

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
DECEMBER 16, 2019
SCOTTISH RITE THEATER
207 W. 18TH STREET

PROPOSAL

This application is pursuant to a Heritage Grant application to repair, restore, and/or replace deteriorated or obscured fenestration, gutters, fascia, and rafter tails. Repair existing deck and construct a storage space below.

PROJECT SPECIFICATIONS

1) Seal and paint gutters; repair and replace where needed. Repair/replace existing fascia and rafter tails where needed. Scope to include:

- Replace existing damaged gutters and downspouts.
- Replace all damaged fascia and rafter tails.
- Pressure wash all areas to be painted.
- Repair all holes in concrete with smooth epoxy patching system.
- Prime bare wood, stained areas, and rust spots; seal cracks and window trim.
- Paint with 1128 Terpolymer Elastomeric Exterior Low Sheen Coating.

2) Restore transom door on main elevation. Repair/restore existing doors, windows, and deck. Scope to include:

- Replace current wood paneling with either divided light or stained glass transom.
- Repair and refinish or rebuild front doors.
- Replace existing aluminum office windows with multi-light wood-sash units.
- Clean and reuse existing shutters.
- Restore windows that have been covered by cinderblocks and plaster.
- Replace rotted decking and support joists on back porch.
- Construct a storage space underneath back decking.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks and to any other properties receiving public tax dollars pursuant to a heritage grant. The following standards apply to the proposed project:

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. The scope of work indicates that repair rather than replacement will be performed wherever possible, and that elements deteriorated beyond repair will be replaced with elements that match historic fabric in design, color, texture, and materials. Replacement and restoration will be substantiated by existing photographic evidence and will consist of era-appropriate replacement elements.

7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. All pressure washing and related cleaning methods should be undertaken with care at a low psi to avoid damage to existing wall material. Prior to full application, apply test patches of all coatings used.

COMMITTEE RECOMMENDATIONS




Not reviewed.

STAFF RECOMMENDATION

Approve as proposed.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: GF-2019-228678

LOCATION: 207 W 18TH STREET

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