

**HISTORIC LANDMARK COMMISSION**  
**APRIL 23, 2018**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
 C14H-1975-0010  
 1607 San Jacinto Boulevard  
 Scholz Garten  
**STAFF REPORT RE: REVISED PLANS FOR STAGE BUILDING**

**PROPOSAL**

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Replace the one-story rear stage structure with a two-story building. The Commission previously approved changes to the historic building on the property.

**PROJECT SPECIFICATIONS**

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The applicant is proposing to construct a new two-story building containing a stage and restrooms. The building will be clad in board and batten hardiboard siding and capped by a standing-seam metal gable roof. The north elevation at the second story will include double-hung 4:4 steel-sash windows and a pair of divided-light glazed steel doors opening onto a metal balcony. The second story will be accessed via an exterior metal staircase on the east side.

**STANDARDS FOR REVIEW**

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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:

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 building in the rear has forthright massing and a simple gable roof that are subsidiary to the historic building, especially when combined with the largely blank western wall. The new building is differentiated from the historic building in terms of style, form, and siding; and has compatible fenestration that draws a connection to the historic building.

The project complies with the applicable standard.

**COA COMMITTEE RECOMMENDATIONS**

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The committee recommended approval of the proposed option, which includes the following changes from the original proposal: lower building height, shallower eaves, smaller balcony, removal of eave braces, and removal of second-story windows on the west elevation.

**STAFF RECOMMENDATION**

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Approve the proposed project.

## PROPERTY INFORMATION

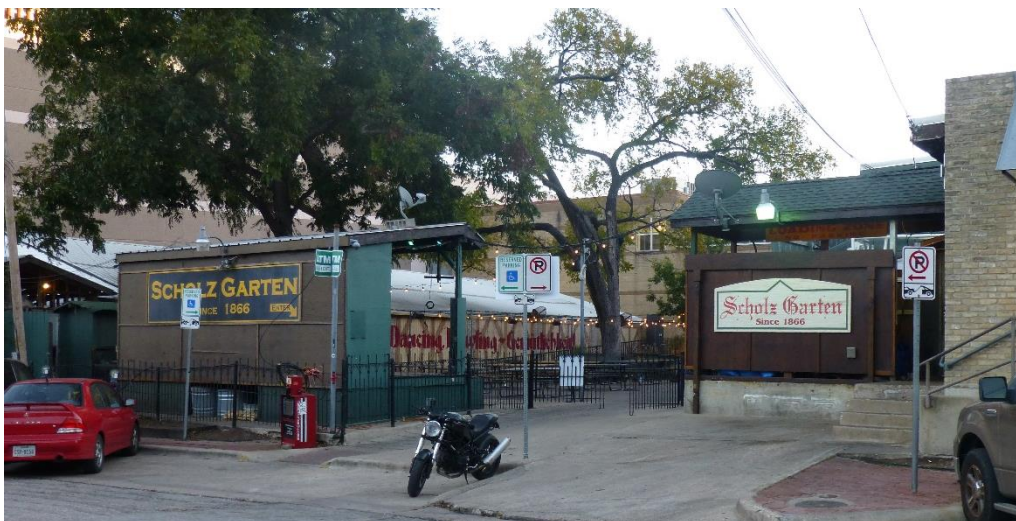
### *Photos*



*Primary (west) façade.*



*North elevation.*



*Rear of site, with stage structure at left.*