



Project Name/Address: 1318 Rutledge
Application Type: Certificate of Appropriateness for exterior alteration in an historic district
Legistar File ID # [35455](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Larry Taff
Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alteration in a historic district.

Background Information

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

Relevant Landmarks Ordinance Sections:

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 applicant is requesting to remove the existing mudroom addition and construct a new mud room addition that will have functional height and the benefit of heat and insulation.

The scope of the work is discussed in an analysis of Section 33.19(11)(i) as follows

1. See analysis of Sec. 33.19(11)(g below).
2. The replacement of the mudroom addition will not alter the existing materials. The vinyl siding that is used on the main structure will be used on the mudroom addition.
3. The replacement of the mudroom addition will not affect the existing and original rhythm of masses and spaces.
4. The replacement of the mudroom addition will not affect the existing historical landscape plan.
5. The replacement of the mudroom addition will not affect the original or existing historical proportional relationships of door sizes to window sizes. The replacement door is similar in size to the existing door.

The analysis of 33.19(11)(g) follows:

1. The replacement of the mudroom addition will not affect the overall height of the building.
2. The replacement of the mudroom will slightly change the appearance of the rear façade, but will not affect the street façade. The replacement of the mudroom addition will not affect the historical rhythm of solids and voids.
3. The replacement of the mudroom will not affect the existing or historical materials of the street façade. The vinyl siding that is used on the main structure will be used on the mudroom addition.
4. The mudroom replacement will slightly alter the roof form of the rear of the building; however, the overall historical appearance of the roof is not being altered.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the mudroom addition replacement are met and recommends approval by the Landmarks Commission.