



**Project Name & Address:** 1353 Williamson Street  
**Application Type(s):** Certificate of Appropriateness for exterior alterations in a historic district  
**Legistar File ID #** [52227](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** July 1, 2018

## Summary

**Project Applicant/Contact:** John Jesse  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations including construction of a front vestibule in the Third Lake Ridge Historic District.

## Background Information

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

### Relevant 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) NA
  - (b) NA
  - (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

- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.

Any exterior alterations on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:

  - (a) Height
  - (b) Alterations of street façade(s) shall retain the original or existing historical proportion and rhythm of solids to voids
  - (c) Alterations of street facade(s) shall retain the original or existing historical materials.

- (d) Alterations of roof shall retain its existing historical appearance.

## Analysis and Conclusion

Staff administratively approved the extensive repair of the structure, but separated out the review of the new vestibule element since it was not part of the repair work.

41.18 (1)(c) instructs the Commission refer to 41.23. A brief discussion of the applicable standards of 41.23(7) follows:

- (a) The height of the building is not being affected by the installation of a vestibule.
- (b) The existing historical proportion and rhythm of solids to voids is generally not being changed. The perceived size of the angled storefront window at the proposed vestibule is being interrupted by the addition of an exterior door.
- (c) The installation of the vestibule is introducing materials that have not existed before in the proposed location. The vestibule enclosure will be constructed of storefront system to match the existing adjacent store front system.
- (d) The roof is not being altered.

41.18(1)(d) instructs the Landmarks Commission to determine if the alteration request frustrates the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources. The alterations made to structures in historic districts should be carefully evaluated to ensure retention of historic significance and character in the district. In this case, the overall form and historic qualities of the building are being retained. The installation of a vestibule is a logical alteration and is being done within the footprint of the existing building.

## Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the installation of the front vestibule are met and recommends that the Landmarks Commission approve the request.

