



Project Name/Address: 1202 Spaight
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [49436](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: November 12, 2017

Summary

Project Applicant/Contact: Gordon Gotschall
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 on Spaight 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.
- 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 has been working to remove the existing asbestos siding and to repair and restore the original wood siding and related flare detail. The Applicant has also been repairing or replacing deteriorated window sills and other elements. The work is consistent with the intent of the ordinance to restore original materials and appearance; however, the Applicant needs to formally obtain a Certificate of Appropriateness for the alterations. Typically, staff is able to administratively approve this type of restoration work, but because the

work was started without proper permits and approvals, staff would prefer that the Commission review the work.

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

- a) The height, landscape treatment, and rhythm of masses and spaces are not being affected by the proposed restoration work.
- b) The rhythm of solids to voids is not changing with the work.
- c) The original materials are being retained and the historic appearance restored.
- d) The roof appearance is not being affected by this work.
- e) See comment b above.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the alterations are met and recommends that the Landmarks Commission approve the request as submitted.