



Project Review Sheet

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| Committee: Landmarks Commission | Meeting Date: 2/5/2020 |
| Agenda Item Number: 19-1735 and 19-1736 | Historic Name/District: McCall St. Historic District |
| LCOA and LP&R Request: 137 N. James St. | |

Details: The applicants, Christina and Bryan Newton, are seeking a Certificate of Appropriateness for replacement of the roof and repair to the soffits at 137 N. James St. They received an Emergency Certificate of Appropriateness from staff on December 23rd, 2019 with the condition that gutters and any visual trim would be maintained.

The new shingles are from Landmark Designer Roofing Series with a slight shadow line. The applicant's contractor believes the same shingles were approved by the Landmarks Commission for the Joseph Jackson Hadfield House at 710 N. East Ave. Minor wood repair will be completed as needed to the roof deck and soffits, along with painting where necessary. All wood replacement will use like materials and sizes, and paint will match existing colors. The gutters, including built in porch gutter, may be adjusted slightly to improve drainage but will not be removed or replaced. The project was started in January and is currently underway.

137 N. James St. is referred to as the Rex Warden House or the Amy Newton House. It was built in 1916 and has a craftsman architectural style with wood shingle siding.

Paint and Repair Grant Information: Total estimated cost of the project is \$24,895.31.

Relevant Secretary of the Interior Standards:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be avoided.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Staff Recommendation: Staff recommends approval of a COA for roof replacement and soffit repair at 137 N. James St. with the condition that gutters and any visual trim will be maintained.

