



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 6/3/2020
Agenda Item Number: ID#20-0592 and ID#20-0593	Historic Name/District: Laflin Ave. Historic District
LCOA and LCP&R Request: 218 W. Laflin Ave.	

Details: The applicant, Anne Bradley, is seeking a Certificate of Appropriateness for roof replacement and painting.

The roof will be replaced with 3-tab shingles colored brown to match the existing shingles. The owners plan to do some of the work themselves, as they have in the past, and they will hire a roofer to do the steepest sections. Paint colors will be light blue, yellow, green, and orange, to match the existing colors. As of right now the applicant has only found one section of wood that will need to be replaced, but she plans to use matching wood for that section and for any other sections she finds.

218 W. Laflin, the Andrew Smith House, was built in 1890 and has Queen Anne style architecture. The applicants believe it was occupied by the caretaker of the nearby resort.

Paint and Repair Grant Information: The applicant has not yet gotten the full cost of the project from the roofer and is waiting to purchase some materials until after approval.

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 painting and roof replacement at 218 W. Laflin Ave. with the following condition:

- Any replacement wood will match existing wood in size, and style.

