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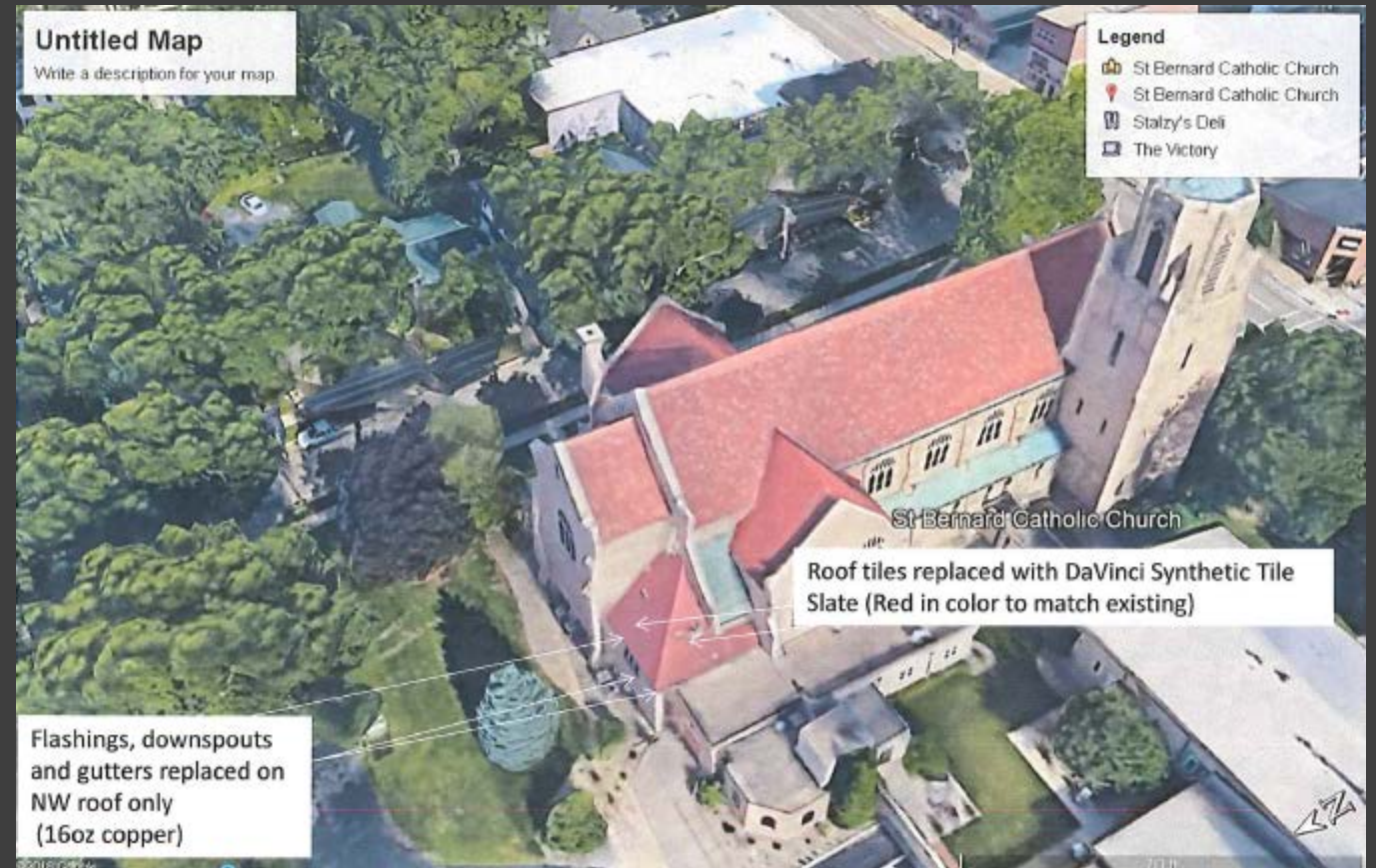
Certificate of Appropriateness for  
2450 Atwood Avenue

July 29, 2019



# Proposed Work

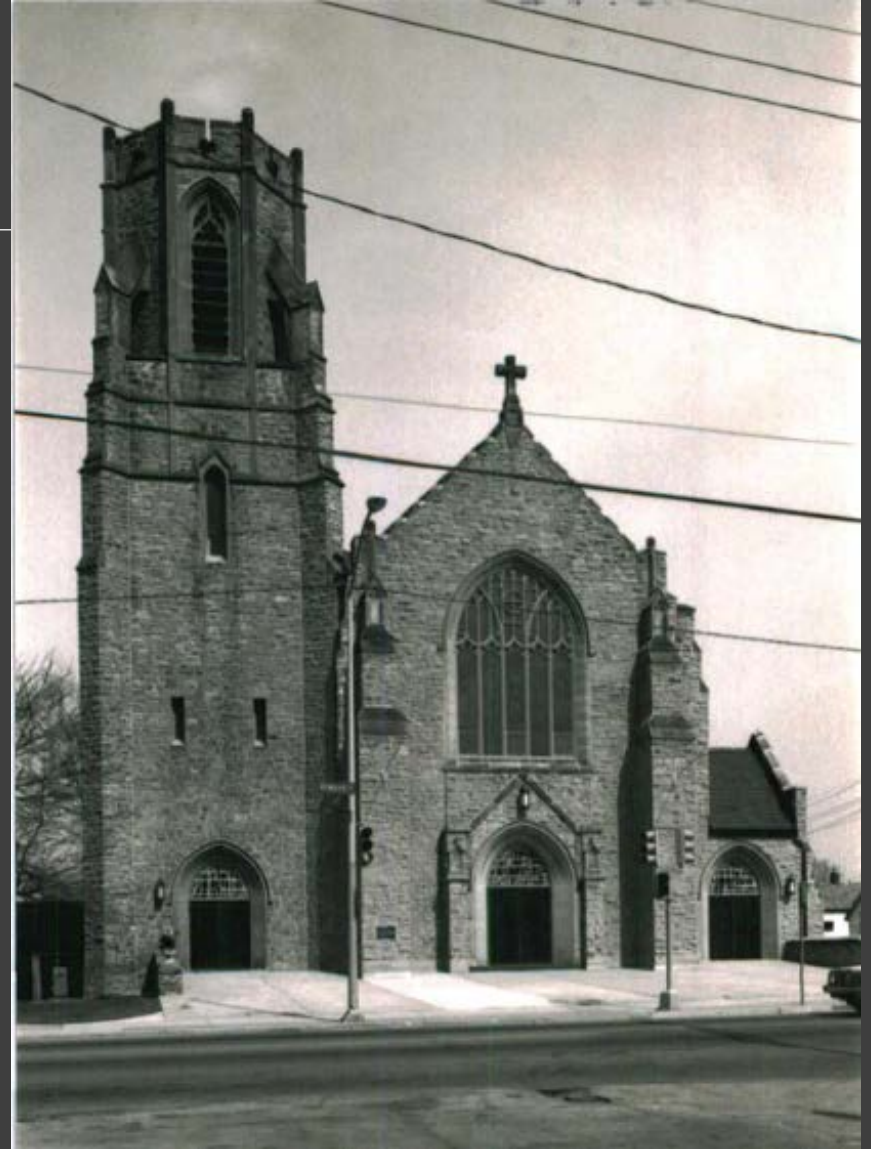
- Replace existing asphalt three-tab shingles on NW wing of building with synthetic slate roofing tiles
- Remove deteriorated flashings, gutters and downspouts on NW wing, replace with copper to match rest of building



# History of Property

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- Constructed in 1926
  - JJ Flad, architect
- Significance
  - Gothic Revival architecture
  - Madison Sandstone



# Applicable Standards

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## **41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.**

(1) New construction or exterior alteration.

(a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.



# Secretary of the Interior's Standards for Rehabilitation

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2. 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.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.**
5. **Distinctive materials**, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, **exterior alterations**, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. **The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**





**SINGLE-WIDTH**  
*Single-width tiles reduce material and speed up installation time without compromising style.*

**BELLAFORTÉ**  
*The look of slate at a fraction of the cost and weight.*



# Staff Recommendation

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Staff believes that standards for granting a Certificate of Appropriateness (CoA) for replacing the roofing on the northwest wing of the building can be met and recommends that the Landmarks Commission approve the project with the following condition:

1. Applicant work with staff to find a roofing product that approximates the historic clay tile roofing.

