

**HISTORIC LANDMARK COMMISSION  
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS  
DECEMBER 16, 2019  
C14H-2002-0014  
HASKELL HOUSE  
1705 WATERSTON AVENUE**

## **PROPOSAL**

---

This application is pursuant to a heritage grant, and consists of repairs to the building, installation of new gutters, and replacement of deteriorated materials.

## **PROJECT SPECIFICATIONS**

---

The applicant proposes to: replace the chimney cover and flashing, repair or replace all rotted cedar siding; clean and seal siding after repairs with PARD-approved sealant; replace the railing on the rear ramp and at front steps; replace door jambs, thresholds, and doors; replace the cedar shake roof with like materials; install new gutters on the building; and touch up paint on windows.

## **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 applicant proposes repairs and replacement in-kind of deteriorated materials. The historic character of the property will not be affected by the proposed project.

- 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: Nothing in the proposed project will create a false sense of historical development.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Evaluation: The applicant is replacing deteriorated materials in-kind, and repairing all other materials sensitively.

- 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 has evaluated the options for repair over replacement, and will only replace those materials deteriorated beyond the scope of feasible repair; those materials will be replaced in-kind. Staff requests a preservation plan for the building detailing the inventory and evaluation of all historic materials proposed for replacement.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Evaluation: Staff requests that the applicant provide the sealant type to staff for evaluation and approval prior to application on the building to ensure that the proposed sealant will not damage historic materials.

The project meets the applicable standards.

#### **COMMITTEE RECOMMENDATIONS**

---

Not reviewed.

#### **STAFF RECOMMENDATION**

---

Approve as proposed with the proviso that the applicant ensure through an inventory and plan that only historic materials that are beyond feasible repair be replaced, that the replacement materials match existing historic materials, and that the sealant proposed for use once the deteriorated sections of siding, be furnished to the City Historic Preservation Office for review and approval before its application to the building.