



Project Name/Address: 1018 Williamson
Application Type: Exterior alteration and addition in the Third Lake Ridge historic district
Legistar File ID # [38199](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: April 29, 2015

Summary

Project Applicant/Contact: Brandon Cook

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which includes the renovation of the structure and the construction of an addition 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)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

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 previous owner requested a Certificate of Appropriateness for the demolition of the residence located at 1018 Williamson on October 6, 2014. The Landmarks Commission suspended action on the request. The Landmarks Commission received an update related to the sale of the property at the meeting of December 15, 2015. The property was sold in March 2015 to an owner who understands and plans to comply with the historic district standards.

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness to renovate the entire building and construct an addition at the rear.

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

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g). Those criteria are listed below:
 1. The overall height of the existing building is not being changed. The height of the proposed addition will match the height of the existing building. In order to make the addition read as a later campaign, the wall on one side elevation could be set back 6-8 inches to create a step in the wall and in the roof.
 2. The street facade of the residence will retain the original window and door locations except for one window which will also allow for the retention of the original rhythm of solids and voids. The center upper bay window is currently a half height window that aligns with the upper sash of the adjacent double hung windows. The half height window in this configuration is historically appropriate.
 3. The majority of the original materials have been removed or damaged beyond repair. The proposed alteration will replicate the historical materials in kind. The existing porch elements and brackets are not shown accurately in the submission materials. The existing siding does not have corner boards although there are narrow vertical boards on the bay window.
 4. The existing roof form is being retained; however, the addition will enlarge the size of the form.
2. The majority of the original materials have been removed or damaged beyond repair. The proposed alteration will replicate the historical materials in kind so that the surface material, pattern and texture in the facade of the existing structure are compatible with the original historical finishes. The center upper bay window and the center lower bay window are not shown to match the existing original window configurations. The center upper bay window is currently a half height window and the center lower bay window currently has a decorative upper area. The window above the front porch is shown as a double hung window. A fixed decorative window is historically appropriate in this location. The gable window size will likely be smaller than the double hung windows of the bay window. The historically appropriate method to finish wood siding and trim was with paint to protect the wood. The submission materials note a semi-solid stain for the siding and other exterior wall elements.
3. The proposed alterations will allow the historical rhythm of masses and spaces to remain. The rear addition will reduce the amount of space on the lot at the back, but the addition will not be deeper than the "datum" established by the rear depth of the existing buildings.
4. The proposed alteration does not alter the existing landscape.
5. The proposed alteration of the street facade(s) will retain the existing historical proportional relationships of door sizes to window sizes except for possibly two windows. See comments above related to the proportion of the upper middle bay window and the gable window.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the renovation and addition may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall describe the condition of the front porch architectural details. If possible, the actual existing porch elements shall remain. If damaged beyond repair, the existing details shall be replicated in kind.
2. The Applicant shall describe the condition of the existing brackets. If possible, the actual existing brackets shall remain. If damaged beyond repair, the existing brackets shall be replicated in kind.
3. The Applicant shall confirm the existence of scalloped shingles in the gables and in the front porch pediment. The Commission shall discuss appropriate treatments for these areas if scalloped shingles are not present. The submission materials note the use of cedar shakes.
4. The upper middle bay window shall remain as a half height window which is the historically appropriate configuration. An awning window in this location would also be appropriate.
5. The lower middle bay window shall be a fixed window with horizontal muntin to mimic the original decorative upper transom.
6. The small window above the front porch shall be a decorative window or awning instead of a double hung unit.
7. The Applicant shall look for evidence of additional decorative elements during the work to remove the existing siding. Evidence may include an architectural feature in the gable, an apron board at the second floor where the siding may change exposure, eave brackets, nail patterns, etc. This evidence shall be documented by photographs and shall be discussed with the Preservation Planner for possible inclusion in this project.
8. Use existing framing to determine the appropriate window size for the gable window. The size will likely be smaller than the double hung windows of the bay.
9. Paired windows shall share a central mullion instead of butting trim where the windows touch.
10. The Applicant shall provide samples of the cedar with the proposed semi-solid stain. Paint is the historically appropriate finish of the exterior wood so the semi-solid stain should provide a consistent pigment that does not allow wood grain to show through.
11. The Applicant shall confirm that corner boards will not be used.
12. Consider the use of a salvage vintage front door.