



**Project Name/Address:** 940 Williamson Street

**Application Type:** Certificate of Appropriateness for exterior alterations in a historic district

**Legistar File ID #** [37899](#)

**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

**Date Prepared:** April 7, 2015

## Summary

**Project Applicant/Contact:** Dan School

**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for exterior alterations in a historic district.

## Background Information

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

### Relevant Landmarks Ordinance Sections:

33.19(11)(f) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.01(11)(d); that is, compatibility of gross volume and height.
2. The rhythm of solids and voids in the street facade(s) of any new structure shall be compatible with the buildings within its visually related area.
3. The materials used in the street facade(s) of any new structure shall be compatible with those used in the buildings and environment within its visually related area.
4. The design of the roof of any new structure shall be compatible with those of the buildings and environment within its visually related area.
5. The rhythm of building masses and spaces created by the construction of a new structure shall be compatible with the existing rhythm of masses and spaces for those sites within its visually related area.

33.19(11)(d) Guideline Criteria for new Development in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.

1. The gross volume of any new structure shall be visually compatible with the buildings and environment within its visually related area.
2. The height of any new structure shall be visually compatible with the buildings and environment within its visually related area.

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.

## Analysis and Conclusion

The proposed structures will be curved-top canopies for most of the year and the side walls and door will be added in the winter months.

A brief discussion of exterior alteration standards 33.19(11)(f) follows:

1. Criteria 33.19(11)(d) discussed:
  1. The gross volume of the proposed canopy structure is visually compatible with the buildings and environment within its visually related area.
  2. The proposed canopy is not changing the overall height of the building and the canopy height is similar to other porches or vestibules in the visually related area and historic district.
2. The canopy enclosure structure maintains the rhythm of solids and voids in the street façade of the building.
3. The canopy and enclosure structure will be constructed of canvas material which is present on other buildings in the visually related area.
4. While curved roofs are not predominant in the visually related area, the curved design of the canopy roof relates to the architecture of the building to which it is attached.
5. The rhythm of building masses and spaces created by the new structures are compatible with the existing rhythm of masses and spaces within its visually related area. The structures add massing to the original building form that would be less appropriate if the structures were constructed of permanent building materials.

A brief discussion of exterior alteration standards 33.19(11)(g) follows:

1. The height of the building is not being altered.
2. The canopy enclosure structure maintains the rhythm of solids and voids in the street façade of the building.
3. The proposed exterior alteration will retain the existing historical materials on the existing building façade and introduce canvas ("temporary") structures that create forms that are compatible with the architectural style of the building.
4. The roof of the existing building is not being altered.

## Recommendation

Staff recommends that the Applicant provide images to the Commission of the existing building with the canopy structures illustrated.

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval by the Landmarks Commission with the following condition of approval:

1. The Applicant shall provide information about the method for fastening the structures to the building wall. Staff suggests that the mounting points be located in the mortar joints and not the masonry units.