



Project Name/Address: 506 S Baldwin
Application Type: Exterior alteration in the Third Lake Ridge historic district
Legistar File ID # [37487](#)
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Summary

Project Applicant/Contact: Robert Peterson

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the proposed exterior alteration which includes the construction of a dormer addition and the installation of skylights in a historic district.

Background Information

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

Relevant Landmarks Ordinance Section:

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

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

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness to construct a dormer addition, install skylights and install a new roof to the residence at 506 S Baldwin.

A brief discussion of the criteria of 33.19(11)(i) follows:

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g). Those criteria are listed below:
 1. The overall height of the building is not being changed.
 2. The street facade of the residence will retain all existing windows and doors in their existing sizes.
 3. The proposed siding on the dormer will match the existing siding used on the residence which will be visible from the front. Two proposed skylights will be visible from the front. Skylights are not historical materials.
 4. The existing roof form is being retained; however, the addition of a dormer and skylights alters the existing historical appearance of the roof.
2. The proposed siding on the dormer will match the existing siding used on the residence and will be compatible with the original historical finishes. While the materials will match, the proposed treatment of the wall dormer is not compatible with historical finishes of the Queen Anne style. Typically an extended wall height on a Queen Anne should be accentuated with a turned gable. Due to the internal headroom requirements, a shed dormer has been proposed. The wall of the second floor continues straight up the face of the proposed dormer. To better relate the proposed dormer to the existing architecture and appropriate historical finishes, the windows should be raised so that a portion of the roof can run across the face of the dormer to allow the main roof eave to run continuously without being broken by the dormer wall. The installation of the skylights is not compatible with the historical finishes.
3. The proposed alteration retains the historical rhythm of masses and spaces.
4. The proposed alteration does not alter the existing landscape.
5. The proposed alteration of the street facade(s) will retain the existing historical proportional relationships of door sizes to window sizes.

Recommendation

Staff believes the skylights that are visible from the front do not meet the Ordinance standards as described above and should not be approved. The skylights on the slope facing the side are less visible and Staff believes that the standards for granting a Certificate of Appropriateness may be met for these two skylights and recommends that the Landmarks Commission approve them subject to staff approval of the specific design.

The proposed dormer design reads as an extension of the second floor wall. The most appropriate dormer style would be a turned gable as already exists on the house. A shed dormer may be able to work, but staff feels that it may be necessary to reduce the width of the dormer by modifying the interior arrangement of spaces so that the width relates only to the space required for the stair. The reduced width may allow a gable roof on the dormer which would be compatible with the Queen Anne style. At a minimum, the windows should be raised so that the eave and a portion of the roof can run continuously around the building as appropriate for the architectural style.

Staff believes that the standards for granting a Certificate of Appropriateness for the dormer are not met and recommends that the Landmarks Commission refer the item to a future meeting so the Applicant can consider revisions.