

HISTORIC LANDMARK COMMISSION
MARCH 28, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1974-0025
St. Edward's University Main Building
3001 S. Congress Avenue

PROPOSAL

The applicant proposes repairs, rehabilitation of masonry elements of the Main Building and replacement of windows and roofing materials.

PROJECT SPECIFICATIONS

The Main Building at St. Edward's University is in need of extensive repair work. The masonry elements have spalled, cracked, or are in need of repointing to ensure their continued viability. The applicant proposes to patch and repair, to restore all exterior stone and to repoint all masonry where the mortar has failed.

The applicant further proposes to replace the roof and flashing on the building. The existing roofing materials are not original or historic; they are a reproduction of the original metal shingles on the roof, and the applicant proposes a new roof with the exact metal shingle style as currently exists, installed in a manner that will not produce the leaks and other failures the current roof now experiences.

The windows in the building are rotting and non energy-efficient. The applicant proposes to replace the windows with new wood windows in either painted mahogany or Spanish cedar to reproduce the existing appearance of the windows. The sashes have all suffered deterioration, but the frames appear to be in serviceable condition, so the frames will remain. The applicant further proposes to use windows containing low-E glass for greater energy efficiency in the building.

Finally, the mosaic tile at the north entrance will be replaced with a similar pattern, which does not include the Greek key border.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic,

architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

COMMITTEE RECOMMENDATIONS

The Committee recommends approval of the proposal.

STAFF RECOMMENDATION

Approve as proposed.