



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 7/11/2019
Agenda Item Number: 19-0922	Historic Name/District: Lafflin Ave. Historic District
LCOA Request: 214 W. Lafflin Ave.	

Details: The applicants, Melissa and Joe Yatzeck, would like a Certificate of Appropriateness to make significant repairs to their porch and chimney.

The previous owner repaired the porch deck and columns in 2008, and they were also repaired in 1998. Both times the repairs were done using wood materials to match the historic porch, and in both cases the materials failed. In the 2008 repair the porch deck was angled in a way that allowed water to pool under the columns, which may have contributed to the rotting.

The applicants plan to replace the deck with wood, fixing the angle so water will drain properly. They would prefer to use Tropical Hardwood for the porch flooring and the square column base section. They have an alternative quote for pine wood if the hardwood is not approved. As part of the installation the contractor will modify the interior of the column base and add flashing to prevent future rotting. They are hoping to repair the round section of the column base with wood epoxy if possible, but if too much of it is damaged to repair they will replace it with a matching polyurethane material. The columns themselves will be unchanged. They also would like to repair the masonry porch foundations, tuckpoint the chimney, and replace the chimney flue.

214 W. Lafflin Ave., the Andrew Wadsworth House, was built in 1895. It initially had a Queen Anne architectural style, but the front façade was remodeled in 1906 to its current Neoclassical appearance.

Paint and Repair Grant Information:

- **Cost for masonry work:** \$4,350.00
- **Cost for porch deck replacement and column repair:** \$15,570 - \$23,800
- **Total cost of the project:** \$19,920 - \$28,150

Relevant Secretary of the Interior Standards:

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 that the Landmarks Commission approve a Certificate of Appropriateness for replacement of wood porch decking and general repairs to the porch, replacement of rotted pillar bases, chimney tuckpointing and replacement of the chimney flue.