



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 8/7/2019
Agenda Item Number: ID#19-1025	Historic Name/District: McCall St. Historic District
LCOA and LP&RG Request: 304-306 N. East Ave.	

Details: The applicants, Jim and Marge Hoppe, are seeking a Certificate of Appropriateness for repairs to the roof and brickwork at 304-306 N. East Ave. The storm on June 27th destroyed the garage in the rear of the building and significantly damaged the interior and the roof. The applicant plans to replace the garage, most likely with a smaller storage building, at some point in the future. Currently they are simply looking to repair the roof of the main building.

Before the roof can be repaired, They will remove the clay tiles from the wall top and repair the top of the brick wall with existing bricks or new ones to match the existing ones. They will replace the clay tiles, either with new ones or existing ones designed to match them. They will repair the main flat roof, fixing the roof drain if necessary, and replacing the EDPM rubber membrane. They have removed damaged shingles on the back side of the sloped section, as well as the asbestos shingles underneath. When the roof repair is complete, they will replace them with new shingles. They will also repair sheet metal flashing throughout the roof.

304-306 N. East Ave., the Sam Thompson building, was built in 1929. It has a Tudor Revival architectural style, which is common in homes from that time period but rare in commercial buildings.

Paint and Repair Grant Information: The applicant hopes to have quotes for the cost of the work prior to the meeting. If they are not able to obtain quotes the Paint and Repair Grant can be postponed until the next meeting.

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 shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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 approval of a Certificate of Appropriateness for masonry and roof repair work at 304-306 N. East Ave. with the following conditions:

- Replacement bricks, tiles, and mortar will match the existing materials' color, texture, and hardness.
- Replacement shingles on the sloped roof section will match the existing shingles.