



**Project Name/Address:** 841-843 Williamson  
**Application Type:** Certificate of Appropriateness for exterior alteration in historic district  
**Legistar File ID #** [44072](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** August 15, 2016

## Summary

**Project Applicant/Contact:** Karen Brown  
**Requested Action:** The Applicant is requesting the approval of a Certificate of Appropriateness for the exterior alteration which includes the construction of a new front porch on a residential building in the Third Lake Ridge historic district.

## Background Information

**Parcel Location:** The subject site is located on Williamson Street 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

The neighboring houses at 841 and 843 Williamson were connected with a central addition and combined entrance porch in the 1980s. The current proposal would replace the entrance porch with a larger porch that covers more of the front facades and construct an open deck extension to a rear porch.

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

- 1) (a) The height of the building will not be affected by the proposed alteration.

- (b) The landscape treatment will not be affected by the proposed alteration.
  - (c) The rhythm of mass and spaces will not be affected by the proposed alteration. The proposed entrance porch would be larger than the existing porch.
- 2) The original or existing historical proportion and rhythm of solids to voids will not be affected by the proposed alteration.
  - 3) The existing material of the front porch is wood. The submission materials indicate that the proposed porch would utilize 1 x 6 composite deck boards and possibly cedar boards. The visible wood elements shall be painted or opaque stained within 12 months of installation.
  - 4) The historical appearance of the main roof of the existing structure will not be affected by the proposed alteration. The porch roof will be wider to cover the length of the front porch. The rear porch is not covered.
  - 5) The existing historical proportional relationships of door sizes to window sizes of the street façade are not being affected by this proposal.

## Recommendation

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

1. The decking material of the front entrance porch shall be changed to wood in lieu of composite to maintain the appropriate material in the street facing facade. Wood deck boards shall be tongue and groove or 1x4 with minimal spaces.
2. The visible wood elements shall be painted or opaque stained within 12 months of installation.
3. The half moon bracket details shall be removed from the front porch proposal.