



**Project Name/Address:** 1213-1215 Spaight  
**Application Type:** Certificate of Appropriateness for exterior alteration in historic district  
**Legistar File ID #** [43692](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** July 10, 2016

## Summary

**Project Applicant/Contact:** Jenny Dechant  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which includes the installation of two dormers on 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

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

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. The overall height of the building is not being changed.

- b. The existing landscape plan will remain.
- c. The existing rhythm of masses and spaces is being changed where the dormers will add mass to the roof. This change may not be perceived from the street.
2. The existing historical proportion and rhythm of solids to voids of the street façade is not being affected by the proposed alterations.
3. The original or existing historical materials of the street façade are not being affected by the proposed alterations. The dormer that sits closest to the street may be minimally visible from the street façade, but this does not affect the materials.
4. The roof of the existing building is being altered to accommodate the construction of two dormers. The main gable roof form will remain as the prominent historic roof form for this Queen Anne style residence. The dormers are proposed to have a lower ridge height and will allow the main roof eave to continue uninterrupted. The dormer located closest to the street is proposed to be held back approximately six feet from the front wall to make the dormer minimally visible from the street façade.
5. The original or existing historical proportional relationships of door sizes to window sizes of the street façade are not being affected by the proposed alterations.

## **Recommendation**

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

1. The Applicant shall consider selecting new proposed windows that will match the existing window proportion.
2. The Applicant shall consider using trim and a projecting show will that matches the existing trim and show sill dimensions and details.rim
3. The Applicant shall consider using eave conditions on the new dormers that will match the existing dormer eave details.