



Project Name/Address: 1148 Williamson Street

Application Type: Certificate of Appropriateness for exterior alterations in a historic district

Legistar File ID # [34672](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Eric Nelson

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations in a historic district.

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge Historic District.

Relevant Landmarks Ordinance Sections:

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

A brief discussion of exterior alteration standards 33.19(11)(g) follows:

1. The height of the building is not being altered.
2. The existing rhythm of solids and voids is not being altered.
3. The proposed exterior alteration will repair the brick wall of the front elevation, install second floor replacement windows and insulated glass in existing transom window, install replacement exterior apartment door, install new concrete front steps and apartment entry steps, and install an awning. Two second floor windows were previously replaced. The repair of the brick wall is necessary for structural integrity. The replacement of four windows will provide a unified appearance.
4. The roof of the building is not being altered.

The Assessor's information notes that this building was constructed in 1905.

Recommendation

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

1. The Applicant shall provide information about the appearance of the apartment door to staff for final review and approval.
2. The Applicant shall provide manufacturer information about the replacement windows to staff for final review and approval. The windows shall be double hung without muntins (one-over-one) to match the existing windows and shall be able to be painted.