



## Project Review Sheet

<b>Committee:</b> Landmarks Commission	<b>Meeting Date:</b> 2/5/2019
<b>Agenda Item Number:</b> 20-0097 and 20-0098	<b>Historic Name/District:</b> Dr. F. C. Elliot House
<b>LCOA and LP&amp;R Request:</b> 501 Dunbar Ave.	

**Details:** The applicants, Jeffrey and Angelica Robb, are seeking a Certificate of Appropriateness for replacement of the porch roof, repairs to soffits, and replacement of several windows at 501 Dunbar Ave.

The applicants plan to replace the flat porch roof with a new rubber membrane, which will stretch into the existing built-in gutter to ensure that the gutter's flashing does not need to be replaced. A missing gutter and downspout on the house roof above the porch will also be replaced, and the applicants will repair some wood that has been damaged by water coming off the roof in that location. They also plan to repair some damaged wood on the soffit, fascia, and crown of the porch. The contractor suggested potentially using a fypon composite material for the crown, so the applicant would like the opinion of the Landmarks Commission on the appropriateness of that method. Finally, they would like to replace several windows on the side and rear of the house. The windows are not original. The applicant would like the opinion of the Landmarks Commission on whether vinyl windows would be an appropriate material for any of the replacements, or whether wood will be required for all of them.

501 Dunbar, the Dr. F. C. Elliot House, was built in the early 1890's with a Picturesque Victorian Style. The porch and tower were added several years later as part of modifications that made it more of a specifically Queen Anne style house. Dr. Elliot was a local dentist.

**Paint and Repair Grant Information:** Total estimated cost of the project is \$22,731.00

### 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 porch roof replacement, soffit and flashing repair, gutter and downspout replacement, and window replacement, with the following conditions:

- The new gutter and downspout on the roof section will match the existing gutter on the other sections of the roof.
- Requested soffit repair methods and window replacements may be approved if the Landmarks Commission determines that they will not damage the historic character of the house.