

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
MAY 20, 2019
C14H-2003-0005
I.Q. HURDLE HOUSE
1416 E. 12TH STREET

PROPOSAL

Repairs to damaged wood and paint the house white.

PROJECT SPECIFICATIONS

The applicant proposes to clean the exterior of the house, repair any rotted wood on the house and around the windows, remove the exterior wood window trim before painting, use a primer, and paint the exterior of the house and window trim. The house and window trim will be painted white, as has been shown in historic photographs to be historically accurate.

A plan for the restoration of the house will be presented in the near future.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *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.*

Evaluation: The proposal is to repair rotted and damaged wood, and to paint the house its historic color.

- 2) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Evaluation: Historic photographs show the house was painted white.

- 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.*

Evaluation: The applicant proposes to repair, rather than replace any damaged and rotted wood prior to painting.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

The Committee recommended the use of old-growth or rot-resistant wood if there is any wood that is too deteriorated to repair and must be replaced, and to use a high-quality primer to ensure a long-lasting paint job.

STAFF RECOMMENDATION

Approve as proposed with the following questions: 1) Why does the window trim need to be removed prior to painting? 2) How will holes in the existing wood be filled? and 3) What is the timeline for further work on the house to restore it?



Scope of Work

The house is secure.

We are requesting the contractor clean the house prior to painting; repair any rotted wood on the house and around the windows; remove the exterior wood window trim before painting; use a primer; and paint the exterior of the house and window trim.

Steve Sadowsky has approved the paint color. The house and window trim will be the same color.

Inspect and, if necessary, repair the roof.