



Project Review Sheet

Committee: Landmarks Commission	Meeting Date: 4/7/2021
Agenda Item Number: ID#21-1977 and ID#21-1978	Historic Name/District: East Broadway Historic District
LCOA and LCP&R Request: 1222 E. Broadway	

Details: The applicant, Tony Lanza, would like to make extensive repairs to the house at 1222 E. Broadway. The repairs will include painting, chimney replacement, tuckpointing of porch steps, relocation of the Air Conditioning system, replacement of the roof on the rear carriage house and the flat attached garage and porch roofs, and replacement of gutters, downspouts, soffits, and flashing.

The applicant believes all three chimneys will need to be torn down to the roofline. The east chimney and south chimneys will be rebuilt to match the existing ones, with new liners, dampers, caps, and flashing. The northwest chimney is unused and has limited visibility from the street, so the applicant is not planning to rebuild it.

The applicant will paint the entire house, as well as the carriage house and shed, and will replace wood as needed. The plans call for painting all surfaces, to match the existing colors. This includes the masonry surfaces that have already been painted, but it does not include the unpainted masonry sections. Depending on budget and timing he may do some of the painting himself, potentially in phases.

The carriage house roof will use CertainTeed Landmark Series dimensional shingles, which have been previously approved by the Landmarks Commission for other properties. The flat roof will be replaced with an EDPM membrane surface. The applicant would also like to add new gutters and downspouts to all replacement roof sections.

The applicant also plans to remove an existing rooftop AC unit and replace it with a more conventional ground unit, which will be located behind the porch to make it invisible from the street. The steps to a side entrance will be tuckpointed and leveled.

The applicant would also like the landmarks commission to weigh in on the appropriateness of aluminum soffit and fascia replacements, and on the appropriate replacement siding for the attached garage in the rear of the house.

1222 E. Broadway, the Edward Porter/George B. Harris House, was built in 1870 and extensively remodeled in 1908 and again in 1930. Its architectural style is Tudor Revival.

Paint and Repair Grant Information: \$102,831.00 total

- Roof Replacement: \$16,800.00
- Chimney #1 replacement and removal of unused chimney: \$15,490.00



- Chimney #2 replacement: \$17,981.00
- Painting: \$51,660.00
- Step repair: \$900.00

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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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 extensive repairs at 1222 E. Broadway with the following conditions:

- Replacement chimney materials will match existing in size, color, hardness, and texture.
- Replacement wood will match existing size and style.
- New gutter and downspout style will match existing gutters.
- Applicant must apply for a building permit for chimney replacement, HVAC work, and porch repair, and it is strongly recommended that the contractor pull permits.