
Regarding: **923 Williamson Street – Third Lake Ridge Historic District
Consideration of Issuance of Certificate of Appropriateness
(Legistar #20032)**

Date: September 27, 2010
Prepared By: Amy Scanlon

General Information:

The Applicant is proposing exterior alterations and the construction of a new addition and new patio at the building located at 923 Williamson Street. The general exterior alterations include exterior repairs, relocation of existing windows, installation of new window, and modification of the front railing. The building is being modified for use as a restaurant.



Assessor photo for reference.

Applicable Landmarks Ordinance sections:

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
 2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
 3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
 4. Alterations of the roof of any existing structure shall retain its existing historical appearance.
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Staff Comments:

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of the addition and the patio, and the exterior alterations can be met and recommends approval by the Landmarks Commission with the following conditions:

1. The Assessor photo shows paneled railing at the front porch. In order to facilitate the need for a code compliant railing height, staff suggests removing the existing balusters, installing panel railing to a historically appropriate (non code compliant) height, and adding the square balusters above to achieve the required height.
2. Staff suggests that the eave of the addition on the rear elevation not align with the existing eave overhang so that there is an obvious step which implies a later building campaign. Staff would ultimately prefer to have the existing corner expressed on the rear elevation instead of aligning the existing wall planes with the new wall plane, but the increased construction costs cannot be justified. Instead, staff suggests that the Applicant consider retaining the corner board on the existing corner in a similar effort to imply a later building campaign.
3. The Applicant shall describe the scope of work for the foundation repairs and the appearance of the foundation once the repairs are complete.
4. The Applicant shall describe the materials proposed for use on the addition.
5. The Applicant shall describe the materials proposed for use on the patio surface.
6. The Applicant shall verify that the addition will have corner boards.