



Project Name/Address: 1406 Williamson
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Registar File ID # [43683](#)
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Summary

Project Applicant/Contact: Jim Glueck, Glueck Architects and Paul Jasenski, Common Wealth Development
Requested Action: The Applicants are requesting the approval a Certificate of Appropriateness for the proposed exterior alteration which includes the rehabilitation of the front façade of a commercial 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:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.
- 1) Any exterior alterations on parcels zoned for mixed-use and commercial 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
 - (2) Alterations of street façade(s) shall retain the original or existing historical proportion and rhythm of solids to voids
 - (3) Alterations of street facade(s) shall retain the original or existing historical materials.
 - (4) Alterations of roof shall retain its existing historical appearance.

Analysis and Conclusion

A brief discussion of the standards of 41.23 (7) follows:

- 1a. The overall height of the building is not being changed.
2. The original second floor window openings are not being altered. The proposal would remove the non-original storefront configuration and replace it with a design that is more compatible with the historic storefront of a circa 1920s era commercial building. The proposed storefront design will improve the proportion and rhythm of solids to voids of the street façade.
3. The original or existing historical materials of the street façade including the original brick wall, the stone sills and banding, and the stone parapet coping are being retained. The renovation will remove the 1960s storefront and overhang and install a storefront system constructed of aluminum frames with glass and low wood panels. The proposed "bright" metal frames are not traditional materials for a circa 1920 commercial building.

4. The roof appearance is not being altered.

Recommendation

The Commission shall discuss the appropriateness of the “bright” metal (natural aluminum) frames. If the Commission finds them to be appropriate and meet the standards, then Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations of the front façade are met and recommends that the Landmarks Commission approve the request as submitted. If the Commission finds them to not be appropriate, then Staff believes the standards for granting a Certificate of Appropriateness for the exterior alterations of the front façade may be met and recommends that the Landmarks Commission approve the request with a condition of approval that the Applicant shall propose an aluminum frame that is not “bright” metal and is historically appropriate in appearance..