

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
JULY 27, 2020
THE UMLAUF
506 BARTON BOULEVARD
GF-2020-098312

PROPOSAL

This application is pursuant to a Heritage Grant application to replace the roof in-kind, repoint brick, and repair roof framing in a rear area.

PROJECT SPECIFICATIONS

The project has three parts:

- 1) Replace the existing roof with 3-tab asphalt shingles and standing-seam metal. This is an in-kind replacement.
- 2) Repoint the brick cladding with hydraulic cement where cracks evidence a foundation shift. The mortar will not match existing; the applicant states that cement must be used to prevent water infiltration.
- 3) Close underpinning with chopped limestone to prevent animal entry; work will match existing.
- 4) Reframe the rear (north) laundry area: replace rotted roof joists, tongue and groove decking, and fascia. No changes will be made to exterior walls.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks and to any other properties receiving Hotel Occupancy Tax funding through a Heritage Grant. The following standards apply to the proposed project:

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.

The roof and pointing are in-kind work that will match existing materials. The project meets this standard.

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.

Hydraulic cement will be used for repointing. The applicant is consulting with historic preservation professionals at the City's Parks and Recreation Department to ensure that treatments will not damage historic materials, and the department will have a representative on-site during the repairs. The project meets this standard.

The project meets this standard.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the project, except for the mortar; authorize staff to review and administratively approve the mortar type.