

HISTORIC LANDMARK COMMISSION
SEPTEMBER 12, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1974-0041 and C14H-1978-0035
Hannig Building and Jacoby-Pope Building
200-06 E. 6th Street

PROPOSAL

Demolish the third floor wall of the building and rebuild with CMU and reclaimed brick veneer.

PROJECT SPECIFICATIONS

The existing brick wall on the third floor of these buildings is deteriorating to the point of structural unsoundness. The applicant proposes to take out the existing brick wall, salvage the brick, and then use it as a veneer over a reinforced CMU wall that will provide structural soundness to the buildings. The applicant will shore the third floor joists, reinforce the lower section of the wall between the second floor level and the third floor level, reattach the third floor joists to wall reinforcements, shore the roof trusses, demolish the existing masonry wall in sections, install rebar dowels at the top of the existing masonry wall, construct deep tie beams at the top of the existing masonry wall, construct an 8-inch CMU wall attach the roof trusses to the new wall, weatherproof the wall, and construct the brick veneer over the CMU wall, using the original historic bricks.

STANDARDS FOR REVIEW

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

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- 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.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed. The wall, as currently constructed, is bowing and is no longer structurally sound. The applicant's proposal will provide the necessary reinforcements to the wall without sacrificing the historic materials and appearance of the wall.