



**Project Name/Address:** 1335 1/2 Williamson Street  
**Application Type:** Certificate of Appropriateness  
**Legistar File ID #** 40095  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** September 15, 2015

## Summary

**Project Applicant/Contact:** Adam Hebgen, Washa Construction  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations in the Third Lake Ridge historic district.

## Background Information

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

### Relevant Historic Preservation Ordinance Section:

41.23(9) Standards for Exterior Alteration 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

The Visual compatibility map is attached to this report.

A brief discussion of Section 41.23(9) follows:

- 1)
  - (a) Height – The porch roof height is not being changed.
  - (b) Landscape treatment – the landscape treatment is not described in the submission materials. The Applicant shall provide details about the landscape treatment.
  - (c) Rhythm of masses and spaces – The enclosure of the porch alters the masses and spaces of the original form of the vernacular building type. The Landmarks Commission shall

determine if the exterior treatment of the enclosure to read as an enclosed porch provides the visually compatibility that allows this standard to be met.

- 2) This property is located behind another property and does not have a “street façade”. The proposed window size and proportion retain the existing historical proportion and rhythm of solids to voids.
- 3) This property is located behind another property and does not have a “street façade”. The exterior treatment of the porch enclosure reads as an enclosed porch even though the historical materials are no longer in place. The proposed siding will match the existing siding exposure and type. The submission materials show that the foundation will be stone to match the existing adjacent foundation. It is unclear from the photographs if that foundation exists or if it is replacing piers related to porch construction. The Applicant shall provide clarification information. If the stone foundation is new construction, the Landmarks Commission shall determine if this standard is met.
- 4) The porch roof is not being altered.
- 5) This property is located behind another property and does not have a “street façade”. The proposed window size and proportion retain the existing historical proportional relationships of door sizes to window sizes.

## **Recommendation**

If the Landmarks Commission can find that rhythm of masses and spaces is visually compatible, Staff believes the standards for granting a Certificate of Appropriateness for the exterior alterations can be met and recommends that the Landmarks Commission approve the work with the following conditions of approval:

1. The Applicant shall explain any proposed plans for the landscape treatment.
2. The Applicant shall provide clarification information about the existing foundation and the proposed foundation.
3. The Applicant shall consider aligning the vertical battens with the window trim on the long elevation of the enclosure.