

HISTORIC LANDMARK COMMISSION
FEBRUARY 27, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1987-0002
Metropolitan AME Church
1101 E. 10th Street

PROPOSAL

Large-scale maintenance, repair, and renovation of the church and auxiliary educational building.

PROJECT SPECIFICATIONS

Church:

The applicant proposes to:

1. Remove the bell from the bell tower; it is causing structural problems. The bell will likely be placed in an outdoor display in front of the church or auxiliary building – the location of the bell monument will be the subject of a future application for a Certificate of Appropriateness.
2. Brace deteriorated masonry on the bell tower. The brace will be internal and not visible from the exterior of the building.
3. Replace a broken stone lintel above the west bell vent in the bell tower. The replacement stone will match the original in color and type.
4. Re-point masonry throughout the church, using mortar matching the existing in color and texture.
5. Install new gutters around the church to alleviate moisture penetration.
6. Replace rotten wood window frames and sills in kind, and re-caulk glazing.
7. Replace a broken stone railing at the east staircase.
8. Sandblast and re-paint the existing concrete porch, and install a new metal handrail to replace the missing handrail on the east side of the staircase.
9. Power-wash the entire building.

Auxiliary Building:

1. Replace all rotted wood siding and trim on the building, as well as the porch ceilings. The beveled wood siding on the ground floor of the building will be replaced with beveled hardi-plank to match the existing in pattern and dimension. Pattern 117 siding on the second floor of the building will be retained to the greatest extent possible – there is far less deterioration of this section than on the ground floor.
2. Repair, clean, and paint all wood surfaces.
3. Install gutters to alleviate moisture penetration.
4. Sandblast and re-paint the concrete porch floor.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.

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- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Clean the surface of structures with the gentlest means possible. Do not undertake sandblasting and other cleaning methods that will damage the historic building materials.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.

COMMITTEE RECOMMENDATIONS

The Committee recommended the relocation of the bell as appropriate, replicating the profile of the existing wood in any replacement materials, testing the mortar for composition and texture prior to re-pointing to ensure a good match, and to add the gutters in a manner conducive to their reversibility at a later date.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness with the suggestions of the Committee.