



Project Name/Address: 418-420 Cantwell Court
Application Type: Exterior alteration in the Third Lake Ridge historic district
Legistar File ID # [37334](#)
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Date Prepared: February 24, 2015

Summary

Project Applicant/Contact: John Suter
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the proposed 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 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 install vinyl siding on the residence at 414-416 Cantwell Court. The new siding and insulation would be installed over the existing siding. The existing siding was likely installed between 1930 and 1950, decades before the historic district was created. The original building probably had horizontal beveled siding.

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 height of the building is not being changed.
 2. The street facade of the residence will retain all existing windows and doors in their existing sizes.
 3. The existing materials of the street façade of the residence will be removed and replaced with vinyl horizontal beveled siding that more closely resembles the original appearance.
 4. The existing roof is being retained.
2. The proposed alteration of the siding will be compatible with the original historical finishes.
3. The proposed alteration retains the historical rhythm of masses and spaces.
4. The proposed alteration does not alter the existing landscape.
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 are met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The window and door trim and related sills shall be built out to maintain the relationship between the plane of the siding and the plane of the trim.
2. The rake boards shall be built out to maintain the relationship between the plane of the siding and the plane of the rake boards.
3. The bed molding shall be built out to maintain the relationship between the plane of the siding and the plane of the bed molding.