



**Project Name/Address:** 620 S Brearly  
**Application Type:** Exterior alteration in the Third Lake Ridge historic district  
**Legistar File ID #** [38197](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** May 5, 2015

## Summary

**Project Applicant/Contact:** Tamara Packard & Renee Herber

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which includes the replacement of windows with door 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:

#### 33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

#### 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

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness to replace the existing replacement windows and door with a sliding patio door unit and sidelights.

A brief discussion of the criteria of 33.19(11)(i) follows:

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g). Those criteria are listed below:
  1. The overall height of the building is not being changed.
  2. The street facade of the residence is not being changed and will retain the original rhythm of solids and voids.
  3. The materials of the street façade are being changed.
  4. The existing roof form is being retained.
2. The surface material of the rear (lakeside) elevation of the residence is being altered by the proposed removal of the existing lower level windows and door, and the proposed replacement sliding patio door unit and sidelights. The proposed doors and sidelights are shown with muntins that relate to the existing adjacent windows.
3. The proposed alterations will allow the historical rhythm of masses and spaces to remain.
4. The proposed alteration does not alter the existing landscape.
5. The proposed alteration will not change the historical proportional relationships of door sizes to window sizes of the street facade(s).

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the installation of the sliding patio doors and sidelights are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The proportion of the lights of the patio doors and sidelights shall match the proportion of the existing adjacent windows.
2. The muntins shall project past the exterior of the glass with a profile and shall not have a "tape-like" appearance.