



Project Name/Address: 747 Williamson
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [48034](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: July 17, 2017 and August 20, 2017

Summary

Project Applicant/Contact: Brennan Kraus, Arrow Exterior Design

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which include the removal of later siding, installation of new beveled siding, and the replacement of windows on the 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.
- 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 Applicant came before the Landmarks Commission on July 31, 2017 to seek approval of the Certificate of Appropriateness for residing and replacement of windows. The Landmarks Commission determined there was not enough information to determine that the standards were met and referred the request to a future meeting to allow the Applicant more time to provide information. The staff report from July 31, 2017 has been revised to incorporate the new information.

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

- 1) The height of the building, the landscape treatment and the rhythm of masses and spaces are not being affected by the proposal.
- 2) The rhythm of solids to voids is not changing. The windows and doors will remain the same sizes in the same locations.
- 3) The contractor started work to remove the later siding and with the later siding removed, the original siding is now visible in some areas. The location of corner boards and the existence of fish scale shingle siding in the front gable are also visible. Many areas of the original wood siding may be in repairable condition, but there are visible areas where the siding is not repairable. The proposed siding will match the existing siding exposure of 4" and the fish scale shingles should hang over the frieze board to match the original detail instead of the fish scale example shown in the submission materials. The Applicant provided an assessment of the windows and additional photos to convey the condition of the windows. The assessment notes "pocket windows," and upon asking the Applicant, staff learned that this refers to the way the window is fastened in the wall. In some of the photos in the submission materials, it appears that window head trim details were removed to facilitate the installation of the later siding. This trim detail should be replicated. The replacement doors should be compatible with the style of the structure.
- 4) The roof is not being altered by this proposed work.
- 5) The door and window sizes are not being altered by this proposed work.

Recommendation

Staff believes the standards for granting a Certificate of Appropriateness for the exterior alterations may be met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The Applicant shall review the style of the front door with the Landmarks Commission or staff as determined by the Commission. The door style shall be compatible with the vernacular Queen Anne style of the building.
2. Where head trim details were removed to facilitate the installation of the later siding, the detail should be replicated.
3. The previous submission materials provide an example image of the final appearance of the siding and window trim details. This example shows the siding going behind the jamb trim. In order to retain a similar relationship between the trim and the face of the siding, the siding should die into the side of the jamb trim.