

Note to Commission

16 Langdon Street – Designated Landmark and Mansion Hill Historic District

The Phi Gamma Delta house, located at 16 Langdon Street was before the Landmarks Commission in November 2008 to receive approval for the addition of an elevator tower, a new dormer and skylights. Ms Rankin had also been approving several window replacements. Since the previous approval, several significant changes are being proposed, warranting a return to the Landmarks Commission. The changes are as follows:

#1: Replace 1986 replacement clad windows.

As noted during the November 2008 Commission meeting, the replacement windows from 1986 are without exterior muntins. This proposal replaces all of these windows with new aluminum windows to match, including the additional of external muntins.

Staff recommends approval of these windows.

#2: Replace the original steel windows and doors with windows and doors using applied muntins to match existing pattern and color.

Staff recommends approval, noting that that extreme care must be taken in order to reproduce the very unique design and light pattern of the large windows, arches, and doors of the lakeside elevation.

#3: Replace leaded glass windows with new aluminum windows with applied muntins. Previously, all leaded glass windows were to be retained and restored.

Staff recommends that these windows are repaired and restored as originally planned due to the unique character of leaded glass windows. Staff does not recommend approval of this change.

#4: Proposed elevator shaft, infill of two existing windows, one not visible, and the other to be filled with window frame and spandrel glass.

Staff recommends the approval of this change due to the necessary mechanics of the elevator shaft, which was approved previously by the Commission.

#5: Kitchen window replacement, replacement of kitchen door with window, new stone to match existing underneath new window, and necessary regrading.

Staff recommends approvals.

#6: Air intake dormer expansion

Staff recommends approval due to previously approved air-intake dormer and necessary mechanics of previously approved elevator shaft. As noted in the November 5, 2008 note to the Commission from Ms Rankin (attached) the dormer will have the same roof pitch as the existing dormers, but will be gabled, rather than hipped. It will look like a flat-roofed tower with crenellation to match that on the rear wind of the building. All materials and details will match the existing.

Respectfully Submitted,
Rebecca Cnare and Bill Fruhling
3/17/09


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The Phi Gamma Delta house is undergoing an extensive rehabilitation. They have been replacing windows with my approval. All leaded glass windows are being retained and restored.

The fraternity wishes to request a Certificate of Appropriateness for an elevator tower that would be tucked along the west side of the house near the rear. In conjunction to the tower work, another side dormer of the same size as others will be built on the east elevation. This is to provide room for the elevator lobby. It will have the same roof pitch as the existing dormers, but will be gabled, rather than hipped. It will look like a flat-roofed tower with crenellation to match that on the rear wind of the building. All materials and details will match the existing.

They would also like approval for the installation of small skylights along the sides of the building. The skylights are invisible from below due to the grades of the property. They will also be infilling the arches at the lower level of the rear façade with doors and windows to blend with the appearance of the others.

I recommend approval.

K. H. Rankin 
11-05-08