



**Project Name/Address:** 715 S Few  
**Application Type:** Certificate of Appropriateness for exterior alteration in historic district  
**Legistar File ID #** [43689](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** July 29, 2016

## Summary

**Project Applicant/Contact:** Steve Bobeck, Thebco  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which includes the replacement of windows 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 original request for replacement windows was reviewed by the Landmarks Commission at the July 18, 2016 meeting. At that meeting the Commission requested that the item be referred to the meeting of August 1, 2016 to allow the applicant time to prepare condition information related to the street facing windows.

The applicant informed staff that the property owner is not planning to replace the street facing windows.

## **Recommendation**

Staff recommends that the Landmarks Commission reaffirm that the Certificate of Appropriateness for replacement of the windows facing the street is not approved at this time.