



Project Name/Address: 715 S Few
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [43689](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: July 10, 2016

Summary

Project Applicant/Contact: Steve Bobeck, Thebco
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which includes the replacement of windows in the Third Lake Ridge Historic District.

Background Information

Parcel Location: The subject site is located 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

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

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. The overall height of the building is not being changed.
 - b. The existing landscape plan will remain.

- c. The existing rhythm of masses and spaces are not being changed.
2. The existing historical proportion and rhythm of solids to voids of the street façade is not being affected by the proposed alterations.
3. The original or existing historical materials of the street façade are being affected by the proposed alterations. The windows of the street facing façade could be retained. The condition images included in the submission materials show windows that are not beyond repair.
4. The roof of the existing building is not being altered.
5. It is unclear if the original or existing historical proportional relationships of door sizes to window sizes of the street façade are being affected by the proposed alteration.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the replacement of windows on the side and rear elevations are met and recommends that the Landmarks Commission approve the request with the following condition of approval:

1. The original windows, trim and projecting show sills on the street facing façade shall remain in place and be restored. The replacement of these windows is not approved.