



Project Name/Address: 1013 Williamson
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [43315](#)
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Date Prepared: July 25, 2016

Summary

Project Applicant/Contact: Dan Ramsey
Requested Action: The Applicant is requesting the approval of a Certificate of Appropriateness for the proposed exterior alteration which includes the installation of vinyl siding 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:

41.14 MAINTENANCE OBLIGATION; ENFORCEMENT; PENALTIES

- (1) Maintenance obligation. Every owner of a landmark, improvement on a landmark site, or improvement in a historic district shall do all of the following:
- (a) Protect the improvement against exterior decay and deterioration.
 - (b) Keep the improvement free from structural defects.
 - (c) Maintain interior portions of the improvement, the deterioration of which may cause the exterior portions of such improvement to fall into a state of disrepair.

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

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.
- 2) The original or existing historical proportion and rhythm of solids to voids will not be affected by the proposed alteration.
- 3) The original or existing historical materials of the street façade are being affected by the proposed alterations in the following ways:
 - Siding. The existing siding appears to be beveled cedar with approximately 3 inch exposure on all levels of the exterior. The submission materials indicate that the property owner considered repainting the siding so staff assumes it is in good condition. The submission materials do not indicate the proposed exposure of the siding. The siding shall have a smooth finish and shall not have any wood grain texture. The proposed alteration would cover the existing wood siding with vinyl siding. While the material is not being replaced in kind, some of the qualities of the original material are being retained. These include the horizontal beveled siding appearance and the existing exposure dimension.
 - Windows. The existing windows shall remain.
 - Window and Door Trim. The existing window openings have head and jamb trim that dies into the top of a projecting show sill. The submission materials do not specify the treatment of the existing trim or the material to be used. The addition of siding will require that the window and door trim be built out to have an appropriate relationship with the siding. The trim should have a smooth finish and shall not have any wood grain texture.
 - Soffit/Fascia/Frieze boards. The submission materials do not specify the treatment of the soffit and fascia and other trim boards. The addition of siding will require that the frieze boards, skirt boards, and corner boards be built out to have an appropriate relationship with the siding. The material should have a smooth finish and shall not have any wood grain texture.
 - Porch. The existing porch will remain. However, the natural wood elements shall be painted.
- 4) The historical appearance of the roof of the existing structure will not be affected by the proposed alteration.
- 5) The street facade(s) will retain the original or existing historical proportional relationships of door sizes to window sizes.

Recommendation

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

1. The Applicant shall confirm the dimension of the existing exposure and the proposed siding shall have an exposure that matches the existing dimension and shall not have any wood grain texture.
2. The head and jamb trim shall be built out to have a similar relationship to the plane of the siding and the trim shall terminate into the top of the projecting show sill. The new head and jamb trim width shall match the existing width.
3. The Applicant shall confirm the material to be used as window and door trim, as soffit and fascia, and as frieze boards, skirt boards, and corner boards. The material shall not have any wood grain texture.
4. The Applicant shall provide information about the treatment of the soffit and fascia.

5. Frieze boards, skirt boards, and corner boards shall be built out to have a similar relationship to the plane of the siding and match the existing dimensions.
6. The natural wood elements of the existing first floor front porch shall be painted.
7. In order to properly maintain the historic resource related to 41.14(1), vines should not be allowed to grow directly on wood frame structures. The vines shall be removed from the building as part of this work and shall not be allowed to grow directly on the building walls, roofs or porches in the future.