



Project Name/Address: 308 S Paterson
Application Type: Certificate of Appropriateness
Legistar File ID # [41021](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: December 6, 2015

Summary

Project Applicant/Contact: Holly Alexander
Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alteration to replace a door and install new windows on the front façade of a building in the Third Lake Ridge Historic District.

Background Information

Parcel Location: The subject site is located on the corner of Williamson and South Paterson Streets in the Third Lake Ridge Historic District

Parcel Zoning: HIS-L, TSS

Relevant Landmarks Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City’s historic resources.
- 41.23 THIRD LAKE RIDGE HISTORIC DISTRICT**
- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.
 - 1) Any exterior alterations on parcels zoned for mixed-use and commercial 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
- (2) Alterations of street façade(s) shall retain the original or existing historical proportion and rhythm of solids to voids
- (3) Alterations of street facade(s) shall retain the original or existing historical materials.
- (4) Alterations of roof shall retain its existing historical appearance.

Analysis and Conclusion

The submission materials indicate that the existing opening is 8'-7" wide. The photo of the interior shows that the existing window is divided into three parts which include two equal sash doublehungs flanking a fixed center unit. Staff believes the three part window is not consistent with the vernacular style characteristics of the existing building and that original configuration might have been two individual doublehung windows with solid wall between the windows. In addition, the opening could have been altered to remove the solid wall and install the center fixed unit. The photo has been altered to cover the center unit with a solid white rectangle so some evidence is not visible for the purposes of writing this report; however, the interior trim and sill run continuously across the width of the entire triple window. The hood over the front door appears to be altered from its original form and does not inform the location of the original windows. Removal of the existing siding may yield evidence of the configuration of the original elevation.

The submission materials do not indicate the type or configuration of the windows being proposed. The submission materials describe the replacement door as aluminum with a 34 x 21 glass panel.

The Visual Compatibility Map is attached, but the standard related to the visual compatibility refers to height and the height is not being altered.

The installation of windows in the street façade of the existing building will return the elevation to a more historical appearance and make the elevation appear to have its original rhythm of solids to voids.

Recommendation

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

1. The Applicant shall remove the existing siding to look for evidence of the original configuration of the street façade.
2. The Applicant shall provide information about windows proposed for installation including type, configuration, and material.
3. The Applicant shall provide an elevation image and manufacturer information about the proposed replacement door.
4. The Applicant shall work with staff to finalize details of the project and at staff's discretion, may be asked to return to the Commission for final review.