HISTORIC PRESERVATION GENERAL NOTES

THE SAENGER THEATRE IS ELIGIBLE FOR HISTORIC PRESERVATION TAX CREDITS. EXISTING MATERIALS AND FEATURES TO BE PRESERVED ARE SIGNIFICANT AND ARE TO BE PROTECTED IN PLACE DURING THE CONSTRUCTION PERIOD.

CHARACTER-DEFINING FEATURES NOTED TO BE SALVAGED FOR REUSE ARE TO BE CAREFULLY REMOVED, PROTECTED DURING STORAGE, AND RESTORED AS SPECIFIED PRIOR TO REINSTALLATION AS SHOWN IN THE DRAWINGS.

CONTRACTOR TO OBSERVE THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS. FAILURE TO ADHERE TO THE "STANDARDS" AND GUIDELINES MAY JEOPARDIZE PROJECT ELIGIBILITY FOR CERTIFIED REHABILITATION TAX CREDITS AND ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THESE DOCUMENTS INDICATE SPECIFIC "INTERVENTIONS" OCCURING WITHIN A SIGNIFICANT HISTORIC SPACE OF THE SAENGER THEATRE. THEY SHOW THE SELECTIVE DEMOLITION ACCOMPLISHED OR PROPOSED IN NEW DESIGN.

THE DOCUMENTS CONTAIN CURRENT IMAGES OF THE EXISTING CONDITION OF THE PROJECT. THESE IMAGES ARE ANNOTATED TO INDICATE CHANGES TO THE HISTORIC FABRIC. THE GENERAL CONTRACTOR SHALL USE HIS BEST EFFORTS AND THOSE OF HIS QUALIFIED SUBCONTRACTORS TO INSURE THAT ALL WORK UNDERTAKEN IN THESE AREAS BE EXECUTED WITH THE UTMOST CARE TO PROTECT AND PRESERVE SIGNIFICANT AND HISTORIC FABRIC, FEATURES, WORKMANSHIP, AND FINISHES. THESE EFFORTS ARE TO BE GUIDED BY THE KNOWLEDGE THAT THE GOAL OF THIS WORK IS TO RETAIN AS MUCH OF THE ORIGINAL MATERIAL AS POSSIBLE.

THESE DOCUMENTS ARE NOT MEANT TO PORTRAY THE FULL RESTORATION SCOPE OF WORK FOR THE INTERIOR AND EXTERIOR OF THE SAENGER THEATRE. REFER TO THE HISTORIC PRESERVATION (HP) SERIES OF CONSTRUCTION DOCUMENTS FOR THE RESTORATION SCOPE. THESE DRAWINGS IDENTIFY TYPICAL TYPES OF REPAIRS AND GENERAL SCOPE OF WORK. FULL SCOPE OF WORK TO INCLUDE 100% REPAIR. CONTRACTOR TO SURVEY BUILDING AND TO IDENTIFY IN WRITING TO THE OWNER ANY ADDITIONAL REPAIR SCOPE. SEE SPECIFICATIONS AND RELEVANT DETAIL DRAWINGS FOR DETAILED REPAIR METHODS.

ALL PRESERVATION, RESTORATION, REPAIR MATERIALS AND TECHNIQUES ARE SUBJECT TO THE APPROVAL OF THE LOUISIANA OFFICE OF CULTURAL DEVELOPMENT DIVISION OF HISTORIC PRESERVATION AND THE NATIONAL PARK SERVICE. MOCKUP PANELS FOR PRESERVATION, RESTORATION, AND REPAIR WORK (SEPARATE FROM WORK IN PLACE) ARE REQUIRED FOR APPROVAL BY THE ABOVE AGENCIES PRIOR TO THE EXECUTION OF ANY WORK.

IF ANY DIFFERENCES BETWEEN THE CONTRACT DOCUMENTS AND THE HPCA PART TWO ARE FOUND, THE HPCA PART TWO DOCUMENT, ATTACHED TO THE SPECIFICATION MANUAL, SHALL BE FOLLOWED.

SPECIFIC TRADES AFFECTED BY THE ABOVE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. PIGEON EXCREMENT REMOVAL
2. CONCRETE REHABILITATION
3. CLAY MASONRY CLEANING AND RESTORATION
4. MARBLE CLEANING AND RESTORATION
5. SLATE CLEANING AND RESTORATION
6. MASONRY POINTING
7. TERRA COTTA MASONRY RESTORATION
8. ORNAMENTAL METAL CLEANING
9. MATCHING ORNAMENTAL METAL
10. INTERIOR WOODWORK REFINISHING
11. METAL DOOR STRIPPING AND REPAINTING
12. WOOD DOOR REFINISHING
13. WOOD WINDOW REPAIR
14. DOOR HARDWARE CLEANING
15. ART AND HISTORIC GLASS
16. DECORATIVE PLASTER REPLACEMENT
17. PLASTER AND KEENE'S CEMENT CLEANING AND REPAIR
18. CERAMIC TILE REPLACEMENT
19. TERRAZZO CLEANING AND REPAIR
20. DECORATIVE PAINTING
21. FAUX FOLIAGE AND FAUX BIRDS

CONTRACTOR TO REQUEST UNIT PRICING FROM OWNER'S DECORATIVE FINISHES CONTRACTOR FOR ANY NEW MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DUCTWORK, CONDUIT AND PIPING INSTALLATION REQUIRED TO BE CONCEALED IN WALLS AND CEILINGS OR ANY DAMAGE DONE DURING THE COARSE OF CONSTRUCTION.

NOTE:

INTERIOR DRAWINGS PROVIDED TO IDENTIFY TYPICAL TYPES OF REPAIRS AND REPAIR OF GENERAL SCOPE OF WORK. FULL SCOPE OF WORK TO INCLUDE 100% INTERIOR. CONTRACTOR TO SURVEY BUILDING AFTER INITIAL CLEANING AND TO IDENTIFY IN WRITING TO THE OWNER ANY ADDITIONAL REPAIR SCOPE NOT COVERED BY THE INITIAL BID.

SEE SPECIFICATION MANUAL AND RELEVANT DETAIL DRAWINGS FOR DETAILED REPAIRS.

UNLESS OTHERWISE NOTED, ALL INTERIOR SURFACES TO BE PAINTED

MARTINEZ AND JOHNSON ARCHITECTURE IS NOT RESPONSIBLE FOR UNFORSEEN CONDITIONS EXPOSED DURING DEMOLITION AND CONSTRUCTION

GLOSSARY OF HISTORIC PRESERVATION TERMS

CONSOLIDATE: TO STRENGTHEN LOOSE OR DETERIORATED MATERIALS IN PLACE.

DISMANTLE: TO DISASSEMBLE AND DETACH ITEMS BY HAND FROM EXISTING CONSTRUCTION TO THE LIMITS INDICATED, USING SMALL HAND TOOLS AND SMALL ONE-HAND POWER TOOLS, SO AS TO PROTECT NEARBY HISTORIC SURFACES; AND LEGALLY DISPOSE OF DISMANTLED ITEMS OFF-SITE, UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.

EXISTING TO REMAIN: EXISTING ITEMS THAT ARE NOT TO BE REMOVED OR DISMANTLED.

MATCH: TO BLEND WITH ADJACENT CONSTRUCTION AND MANIFEST NO APPARENT DIFFERENCE IN MATERIAL TYPE, SPECIES, CUT, FORM, DETAIL, COLOR, GRAIN, TEXTURE, OR FINISH; AS APPROVED BY THE ARCHITECT.

RECONSTRUCT: TO REMOVE EXISTING ITEM, REPLICATE DAMAGED OR MISSING COMPONENTS, AND REINSTALL IN ORIGINAL POSITION.

REFINISH: TO REMOVE EXISTING FINISHES TO BASE MATERIAL AND APPLY NEW FINISH TO MATCH ORIGINAL, OR AS OTHERWISE INDICATED.

REINSTALL: TO PROTECT REMOVED OR DISMANTLED ITEM, REPAIR AND CLEAN IT AS INDICATED FOR REUSE, AND REINSTALL IT IN ORIGINAL POSITION, OR WHERE INDICATED.

REMOVE: SPECIFICALLY FOR HISTORIC SPACES, AREAS, ROOMS, AND SURFACES, THE TERM MEANS TO DETACH AN ITEM FROM EXISTING CONSTRUCTION TO THE LIMITS INDICATED, USING HAND TOOLS AND HAND-OPERATED POWER EQUIPMENT, AND LEGALLY DISPOSE OF IT OFF-SITE, UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.

REPAIR: TO CORRECT DAMAGE AND DEFECTS, RETAINING EXISTING MATERIALS, FEATURES, AND FINISHES WHILE EMPLOYING AS LITTLE NEW MATERIAL AS POSSIBLE. INCLUDES PATCHING, PIECING-IN, SPLICING, CONSOLIDATING, OR OTHERWISE REINFORCING OR UPGRADING MATERIALS.

REPLACE: TO REMOVE, DUPLICATE, AND REINSTALL ENTIRE ITEM WITH NEW MATERIAL. THE ORIGINAL ITEM IS THE PATTERN FOR CREATING DUPLICATES UNLESS OTHERWISE INDICATED.

REPLICATE: TO REPRODUCE IN EXACT DETAIL, MATERIALS, AND FINISH, UNLESS OTHERWISE INDICATED.

REPRODUCE: TO FABRICATE A NEW ITEM, ACCURATE IN DETAIL TO THE ORIGINAL, AND IN EITHER THE SAME OR A SIMILAR MATERIAL AS THE ORIGINAL, UNLESS OTHERWISE INDICATED.

RESTORE: TO CONSOLIDATE, REPLICATE, REPRODUCE, REPAIR, AND REFINISH AS REQUIRED TO ACHIEVE THE INDICATED RESULTS.

RETAIN: TO KEEP EXISTING ITEMS THAT ARE NOT TO BE REMOVED OR DISMANTLED.

REVERSIBLE: NEW CONSTRUCTION WORK, TREATMENTS, OR PROCESSES THAT CAN BE REMOVED OR UNDONE IN THE FUTURE WITHOUT DAMAGING HISTORIC MATERIALS, UNLESS OTHERWISE INDICATED.

SALVAGE: TO PROTECT REMOVED OR DISMANTLED ITEMS AND DELIVER THEM TO OWNER READY FOR REUSE.

STABILIZE: TO PROVIDE STRUCTURAL REINFORCEMENT OF UNSAFE OR DETERIORATED ITEMS WHILE MAINTAINING THE ESSENTIAL FORM AS IT EXISTS AT PRESENT; ALSO, TO REESTABLISH A WEATHER-RESISTANT ENCLOSURE.

STRIP: TO REMOVE EXISTING FINISH DOWN TO BASE MATERIAL, UNLESS OTHERWISE INDICATED.

DECORATIVE FINISHES LEGEND AND SCOPE OF WORK

SCOPE OF WORK AS DEFINED FOR DECORATIVE FINISHES CONTRACTOR.

DECORATIVE FINISHES -SCOPE OF WORK	
DEC1	ALL DECORATIVE PAINT WORK FOR IN THIS AREA, INCLUDING BUT NOT LIMITED TO, WALLS, CEILINGS, WROUGHT IRON METAL WORK AND WOOD STAINING, TO BE COMPLETED BY THE DECORATIVE FINISHES CONTRACTOR.
DEC2	ALL PLASTER WORK FOR THIS AREA, INCLUDING BUT NOT LIMITED TO, WALLS AND CEILINGS, ARE TO BE COMPLETED BY THE DECORATIVE FINISHES CONTRACTOR.
DEC3	ACOUSTIC WALL PANEL SCRIM TO BE PROVIDED BY DECORATIVE FINISHES CONTRACTOR. ACOUSTIC PANEL TO BE PROVIDE BY GENERAL CONTRACTOR.
DEC4	HISTORIC PATTERN REPLICATION ON FIRE CURTAIN TO BE PROVIDED BY DECORATIVE FINISHES CONTRACTOR. FIRE CURTAIN TO BE PROVIDED BY RIGGING CONTRACTOR.
DEC5	HISTORIC WALLPAPER REPRODUCTION TO BE PROVIDED BY DECORATIVE FINISHES CONTRACTOR.

Historic Preservation - Key Notes	
HP300	CLEAN CONCRETE.
HP302	CLEAN AND REPAIR CONCRETE. MATCH EXIST FINISH AND COLOR.
HP304	REPAIR HOLE IN CONCRETE.
HP308	CLEAN AND PREPARE CONCRETE FOR CARPET.
HP309	CLEAN AND PREPARE CONCRETE FOR PAINTING.
HP401	REMOVE EXISTING MORTAR. REPOINT TO MATCH EXISTING MORTAR IN COMPRESSIVE AND TENSILE STRENGTH, COLOR, AND SIZE."
HP402	REPLACE MORTAR THIS AREA.
HP410	CLEAN MASONRY.
HP411	REMOVE GRAFFITI FROM MASONRY.
HP412	REMOVE STAINS FROM MASONRY.
HP415	REPLACE MASONRY, MATCH EXISTING IN COMPRESSIVE AND TENSILE STRENGTH, SIZE, SHAPE, COLOR, AND FINISH.
HP417	REPAIR/ REPLACE MASONRY ELEMENT, AFTER REMOVING METAL ELEMENT.
HP418	REPAIR HOLE IN MASONRY.
HP420	CLEAN STONE.
HP423	REPAIR HOLE IN STONE--1" TO 3" IN DIAMETER.
HP426	REPAIR CHIPPED STONE--1" TO 3" IN DIAMETER.
HP429	ANCHOR LOOSE STONE.
HP430	REPLACE STONE, MATCH EXISTING IN SIZE, SHAPE, COLOR, AND FINISH.
HP431	REPAIR CRACK IN STONE
HP432	CLEAN, REPAIR AND SEAL STONE.
HP440	CLEAN MARBLE (TYP. ALL MARBLE ELEMENTS)
HP445	CLEAN AND REPAIR EXISTING MARBLE TREADS, RISERS AND LANDINGS.
HP446	REPAIR MARBLE FLOOR TO MATCH EXISTING.
HP452	CLEAN AND REPAIR EXISTING MARBLE RAILING.
HP500	CLEAN METAL
HP503	REPAIR, REPAINT AND REINSTALL METAL GRILLES.
HP505	REPAIR AND REFINISH EXISTING METAL ELEMENT.
HP507	CLEAN AND REPAIR EXISTING METAL RAILING.
HP508	REMOVE CORROSION STAINING.
HP513	STRIP, PRIME, AND PAINT METAL ELEMENT.
HP515	STRIP, PRIME, AND PAINT WROUGHT IRON GATE.
HP516	STRIP, PRIME, AND PAINT METAL GRILLE.
HP520	STRIP, PRIME, AND PAINT WROUGHT IRON GUARDRAIL AND RAILING.
HP521	REMOVE METAL OBJECT. REPAIR AND FINISHE WALL TO MATCH ADJACENT.
HP522	STRIP, PRIME, AND PAINT WROUGHT IRON HANDRAIL.
HP600	CLEAN & REFINISH WOODWORK / WOOD TRIM.
HP612	PROVIDE WOOD PANEL TO MATCH EXISTING.
HP620	CLEAN AND REFINISH WOOD RAILING.
HP624	REPAIR EXISTING WOOD RAILINGS.
HP628	VERIFY IF HEIGHT OF EXISTING HANDRAIL IS MOUNTED BEWTEEN 2'-10" AND 3'-0" ABOVE STAIR NOSING. IF EXISTING HANDRAIL IS NOT MOUNTED BETWEEN THESE HEIGHTS, REMOVE HANDRAIL, PROVIDE BLOCKING AND RE-MOUNT TO HEIGHT OF 3'-0" FROM STAIR NOSING UNLESS OTHERWISE NOTED. REPAIR WALL AS REQ'D.
HP640	STRIP, PRIME AND PAINT WOOD STOREFRONT. REMOVE ANY DAMAGED WOOD TRIM AND REPLACE IN KIND. SECURE DOOR.
HP770	REPLACE EXISTING DOWNSPOUT TO MATCH EXISTING
HP820	CLEAN AND REFINISH WOOD DOORS.
HP827	CLEAN AND REPAIR ORIGINAL DOOR. REMOVE PANIC HARDWARE AND SECURE SHUT FROM THE INTERIOR.
HP870	CLEAN ORIGINAL DOOR HARDWARE.
HP873	REMOVE ORIGINAL HARDWARE FROM DOORS. LABEL AND STORE FOR CLEANING AND LATER REINSTALLATION.
HP880	CLEAN GLASS / MIRRORS.
HP919	REMOVE PANEL AND REPAIR WALL TO MATCH ADJACENT FINISH.
HP920	CLEAN EXISTING PLASTER.
HP922	REPAIR CRACKS IN PLASTER.
HP923	REPLACE MISSING PLASTER AND FRAMING.
HP924	CLEAN DECORATIVE PLASTER AND REPAIR IN KIND.
HP925	REMOVE DAMAGED PLASTER AND FRAMING. REPLACE WITH NEW FRAMING AND PLASTER IN KIND.
HP927	SALVAGE AND REPAIR & REINSTALL DAMAGED ORNAMENTAL PLASTER.
HP928	REPLACE MISSING ORNAMENTAL PLASTER WITH REPLICAS.
HP929	REPAIR WATER-DAMAGED PLASTER.
HP940	CLEAN EXISTING TERRAZZO.
HP943	REPAIR CRACKS IN TERRAZZO.
HP944	REPLACE CHIPPED OR MISSING TERRAZZO TO MATCH ADJACENT TERRAZZO
HP963	REMOVE VCT/LINOLEUM. CLEAN AND PREPARE FLOOR FOR SCHEDULED FINISH.
HP981	CONSERVE MURAL.
HP993	REMOVE LOOSE PAINT. PREPARE SURFACE, PRIME AND PAINT.
HP996	RESTORE DECORATIVE PAINTED SURFACE TO MATCH ORIGINAL.
HP1010	STRIP, CLEAN AND REPAIR EXISTING FIRE HOSE CABINET AND HARDWARE FOR REUSE. PROVIDE TEMPERED GLASS WITH COMPLIANT REQUIRED LETTERING.
HP1533	CLEAN AND REPAIR CERAMIC FOUNTAIN. FOUNTAIN IS NOT TO BE FUNCTIONAL.
HP1534	REMOVE FIXTURE, PATCH AND REPAIR WALL TO MATCH ADJACENT FINISH.
HP1535	CLEAN, REPAIR AND PAINT DECORATIVE PLASTER FOUNTAIN. FOUNTAIN IS NOT TO BE FUNCTIONAL.
HP1602	REMOVE ELECTRICAL OBJECT AND PATCH WALL TO MATCH ADJACENT.
HP1603	REPAIR, REWIRE, & REUSE ELECTRIC OBJECT.
HP1607	HISTORIC EXIT SIGN - SEE LIGHTING FIXTURE SCHEDULE.
HP1609	HISTORIC DIRECTIONAL SIGN - SEE LIGHTING FIXTURE SCHEDULE.
HP1610	REMOVE SIGNAGE AND PATCH WALL TO MATCH ADJACENT.
HP1620	LIGHTING FIXTURE - SEE LIGHTING FIXTURE SCHEDULE.
HP1621	REMOVE EXISTING EMERGENCY LIGHTING - SEE ELECTRICAL PLANS.

THE SAENGER THEATRE RENEWAL PROJECT

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DATE:	ISSUE:
02.19.10	PERMIT SET
04.02.10	GMP CONTRACT SET
11.11.10	CONTRACT SET

SHEET TITLE:
HISTORIC PRESERVATION NOTES & GLOSSARY

HP-0.00

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