

**HISTORIC LANDMARK COMMISSION**  
**JULY 24, 2017**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1982-0009**  
**Allan Junior High School**  
**700 W. 12<sup>th</sup> Street**

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**PROPOSAL**

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Replace aluminum windows and doors with wood windows and doors in accordance with the original design of the building; restore exterior masonry; enclose two interior courtyards with semi-transparent ETFE membrane.

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**PROJECT SPECIFICATIONS**

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The applicant proposes the installation of new aluminum-clad wood windows and mahogany doors to replace existing non-historic aluminum windows and steel doors. The new windows will reproduce the look of the original windows on the building, but will be fixed-sash. Steel windows at the basement level of the building facing the courtyards will be restored; new steel windows will be installed on the exterior.

The applicant further proposes the installation of an ETFE plastic membrane roof over interior courtyards to create conditioned space. The membrane roof is inflatable, and will have a frosted appearance from the interior space. The roof will not be visible from any corner of the building. ETFE (Ethylene Tetrafluoroethylene) film is "durable, highly transparent, and very lightweight in comparison to glass structures. ETFE is being considered the material of choice for traditional skylight applications to long-span structures and building facades." – *From Birdair.com*.

The applicant proposes restoration of the masonry on the building, including deteriorated cast stone elements, and will remove the seal coat from the board-formed concrete on the west side. Depending on the condition of the concrete, it will be re-sealed as is, or the applicant proposes a light layer of stucco.

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**STANDARDS FOR REVIEW**

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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**

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The Committee recommends approval of the proposal.

**STAFF RECOMMENDATION**

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Approve as proposed.