



Project Name/Address: 1775 Norman Way

Application Type: Certificate of Appropriateness for exterior alterations to building on landmark site

Legistar File ID # [38198](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: May 5, 2015

Summary

Project Applicant/Contact: Daniel Giese

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the exterior alterations to a building on a landmark site

Background Information

Parcel Location: The subject site is a designated landmark site.

Relevant Landmarks Ordinance Sections:

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.

- (a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

33.19(5)(b)4 Regulation of Construction, Reconstruction and Exterior Alteration

- a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
- b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site;

Analysis and Conclusion

This site is a landmark because of the location of effigy mounds. The residence is an improvement on a landmark site. The rehabilitation of the residence will not harm the effigy mounds, but should be completed in a way that is appropriate to the structure.

The applicant recently purchased this property and is proposing to rehabilitate the existing residence on the landmark site. The applicant is requesting to rehabilitate the existing residence on its existing footprint and to not disturb the site. The rehabilitation of the structure will include the repair of wood siding, the installation of a new roof, the installation of new windows, the construction of a dormer and other work.

Recommendation

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

1. The Applicant shall consider hiring an architect to produce architectural drawings of the exterior which will aid in showing a consistent final product and in obtaining building permits for the proposed work.
2. New windows shall replicate the original windows in appearance. The majority of the windows appear to have been 8-over-1 double hung windows. The submission drawings do not show double hung windows with appropriate configuration. The first floor windows are taller than the second floor windows. The appropriate configuration of sash size and light divisions shall be confirmed on site.
3. The dormer addition shall be designed to more appropriately harmonize with the design of the building. An appropriate design may be three individual dormers aligned with the windows below, or it may be a shed dormer with a lower eave which may result in a clipped interior ceiling, or it may be located on the rear of the building, or it may be a combination of these options. Staff provided drawings showing options that would be appropriate dormer designs.
4. Consistently sized wood shingles would be appropriate for this Colonial Revival with Greek Revival influences. The Applicant shall provide a sample or image of the type of roof shingle proposed. Sometimes the term "shakes" is used interchangeably with consistently sized wood shingles.
5. The front porch pediment and columns shall be retained in their entirety.
6. The existing building has windows that are not shown in the elevation drawings. The Applicant shall describe the locations of the existing window openings and the plan to infill or expose these openings.
7. The dilapidated entry shall be removed. The Applicant shall describe or provide a drawing showing the appearance of the building with the entry removed.
8. The large picture window opening shall be divided into three ganged double-hung windows.
9. The second floor upper porch shall have solid posts instead of posts with siding.