

Regarding: 402 Rogers Street – Third Lake Ridge Historic District – Repair/replacement of existing front porch. 6th Ald. District
Contact: Nattika Wattansuttiwong (Legistar #28177)

Date: November 12, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is requesting a Certificate of Appropriateness for the repair and replacement of the front porch of the residence at 402 Rogers Street. Staff has been working with the property owner to refine the scope of the proposed project.

Relevant 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. 33.19(11)(g).
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.

Staff Comments and Recommendations:

The only criteria listed above that relates to the proposed project is 33.19(11)(i)2.

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

1. The existing posts shall be stripped of paint and repainted. The bottom of the post may be held off of the deck floor on a metal post base. The gap between the post bottom and the deck should be covered with a sacrificial base board treatment.
2. Any visible pressure treated wood shall be stained or painted within 12 months of installation.

3. The new railings shall be constructed of wood to match the existing rail in size of components, baluster spacing, and top and bottom rail heights and relationships.