



Project Name/Address: 1111 Williamson
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [43804](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: July 25, 2016

Summary

Project Applicant/Contact: Bradley Yocum
Requested Action: The Applicant is requesting the approval of a Certificate of Appropriateness for the exterior alteration which includes the construction of a new front porch on a residential building in the Third Lake Ridge historic district.

Background Information

Parcel Location: The subject site is located on Williamson Street in the Third Lake Ridge Historic District.

Relevant Landmarks Ordinance Section:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- 1) Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Height
 - (b) Landscape treatment
 - (c) Rhythm of mass and spaces
 - 2) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
 - 3) Alterations of the street façade(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.
 - 5) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

Analysis and Conclusion

The work to remove the existing concrete front porch and replace it with a wood front porch was completed without permits or a Certificate of Appropriateness. The Applicant is providing submission materials at this time to request a Certificate of Appropriateness for the porch that was constructed.

A brief discussion of the standards of 41.23 (9) follows:

- 1)
 - (a) The height of the building will not be affected by the proposed alteration.
 - (b) The landscape treatment will not be affected by the proposed alteration.
 - (c) The rhythm of mass and spaces will not be affected by the proposed alteration.
- 2) The original or existing historical proportion and rhythm of solids to voids will not be affected by the proposed alteration.
- 3) The existing historical material of the front porch was concrete. The historical material may have been wood. There is probably evidence of the original porch construction present in the face of the existing building under the door. The new porch has the following issues that make it not retain its historic materials and appearance:
 - The rebar balusters are not historic materials. The Commission will have to determine if the rebar balusters can be retained and painted or if they need to be replaced with wood balusters.
 - The wood structure shall be painted or opaque stained within 12 months of installation to cover the non-historic appearance of the pressure treated wood material.
 - The lattice should be constructed in panels and painted or opaque stained.
- 4) The historical appearance of the roof of the existing structure will not be affected by the proposed alteration.
- 5) The street facade(s) will retain the original or existing historical proportional relationships of door sizes to window sizes.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness may be met and recommends that the Landmarks Commission grant the Certificate of Appropriateness with the following conditions of approval:

1. The Commission will have to determine if the rebar balusters can be retained and painted or if they need to be replaced with wood balusters.
2. The wood structure shall be painted or opaque stained within 12 months of installation to cover the non-historic appearance of the pressure treated wood material.
3. The lattice should be constructed in panels and painted or opaque stained.