



Project Name/Address: 747 Williamson
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [48034](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: July 17, 2017

Summary

Project Applicant/Contact: Brennan Kraus, Arrow Exterior Design

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which include the removal of later siding, installation of new beveled siding, and the replacement of windows on the residence 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

A brief discussion of the standards of 41.23(9) follows:

- 1) The height of the building, the landscape treatment and the rhythm of masses and spaces are not being affected by the proposal.
- 2) The rhythm of solids to voids is not changing. The windows and doors will remain the same sizes in the same locations.

- 3) The contractor started work to remove the later siding and with the later siding removed, the original siding is now visible in some areas. The location of corner boards and the existence of fish scale shingle siding in the front gable are also visible. The original wood siding appears to be in repairable condition which would satisfy the standard related to retaining original materials. If the Landmarks Commission considers the replacement of the original siding, the proposed siding should match the existing siding exposure and the fish scale shingles should hang over the frieze board to match the original detail instead of the fish scale example shown in the submission materials. The submission materials also include photos showing some of the windows which appear to be original and repairable. If the Landmarks Commission considers the replacement of the windows, the windows should be replaced in-kind (one-over-one in wood). Retention of the street facing original windows is an option. In some of the photos in the submission materials, it appears that taller window head trim was removed to facilitate the installation of the later siding. Replacement of this trim detail should be discussed. The replacement doors should be compatible with the style of the structure.
- 4) The roof is not being altered by this proposed work.
- 5) The door and window sizes are not being altered by this proposed work.

Recommendation

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

1. The Applicant shall review the treatment of the siding, the trim, the windows, and the doors with the Landmarks Commission. The Landmarks Commission shall provide direction about treatment for each item.
2. The Applicant shall provide the Landmarks Commission with images of proposed light fixtures.