



Project Name/Address: 1380 Williamson Street

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

Legistar File ID # [36058](#)

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Date Prepared: November 10, 2014

Summary

Project Applicant/Contact: Edward Linville

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 being altered. The front door has been moved to the center opening of the bay on the first floor thus removing the existing center window (which was technically administratively approved by staff), but retaining the leaded glass transom. 8 additional windows are proposed to be removed (3 on both side elevations and 2 on the rear elevation) in addition to 1 door from the second floor.
3. Staff administratively approved the replacement of the porch structure and deck boards and related railings and lattice panels for the front porch and the rear porches (first and second floors) and ramp. The removal of windows, siding, and upper porch structure (columns and roof framing) were not administratively approved.
4. The roof of the building is not being altered. According to the submission materials, the proposed roof of the front porch will be reconstructed to match the previous porch roof.

Recommendation

Work was started on this project before obtaining all necessary approvals. The siding, porch structures, and some windows were removed. The exterior work has been suspended until appropriate approvals are obtained.

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

1. The windows on the side elevations shall be reopened and windows installed in their previous locations.
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.
3. The applicant shall provide manufacturer information about the beveled siding and scalloped shingle materials.
4. The applicant shall provide information about the window and door trim width and profile. All windows shall have a show sill of traditional size.