
Regarding: **1328 Rutledge Street – Third Lake Ridge Historic District
Consideration of Issuance of Certificate of Appropriateness –
Construction of new two car garage structure
(Legistar #20240)**

Date: October 13, 2010
Prepared By: Amy Scanlon

General Information:

The Applicant is proposing to construct a new two car garage structure in the rear yard. According to the submission materials, the garage will be 24'-0" by 24'-0" with a 10:12 roof pitch.



Assessor photo for reference

Applicable Landmarks Ordinance sections:

33.19(11)(h) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Any new structure shall be evaluated according to all criteria listed in Sec.33.19(11)(f). *(Included below for reference)*
2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
3. The materials, patterns and textures of any new structure shall be compatible with those of the buildings and environment within its visually related area.
4. The landscape plan of any new structure shall be compatible with that of the buildings and environment within its visually related area.

33.19 (11)(f) Guideline Criteria for new Development in the Third Lake Ridge Historic District -Parcels Zoned for Commercial Use.

1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.19(11)(d); that is, compatibility of gross volume and height. *(Included below for reference)*
2. The rhythm of solids and voids in the street facade(s) of any new structure shall be compatible with the buildings within its visually related area.
3. The materials used in the street facade(s) of any new structure shall be compatible with those used in the buildings and environment within its visually related area.
4. The design of the roof of any new structure shall be compatible with those of the buildings and environment within its visually related area.
5. The rhythm of building masses and spaces created by the construction of a new structure shall be compatible with the existing rhythm of masses and spaces for those sites within its visually related area.

33.19 (11)(d) Guideline Criteria for new Development in the Third Lake Ridge Historic District -Parcels Zoned for Manufacturing Use.

1. The gross volume of any new structure shall be visually compatible with the buildings and environment within its visually related area.
2. The height of any new structure shall be visually compatible with the buildings and environment within its visually related area.

Criteria for the review of new residential construction:

Yes	<u> X </u>	No	<u> </u>	1.	Gross volume.
Yes	<u> X </u>	No	<u> </u>	2.	Height.
Yes	<u> NA </u>	No	<u> </u>	3.	Rhythm of solids and voids in street façade(s).
Yes	<u> NA </u>	No	<u> </u>	4.	Materials in street façade(s).
Yes	<u> X </u>	No	<u> </u>	5.	Roof design.
Yes	<u> X </u>	No	<u> </u>	6.	Rhythm of building masses and spaces.
Yes	<u> X </u>	No	<u> </u>	7.	Directional expression.
Yes	<u> X </u>	No	<u> </u>	8.	Materials, patterns and textures.
Yes	<u> NA </u>	No	<u> </u>	9.	Landscape plan.

Staff Comments:

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of a new garage are met and recommends approval by the Landmarks Commission subject to staff approval of the following:

- The proportion of the windows should more closely resemble the existing windows on the residence, which are taller than wide. The proposed windows on the garage are shown wider than tall.