



Project Name/Address: 711-715 Orton Court
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [51435](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: April 25, 2108

Summary

Project Applicant/Contact: Rudy Moore
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations to 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 is proposing to remove the existing transite siding and original cedar siding and install new Hardieplank siding without wood grain at the first and second floors. The new siding will die into corner boards at the building corners and terminate at the soffit behind a 1x trim piece. The window and door trim will also be removed and replaced with new Hardieplank material at the first and second floors. Some soffit repair is needed and will be completed with in-kind materials. The front porch will remain as it exists. The front gable wall also remain as it exists.

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 historical proportion and rhythm of solids to voids are not changing.
- c) The Hardieplank siding material will provide an appearance that is more historical than the existing transite siding; however, the original cedar siding shows a narrow exposure of 2 ½” and the Hardieplank exposure is proposed to be 4”. The siding on the front porch appears to be 2 ½” exposure and is not changing.
- d) The roof is not being altered by this proposed work.
- e) See comment b above.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the alterations can be met and recommends that the Landmarks Commission approve the request with the Applicant’s confirmation of the following conditions of approval:

- 1. The windows and doors have a decorative head trim and it appears that the jamb trim dimension is slightly narrower than the head trim dimension. The approved work shall involve the replication of the existing decorative head trim and dimensions of the flat jamb and head trim.
- 2. The jamb trim shall die into the top of a projecting show sill to exactly replicate the existing appearance. The window trim shall not be “picture framed”.
- 3. The Landmarks Commission shall provide the applicant with the specific siding exposure dimension that would be appropriate for this building.
- 4. The Hardieplank siding shall be smooth without wood grain.



Google street view image