminum windows on the second floor with new double-hung windows and the windows on the first floor with new picture windows. They will replace the porch roof, which is also the floor on the second level, with a new professional grade bitumen roof. They also plan to add a new railing. The porch had a railing in the past, but it has since been removed. The new railing will be made from vinyl and will match the style of the house more closely than the old railing did.

The house is listed by the State Historical Society as the "Crispian and Valerie Sievenpiper House" and does not have a known date of construction. The owners believe it was built sometime between 1890 and 1910. It has a Queen Anne architectural style, with clapboard siding. The applicants received a COA to replace the rear basement entrance last November and completed the replacement earlier this year.

**Paint and Repair Grant Information:** The cost of the project is \$21,100.00. Since the work will be completed in 2020 the Landmarks Commission may chose to allocate 2020 Paint and Repair Grant funds early.

**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 will 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 will be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and other



visual qualities and, where possible, materials. Replacement of missing features will be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**Staff Recommendation:** Staff recommends approval of a COA for work on the back porch at 122 S. East Ave. If the Landmarks Commission finds that the railing is not compatible with the historic materials, features, size, scale and proportion of the existing features it may require changes to the material or style.