



Project Name/Address: 1106 Williamson
Application Type: Exterior alteration in the Third Lake Ridge historic district
Legistar File ID # [39230](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: July 13, 2015

Summary

Project Applicant/Contact: Loren Peabody
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations 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:

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

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness to renovate the building exterior which will include the following work:

- Remove the existing enclosed vestibule.
- Construct front porch.
- Remove existing stucco on front façade (south) and repair newly exposed brick.
- Repair stucco on other facades (north, east and west).
- Remove paint from stone lintels on front façade (south).
- Replace vinyl windows of second floor with Marvin Integrity to replicate the original muntin configuration.
- Landscape the front yard.

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.
 2. The street facade of the residence will retain the existing window and door locations.
 3. The proposed alteration will maintain the historical materials and restore a more historically appropriate appearance.
 4. The existing main roof form is not being changed. The roof of the later vestibule addition is being replaced by a lower pitched roof.
2. The original building had exposed brick and the proposed alteration would restore the front façade by removing the existing stucco to expose the brick underneath. The proposed alteration of the vestibule addition to a porch will replicate the historical materials so that the surface material, pattern and texture in the facade of the existing structure are compatible with the original historical finishes.
3. The proposed alterations will improve the historical rhythm of masses and spaces. The existing vestibule addition presumably enclosed the original porch.
4. The proposed alteration will alter the existing landscape. The applicant shall provide details.
5. The proposed alteration of the street facade(s) will retain the existing historical proportional relationships of door sizes to window sizes.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall look for evidence of the location and configuration of the original porch during the work to remove the stucco. This evidence shall be documented by photographs and shall be discussed with the Preservation Planner for possible inclusion in the project.
2. The Applicant shall provide details about the landscape plans.