

HISTORIC LANDMARK COMMISSION
DECEMBER 11, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
 C14H-1975-0010
 1607 San Jacinto Boulevard
 Scholz Garten

PROPOSAL

Replace the main entrance awning, remove a non-original awning, replace windows on the rear elevation, and replace the rear stage structure.

PROJECT SPECIFICATIONS

The applicant is proposing the following work:

- 1) Replace the main entrance awning on the primary (west) façade with a smaller awning;
- 2) Remove a non-original awning on the north elevation;
- 3) Replace non-original windows on the rear (east) elevation with pivot steel-sash windows and French doors;
- 4) Replace deteriorated wood posts supporting existing rear awning with ornamental steel posts;
- 5) Uncover and restore an existing skylight;
- 6) Replace the picket fence screening rooftop mechanical equipment with a light gauge metal screen;
- 7) Demolish the existing stage structure in the rear; and
- 8) Construct a new two-story structure containing a stage and restrooms at the rear. The structure will be clad in board and batten hardiboard siding and capped by a standing-seam metal gable roof.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate proposed changes to historic landmarks. The standards applicable to this project include:

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.*

The proposed project does not alter character-defining features, spaces, or spatial relationships. It proposes a smaller awning at the main entrance than the existing awning, which appears to be a replica of the original awning. However, photos show that smaller awnings have existed over the entrance in the past (see 1965 photo included in submitted plans).

3. *Each property will 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 elements from other historic properties, will not be undertaken.*
 The proposed changes do not create a false sense of historical development.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 Historic materials such as brick masonry cladding, wood-sash windows, and brick ornamentation will be preserved. The awnings that are proposed to be removed and/or replaced and the windows that are proposed to be replaced on the rear elevation are all non-original.

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.*

The proposed new stage in the rear is designed in an unadorned traditional style, with forthright massing and a simple gable roof. It is differentiated from the historic building and does not detract from it.

The project complies with the applicable standards.

COA COMMITTEE RECOMMENDATIONS

The committee recommended that the replacement awning be enlarged to match the existing. The applicant believes that the smaller awning will provide a less intrusive view of the painted Scholz Garten sign and notes that a smaller awning existed in 1965.

STAFF RECOMMENDATION

Approve the project as proposed.

PROPERTY INFORMATION

Photos



Primary (west) façade.



Detail of primary façade.



North elevation.



Rear of site, with stage structure at left.