



Project Name/Address: 1256 Spaight Street
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [46475](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: March 9, 2017

Summary

Project Applicant/Contact: Tom Haver, Haver Design & Construction, Inc.
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which includes the installation of a dormer and skylights and the replacement of existing attic windows on a 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 Historic Preservation Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

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. 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. The overall height of the building is not being changed. The addition of the mass of the dormer to the roof may create a feeling of increased height, but this may not be perceived from the street.
 - b. The existing landscape plan will remain.
 - c. The existing rhythm of masses and spaces is being changed where the dormers will add mass to the roof. This change may not be perceived from the street.
2. The existing historical proportion and rhythm of solids to voids of the street façade is not being affected by the proposed alterations.
3. The original or existing historical materials of the street façade are being affected by the proposed alterations. The existing windows of the third floor are in poor condition according to the submission materials and are being proposed for replacement. The proposed replacement windows will match the existing window appearance. The proposed dormer may be visible from the street. The dormer will be stucco to match the existing adjacent wall materials. The shape and details of the proposed dormer will be similar to the existing dormer on the opposite side of the roof. The Commission should discuss whether the proposed dormer should more closely match the size, placement, and windows of the existing dormer or if the proposed dormer should be compatible yet different than the original.
4. The roof of the existing building is being altered to accommodate the construction of the proposed dormer and the installation of skylights. The main gable roof form will remain as the prominent historic roof form for this vernacular residence. The dormer will have a lower ridge height and will allow the main roof eave to continue uninterrupted. The skylights are proposed to be located toward the back so that they are not visible from the street.
5. The original or existing historical proportional relationships of door sizes to window sizes of the street façade are not being affected by the proposed alterations. The replacement windows will match the size and appearance of the existing windows.

Recommendation

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