



Project Name/Address: 1143 Williamson
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [48333](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: August 6, 2017

Summary

Project Applicant/Contact: Todd Barnett, Barnett Architecture, LLC

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which include the removal of the roof and infill panels of the side stair and landing, the addition of side stair elements to meet code, and the replacement of siding and trim on the residence in the Third Lake Ridge Historic District.

Background Information

Parcel Location: The subject site is located 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.
- 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) The height of the building, the landscape treatment and the rhythm of masses and spaces are not being affected by the proposal.

- 2) The rhythm of solids to voids is not changing. The windows and doors will remain the same sizes in the same locations. There is a boarded window opening on the west elevation that will have siding installed over it.
- 3) The Applicant and staff discussed the proposed treatment of the building related to the siding project and a few details have been changed from the drawings in the submission materials. The Applicant and staff discussed the possibility of removing the existing asphalt siding to see original siding beneath and both believe the original siding is likely not present. The Applicant indicated that in areas where it was possible to view under the existing siding, only sheathing was visible. The original siding has been replaced with wide exposure asphalt shingle siding. The proposal is to remove the existing asphalt shingle siding on all elevations (even though a note on sheet 2 indicates existing siding will remain) and replace with 4-5" exposure fiber cement or smart side beveled siding based on standard installation practice for the specified material. The corners will have 3" wide corner boards. The existing window and door trim is proposed to be replaced with new trim and the drip detail at the first floor windows will be replicated. The existing soffit and fascia will be replaced with composite material to match the existing appearance. It is possible that the existing soffit will be repaired and left exposed. The profile of the existing bed molding will be matched as closely as possible and replaced.
- 4) The main roof is not being altered by the proposed work. A roof over the side stair and landing is being removed. The roof of the front porch will remain.
- 5) The door and window sizes are not being altered by the proposed work.

Recommendation

Staff believes the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends approval by the Landmarks Commission.