



Project Name/Address: 1214 Rutledge
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [47830](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: June 29, 2017

Summary

Project Applicant/Contact: Philip Smith

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which include the installation of siding and the replacement of windows on the front elevation of a 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

The property owner has been systematically working with staff on alterations to the rear and side elevations and is now requesting that the Landmarks Commission review the alterations to the front elevation. The alterations include the removal of the existing non-original siding except for the portion of original siding that is exposed in the front porch area and the replacement of windows at the second floor and at the perimeter of the front porch. The second floor windows are already replacement units and the front porch is likely a later addition.

The proposed siding will be fiber cement beveled siding to match the siding used on the adjacent side elevations. The Applicant is also requesting the installation of “fish scale” shingle siding in the upper gable and the installation of flower boxes.

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 will remain the same size.
- 3) The second floor windows have already been replaced with wood windows and the Applicant is proposing to repair the existing windows or replace them with wood windows to match the existing appearance. The siding is non-original and the proposed beveled siding will create a more historically appropriate appearance. The horizontal band board at the gable seems original and indicates a possible change in material at the upper gable. The fish scales shingles may be appropriate here and should be discussed by the Commission. The wood flower boxes are a nice improvement and the wall should be structured and detailed for their installation to maintain the structure from water damage and other deterioration. The boxes should also be appropriately sized to be compatible with the existing architecture.
- 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 recommends that the Landmarks Commission discuss the installation of fish scale shingle siding and flower boxes.

Staff believes the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends approval by the Landmarks Commission with any conditions the Commission adds related to the proposed work.