



Project Name/Address: 1224 Spaight
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [50889](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: March 11, 2108

Summary

Project Applicant/Contact: Gavin Langhammer
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations and the construction of dormers on a residence 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.
- 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 was issued a COA by the Commission on October 2, 2017 for an addition that increased the footprint by more than 100 square feet. The Applicant is returning to the Commission to request a COA for a smaller project. A brief discussion of the standards of 41.23(9) follows:

- a) The landscape treatment and the rhythm of masses and spaces are not being affected by the proposal.
- b) The door and exit platform will be removed from the front elevation and be replaced with a window. This resulting appearance will be similar to the original appearance.

- c) The existing door location will be infilled with siding and details that match the existing adjacent wall appearance.
- d) The roof is being altered by this proposed work. The roof dormers are being extended.
- e) See comment b above.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the alterations and dormer addition may be met and recommends that the Landmarks Commission approve the request.