

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
DECEMBER 14, 2020
C14H-2009-0026
BYRNE-REED HOUSE
1410 RIO GRANDE STREET

PROPOSAL

Repair and stabilize the first floor porch at both corners pursuant to a Heritage Grant application.

PROJECT SPECIFICATIONS

The applicant proposes to repair and stabilize the northeast and southwest corners of the first floor porch where there has been some deterioration of existing foundation structural members. At the northeast corner, the applicant proposes to remove the original lime-based slab, remove and clean historic encaustic tile, and install new steel anchors in the porch slabs and concrete steps. After pouring a new slab, the original encaustic tiles will be reinstalled; any that are missing or broken will be replaced with custom tiles to match the historic tiles.

On the southwest corner, trapped moisture has caused decay in the wooden joists, causing them to collapse. Those joists will be replaced with a steel and pressure-treated wood floor support system. Historic skirting brick will be removed, cleaned, and re-installed. New cast iron foundation vents that match those existing on the house. A bronze floor drain with a scupper will be added to allow better drainage from the patio above. Historic encaustic tiles that are missing or broken will be replaced with custom-made tiles that match the original.

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:

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

Evaluation: Historic tiles and brick will be preserved; if any are missing or damaged, they will be replaced with custom-made materials to match the original.

- 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: Only those materials damaged beyond repair will be replaced; all replacement materials will match historic fabric.

The project meets the applicable standards.

COMMITTEE FEEDBACK

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed.