
Regarding: 315 S Baldwin Street – Third Lake Ridge Historic District – Construct deck addition on the back of the house. 6th Ald. District
Contact: Mark Steinmann
(Legistar #28350)

Date: November 26, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is requesting a Certificate of Appropriateness for the exterior alteration to the structure at 315 South Baldwin Street. The Applicant is proposing to construct a new deck on the rear elevation.

Relevant Landmarks Ordinance sections:

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.

Staff Comments and Recommendations:

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends approval by the Landmarks Commission with the following discussion items to be discussed at the meeting:

1. The Applicant shall clarify if any wood treatment is being considered for the cedar. The Landmarks Commission shall determine if it is appropriate to stain the deck boards and framing within 12 months of completion or allow the material to naturally weather.