



Certificate of Appropriateness for
1254 Rutledge St.

May 4, 2020



Proposed Work

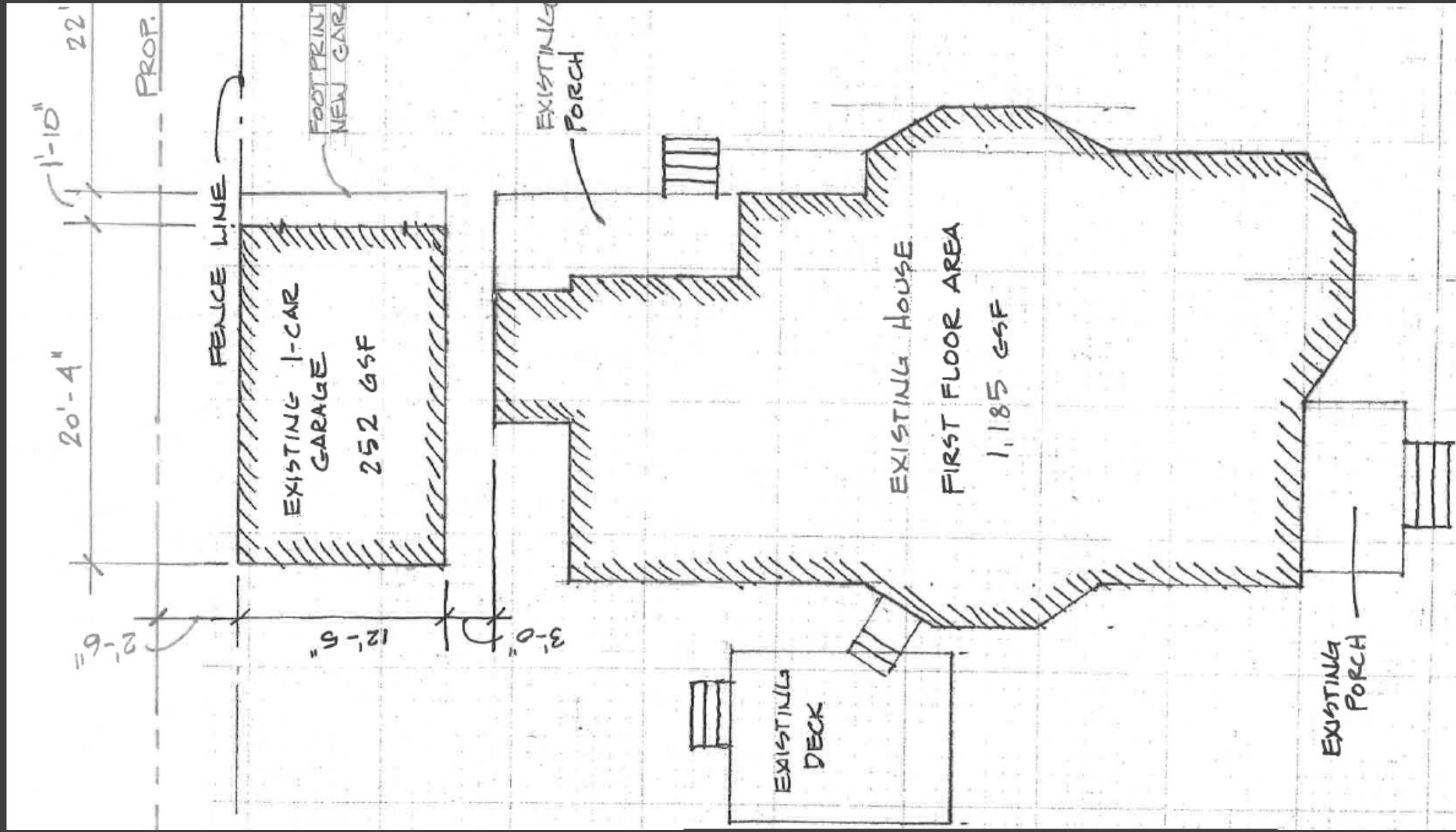
- Demolish existing garage
- Construct new garage in same location

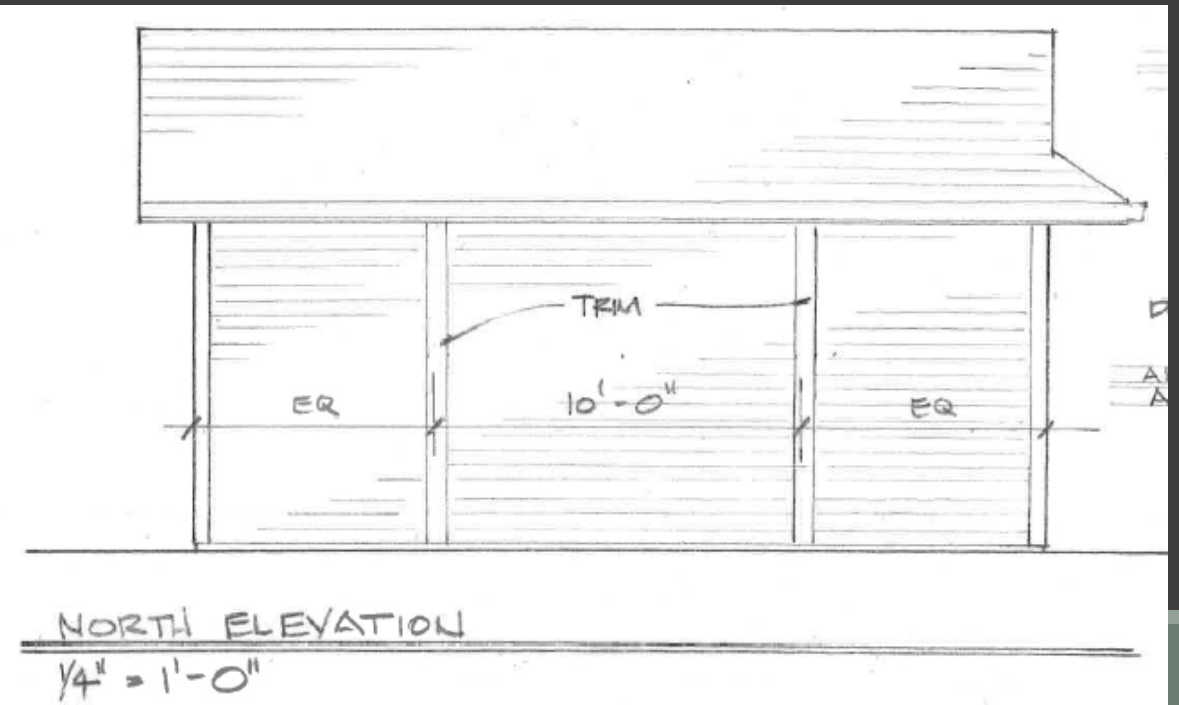
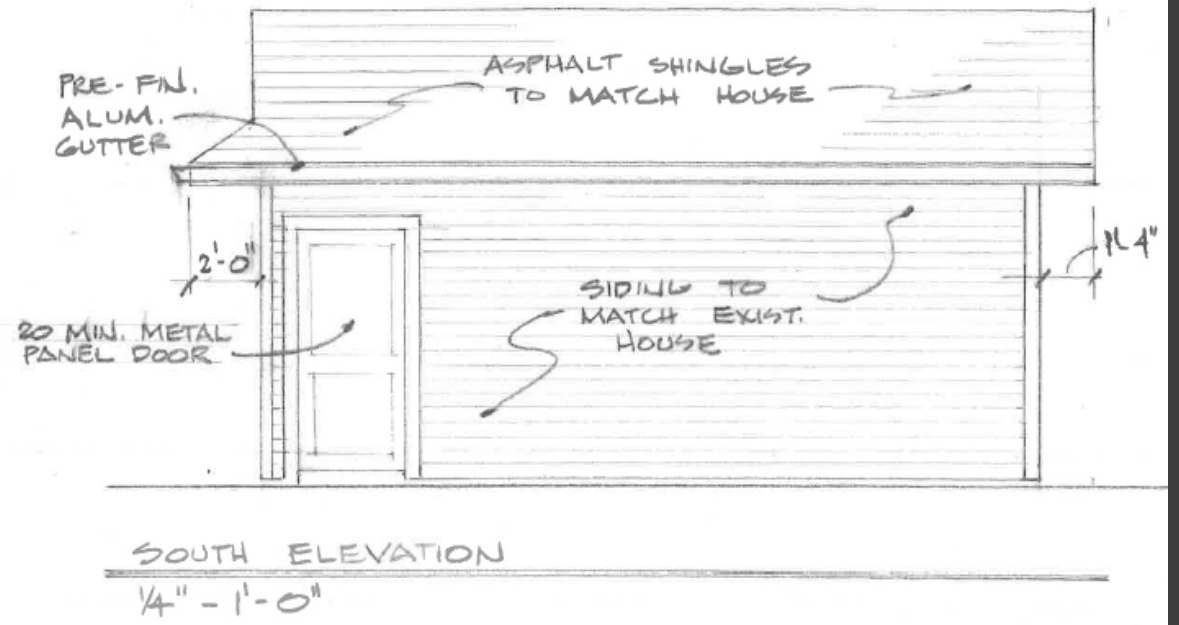


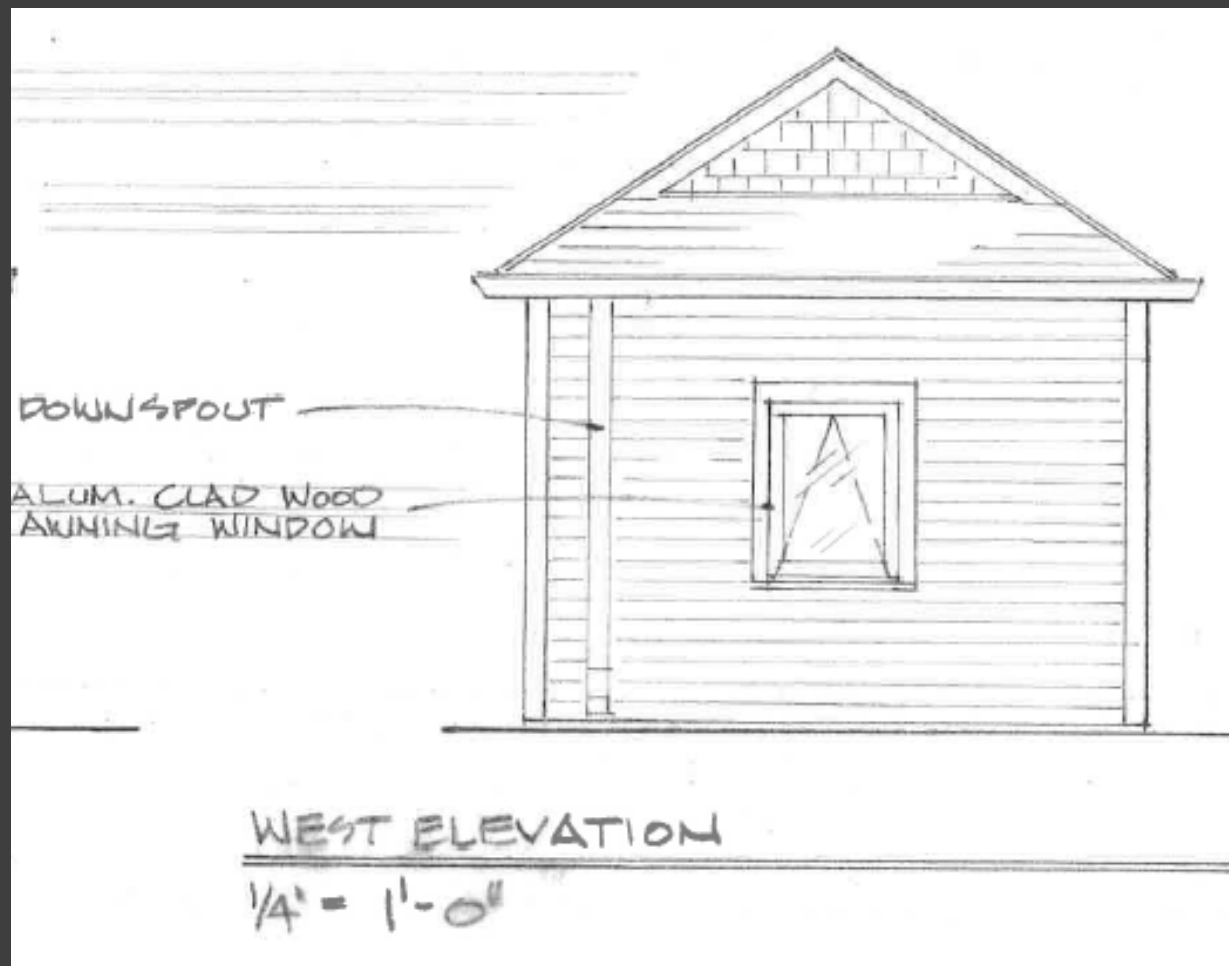
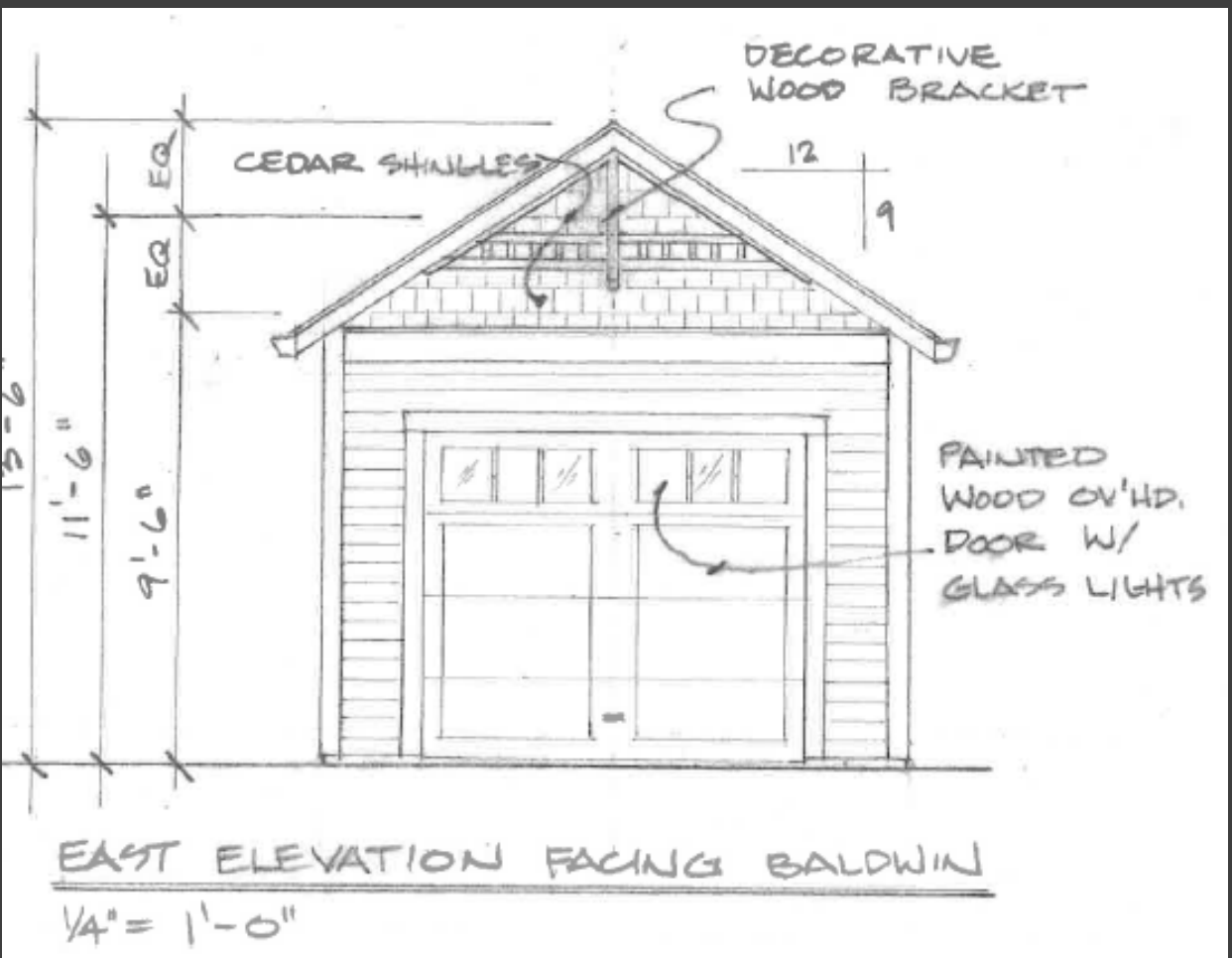
History of the Property

- Queen Anne house, constructed 1892
- N.d. for garage, appears in 1942 Sanborn Map









Applicable Standards

41.18(2) Demolition or Removal

Proposal appears to meet standards a-h. No additional documentation of structure appears warranted.



Applicable Standards

41.23(8) Standards for New Structures in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

- (a) Gross Volume.
- (b) Height.
- (c) The proportion and rhythm of solids to voids in the street facades.
- (d) Materials used in the street facades.**
- (e) The design of the roof.
- (f) The rhythm of buildings and masses.
- (g) Directional expression.
- (h) Materials, patterns and textures.
- (i) Landscape treatment.





Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends that the Landmarks Commission approve the project with the following conditions:

1. Submit updated plans for staff approval with only clapboards in the gable-end
2. Submit new specifications to staff with a garage door more in keeping with the historic character of the district
3. Submit final pedestrian door specifications for staff approval

