



Project Name & Address: 839 Williamson Street
Application Type(s): Certificate of Appropriateness for exterior alteration in a historic district.
Legistar File ID # [52815](#)
Prepared By: William Fruhling, Acting Preservation Planner, Planning Division
Date Prepared: August 20, 2018

Summary

Project Applicant/Contact: John Lyons – Ridge Side Co-op
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for previously installed windows

Background Information

Parcel Location/Information: The site is located at 839 Williamson Street in the Third Lake Ridge Local Historic District.

Relevant Landmarks Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City’s historic resources.

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
 - a) 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:
 - (i) Height
 - (ii) Landscape treatment
 - (iii) Rhythm of mass and spaces

- b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
- c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
- d) Alterations of the roof of any existing structure shall retain its existing historical appearance.
- e) 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 Applicant installed two double hung windows without seeking a Certificate of Appropriateness. The windows are one-over-one double hung windows added to the first floor of the otherwise windowless west elevation. It appears any original windows on this side of the house were covered over years ago when the house was resided.

The standards for exterior alterations in the Third Lake Ridge Historic District apply only to street facades and roof alterations. Since this alteration was made to the side of the building, and does not involve the roof, it is not covered by those standards, but still must comply with Section 41.18.

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) N/A
 - (b) N/A
 - (c) Although this property is located in the Third Lake Ridge Historic District, none of the District's standards are applicable to this alteration.
 - (d) The installation of two windows on the side (non-street) elevation will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

Recommendation

Staff believe that the standards for granting a Certificate of Appropriateness for the installation of two windows on the west elevation are met and recommends that the Commission approve the request.