

Immediate Recommendations

● See Detail D1 on Sheet 2

● See Detail D2 on Sheet 2

● See Detail D3 on Sheet 2



Theater marquee needs to be restored. Use historic photos for guidance. There have been various repairs performed over the years, some of which have to be undone. The marquee anchor should be inspected for its structural capacity.

It is unlikely that historic fabric remains under the vertical wood siding, however further investigation is recommended. At the very least, the wood should be repaired and painted. If no historic fabric remains, bulkheads may be recreated based on historic photos of the theater.

Retain historic wood door
and aluminum storefront.

● See detail D4 on Sheet 2

Remove old caulk and install a proper expansion joint between the original storefront and the 1940s alteration. Repeat procedure on the south edge, where the building meets the adjacent structure.

b.w
B-W Consultants, Inc.

1722 Homewood Ave.
Springfield, Illinois 62704
217-220-5542 / 217-899-8334

Clients

Peoples
Economic Development Corporation

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The included recommendations were developed in accordance with the Secretary of the Interior's Standards for Rehabilitation (Standards). Projects required to meet the Standards must be reviewed and approved by the State Historic Preservation Office (SHPO) prior to commencing construction.

Project **110-112 N. Fourth St.**

Location Oregon, Illinois

Title	Facade recommendations
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Date April, 2009

Scale NTS

Project# 09-01-001

Sheet 1/2



● *Detail D1*

North top corner of facade

Top courses of the parapet are consistently spalling across the entire front and around the corner. While the cause is not obvious, it is likely water penetrating the wall through improper or damaged roof and parapet flashing. Once the source of water is eliminated the brick should be repaired. Since matching the brick is going to be difficult, the best solution would be to carefully remove the existing parapet and rebuild it utilizing salvaged brick while incorporating decorative courses of new brick. Aside from aesthetics, if not addressed the damaged bricks will continue to deteriorate since their hard outer core has been damaged.

● *Detail D2*

Near north edge of facade, upper story window

Damaged window sill should be removed and rebuilt either of new compatible brick or with concrete or limestone. Since there are no other window sills, a visual mismatch is less of a concern. Window should be uncovered and the historic window appropriately repaired or if missing or beyond repair, a new historically appropriate window installed in its place.

● *Detail D3*

South edge of facade, steel lintel above the marquee

Three visible steel lintels are showing severe signs of rust. The lintel above the marquee and the lintel of the upper story window above the north storefront are bowing and causing some masonry displacement. The lintel pictured here is also contributing to masonry damage on the adjacent building (108 South Fourth St). Both of these lintels will probably have to be replaced, if not now then in the near future. To replace the lintels, several courses of masonry will have to be removed and relaid after a new steel member is inserted. The lintel of the small narrow window between the two storefronts can likely be repaired without replacement. The rust should be scraped, brushed, and sanded away, followed by immediate priming of bare steel with a rust resistant primer formulated for metals, such as Pro-Cryl by Sherwin Williams. Priming should be followed by two topcoats of quality exterior latex paint, such as Duration by Sherwin Williams.

NOTE: It is recommended that an engineer and/or mason with experience in dealing with historic buildings examines the lintels.

● *Detail D4*

North storefront, above the front display window

Remove non-historic aluminum trim to reveal historic aluminum moulding. Missing pieces should be reinstalled and can be found through a salvage yard.



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