
Regarding: 1305 Rutledge Street – Third Lake Ridge Historic District – Exterior alterations involving the replacement and enlargement of the rear porch. 6th Ald. District. (Legistar #24458)

Date: November 21, 2011
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is requesting a Certificate of Appropriateness to replace and enlarge the rear porch at the second floor of the residence.

Landmarks Ordinance sections:

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

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.01(11)(g). *Included below for reference.*
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

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:

The residence was constructed in 1935. The rear balcony/porch element may be original to the date of construction, but it is possible it was added more recently. The enlargement of the balcony/porch element will require the addition of support columns at the corners. The

enlargement will also require that the Applicant obtain zoning approval before a building permit will be issued.

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

1. The Applicant shall provide more information about the proposed materials and finishes. Staff is concerned that the proposed wood stain color/sheen and composite material is not compatible with historic finishes and materials.
2. The Applicant shall confirm that the wood finish treatment will cover the framing of the columns and the underside of the structure.