

PLANNING DIVISION STAFF REPORT

June 19, 2017

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 107-113 King St, 111-117 S Pinckney St (King St Arcade)

Application Type(s): Certificate of Appropriateness for alteration of landmark site

Legistar File ID # [47630](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: June 9, 2017

Summary

Project Applicant/Contact: Melissa Destree, Destree Design Architects, Inc.

Requested Action: The Applicant is requesting a Certificate of Appropriateness to rehabilitate and restore the historic storefronts, windows, brick/skim-coat, and all discovered historic fabric related to the original two story structure on the landmark site.

Background Information

Parcel Location/Information: The landmark site is located as a through-block building on King and Pinckney Streets.

Relevant Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) NA
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
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.
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.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis and Conclusion

The proposed work includes installation of skim coat; refurbish signage band; replacement of lighting; repairs to parapet, cornice and other surfaces; restoration of storefront marble if possible (King Street); repair steel lintel; replacement of doors; replacement of storefront in one bay on both elevations; repair balcony structure; removal of metal transom screening; replacement of historic transom configuration (Pinckney Street); repair wood storefront panels (Pinckney Street); and removal of brick chimney. The Secretary of the Interior's Standards are being met by this proposed work. The exterior alterations will not destroy historic materials or features or spatial relationships that characterize the property.

Recommendation

Staff believes the standards for approving a Certificate of Appropriateness for the proposed exterior alterations are met and recommends approval by the Landmarks Commission as submitted.