



**Project Name/Address:** 1213 Spaight  
**Application Type:** Certificate of Appropriateness for exterior alteration in historic district  
**Legistar File ID #** [47631](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** June 9, 2017

## Summary

**Project Applicant/Contact:** Andrew & Erica Jessen

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which include the removal of a second entrance on the front 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

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 to remove the door.
- 2) The removal of the front door on the west will return the building to a more historically appropriate appearance. The single door is common in the historic district and it is believed that this building had a

single front entrance originally. The historical relationship of solids to voids is being retained with this proposed work. The property owners have an opportunity to deconstruct the area to look for remaining evidence of the original door location which was probably more centered on the front porch width or to locate a window where the door is proposed to be removed.

- 3) The existing door location will be infilled with siding and details that match the existing adjacent wall appearance.
- 4) The roof is not being altered by this proposed work.
- 5) The door sizes are not being altered by this proposed work. If a window is added in place of the existing door to be removed, the window proportion shall be similar to the existing proportion of windows on the street façade.

## **Recommendation**

Staff recommends that the Landmarks Commission discuss the resulting appearance of the front elevation and the possibility of installing a window in place of the existing door as shown in the examples of other residences in the submission materials.

Staff believes the standards for granting a Certificate of Appropriateness for the exterior alteration to remove the door on the west side of the front porch are met and recommends approval by the Landmarks Commission, subject to the final details being approved by the Preservation Planner.