

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**APRIL 27, 2020**  
**C14H-1982-0014**  
**LAGUNA GLORIA**  
**3809 W. 35<sup>TH</sup> STREET**

**PROPOSAL**

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Replace roofing on the villa; repair/replace deteriorated wood elements, including window screens, powerwash the windows and stucco exterior, and replace awnings. This proposal is an application for a heritage grant.

**PROJECT SPECIFICATIONS**

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The applicant proposes to replace the existing shingled roof with a new shingled roof, and the flat membrane roof with a new membrane roof. The applicant further proposes to repair and paint deteriorated wooden elements on the structure, including the decorative wood window screens, and replace any wooden elements that are too deteriorated to repair with a replica of the existing feature, power-wash the stucco and windows, replace awnings, and design new ADA walkways as part of a greater plan for landscape modifications at a later date. Staff asked the applicant to provide the answers to the questions below: their answers are in green.

1. What is the roof replacement material, and has there been a determination that the roof is failing in its entirety or whether the existing materials can be repaired (assuming that it is a historic roof)?

Please see the attached bids from Lone Star Roofing for details regarding the roof replacement materials. The existing roof has deteriorated significantly and additional patch repairs are no longer a viable option for the existing roof, which has led to significant leaks in multiple locations across the interior of the Villa. Also, please reference the attached Plans and Specifications document, which includes pictures of the failing roof, which clearly has extensive patching, on page 5.

2. Do you have a plan for the ADA walkway and other accessibility features that are being proposed? I have talked with Laurie Limbacher about this, but to my knowledge, I can't remember seeing a plan yet.

Please see the attached Plans and Specifications document, which includes a preliminary plan for the ADA walkway on pages 6 and 7. At the time the museum submitted the application for the Heritage Tourism Grant, our budget for the ADA walkway included design fees, as the plans had not been drawn in detail at the time of submission. In addition, the narrative in the application indicated that further study of the landscape, as well as investigation into permitting, would be necessary after the award had been made in order to move forward with detailed design drawings.

3. What is involved in repairing the wood exterior features and windows of the villa?

To repair wooden exterior features and windows of the Villa, matching wood materials will replace rotten sections. In addition, if repairs are not possible for window screens, replicas of the existing screens will be fabricated in wood to match the existing materials.

4. Is power washing the best way to achieve a building cleaning? I am hesitant about the effect of power washing on stucco (or any masonry).

In order to protect the historic features and stucco of the Villa, any power washing will be done with a mixture of hot water and low water pressure after any necessary patches and repairs have been made.

#### STANDARDS FOR REVIEW

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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: No historic features or materials are being removed from the building. Any replacement materials necessary will replicate existing historic materials.

- 5) *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 stated that replacement will only occur when the feature has been damaged beyond repair and that any replacement material will replicate existing historic materials.

- 6) *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: The applicant's proposal for cleaning the building is within accepted norms for historic buildings.

The project meets the applicable standards.

#### COMMITTEE RECOMMENDATIONS

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Not reviewed.

#### STAFF RECOMMENDATION

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Approve as proposed with the direction that the awnings be replaced in kind with the same pattern and colors as existing, that the applicant halt all cleaning if it appears that the method chosen is having an adverse effect on the historic fabric of the building, and that

the owner return to the commission with detailed plans for the ADA walkway to determine its effect, if any, on the historic landscape.