



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 10/2/2019
Agenda Item Number: ID#19-1322	Historic Name/District: Broadway Historic District
LCOA and Request: 1008 E Broadway	

Details: The applicants, Eugene, Linda, and Mike Blodgett, are seeking a Certificate of Appropriateness for repairs to the flat roof and tile parapet boundary at 1008 E. Broadway.

The roof has been leaking around the boundary, due to drainage issues and lack of flashing. Specifically, there have been a number of leaks in the section under the tiles. The applicant has proposed several different solutions. The most minimal solution involves applying a water repellent sealer treatment to the tiles. An alternative involves removing the tiles, adding EDPM membrane or metal flashing under the tile, and then re-installing the tiles over the flashing. However, the applicant is worried that this method will destroy much of the historic tile, and that replacing it will be very expensive, especially since the roof has several sections, all surrounded by tile. They would like the Landmarks Commission to weigh in on which method would be best, and on a proposed cost-saving alternative to rotate the tiles 90 degrees.

The applicant also plans to repair the entire roof, replacing the existing material with EDPM, TPO Membrane, or an angled roof.

The Albert Hodgson House was built in 1924 and has a Spanish Colonial Style, reminiscent of pueblo design.

Paint and Repair Grant Information: The applicant plans to apply for a Paint and Repair Grant once they have all of the quotes lined up.

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.

Staff Recommendation: Staff recommends approval of a COA to replace the flat roof section with EDPM membrane. Either proposed solution for the tile repair appears to be acceptable. The Landmarks Commission should approve the method they believe best reflects the Secretary of the Interior's Standards.