



Project Name/Address: 852-854 Williamson
Application Type: Exterior alteration in the Third Lake Ridge historic district
Legistar File ID # [39058](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: June 30, 2015

Summary

Project Applicant/Contact: Holly Alexander
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations to a commercial building in a historic district.

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge Historic District.

Relevant Landmarks Ordinance Section:

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

The applicant is seeking approval for a Certificate of Appropriateness for exterior repairs to the Willy Street Pub which include the following:

- **Roof:** New roof shingles for the existing Mansard roof element, as well as all supporting materials, (flashing, sheathing etc) shall match the existing design of the building.
- **Window repairs:** The window units appear to be recent replacements (COA granted and are being retained). The window sills and trim are proposed to be replaced with new lumber and then clad in aluminum. Storm/screens to be repaired/replaced in kind where necessary
- **Side alley fire escape:** The existing jump platform structure will be repaired/replaced as necessary. The railing will be replaced with a railing that has a top and bottom rail with balusters running between each rail with a traditional appearance. Exterior grade treated lumber shall be painted within 12 months if installation.
- **Front Porch:** The existing roof structure of the original front porch shall be repaired/replaced to closely match the existing design and details. In lieu of the existing bracket support on the corner, the

submission materials indicate the possibility of adding a corner column. Because the original front porch has been altered, the proposed column would sit on a brick pier. The brick of the proposed pier will match the adjacent brick planter.

- **Siding:** The existing siding will be removed and the presumed original siding below will be assessed for use. The original siding will be repaired/replaced where necessary or will be removed and a replacement German siding profile to match the original siding will be installed (material to be determined).
- **Front Picture window:** The original tavern window was a large picture window. The proposed new front window may be three windows with operable transoms to fit in the existing masonry opening.
- **Concrete/brick repair:** any necessary concrete/brick repair will match the existing materials and design
- **Front entry door:** The existing door to the tavern will be replaced by a full glass door that increases the opening width by 6-inches. The existing metal support pole will be removed and a handrail of an appropriate material will be mounted on the façade.
- **Double doors on Williamson Street:** The existing double doors of the historic building will be refurbished to approximate the original condition. Glass will be installed on the upper portion of the doors, and decorative trim from the original doors will be salvaged/replicated where necessary.

A brief discussion of the criteria of 33.19(11)(g) follows:

1. The overall height of the existing building is not being changed.
2. The front street facade will retain the original window and door locations. The applicant is proposing to reopen a previously covered door opening on the side elevation. The removal of the existing siding may possibly expose original window locations that were covered by siding.
3. The proposed alterations will replicate the original front porch roof structure, retain the original siding if possible, and restore the double front doors.
4. The existing main roof form is being retained; however, the proposed alterations will reconstruct the front porch structure and staff is suggesting that the side porch roof be enlarged.

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 with the following conditions of approval:

1. Any wood shall be painted or opaque stained within 12 months of installation.
2. The applicant shall provide more information about the location and type of gutters and downspouts for review and approval by staff.
3. The applicant shall provide details of the proposed front entry handrail for review and approval by staff.
4. The applicant shall lower the brick pier base to below the window sill.
5. The applicant shall document the existing front porch roof structure in every aspect for replication. The gabled roof slope shall be documented. The submission drawings show shingles in the gable and possibly a lower gable roof slope. The treatment of the gable (pediment) shall be as it exists in every detail.
6. The applicant shall consider making the side porch roof steeper to use shingles as roof surface.
7. The applicant shall consider extending the side porch roof over the existing door that is proposed to be reopened. With this work, the applicant shall also consider making the column spacing on the side porch more similar.
8. The applicant shall document any physical evidence found when the existing siding is removed for possible inclusion in this work. The Preservation Planner would like to take photos of any evidence found on site.

