



Project Name/Address: 1421 Williamson
Application Type: PUBLIC HEARING Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [42151](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: March 23, 2016

Summary

Project Applicant/Contact: Earl Keleny
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the proposed exterior alteration which includes the construction of a rear addition over 100 square feet in the Third Lake Ridge historic district.

Background Information

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

Relevant Landmarks Ordinance Section:

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

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness to construct a rear addition over 100 square feet on the residence at 1421 Williamson.

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.
 - b. The construction of the rear porch will slightly change the existing landscape plan, but the change is compatible with other historic resources in the area and the change is not significant in the way the standard suggests.
 - c. The proposed addition has masses and spaces that are compatible with other historic resources in the area.
2. The existing historical proportion and rhythm of solids to voids of the street façade is not being affected by the construction of the proposed addition.
3. The original or existing historical materials of the street façade are not being affected by the construction of the proposed addition.
4. The roof of the addition is an extension of the existing roof. The roof form is not being altered, but it is being extended without a break. The design allows for a break in the wall plane, but is not realized in the roof for construction reasons.
5. The original or existing historical proportional relationships of door sizes to window sizes of the street façade are not being affected by the construction of the proposed addition.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations related to the construction of the rear addition are met and recommends that the Landmarks Commission approve the request as submitted.