



Project Name/Address: 1014 Williamson
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [42802](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: May 10, 2016

Summary

Project Applicant/Contact: Mike Kohn
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

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 are not being changed.
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 being affected by the proposed alterations. It is very possible that the existing windows are original. Original wood sash windows are a system and can be repaired and weather-stripped to keep them maintained and viable while replacement units will need to be routinely removed and completely replaced. The proposed windows are manufactured by Marvin and appear to be clad in aluminum, but this should be confirmed. The submission materials indicate that the existing sill will be wrapped in aluminum and a jamb extension will be used on the exterior of the window at the trim. The purpose and appearance of this jamb extension is unknown.
4. The roof of the existing building is not being altered.
5. It is unclear if the original or existing historical proportional relationships of door sizes to window sizes of the street façade are being affected by the proposed alteration.



Google street view

The submission materials include images showing the condition of the existing windows. Based on the provided images, many of the windows appear to be damaged beyond feasible repair, but some appear to be in fair condition where repair may be a reasonable option. For the purposes of reviewing the Ordinance standards, the condition of the seven windows located on the front of the building is most important to understand. The following information related to the seven front windows is needed for review:

- Is the glass original or replacement?
- What is the condition of the sash?
- What is the condition of the exterior sill and trim?
- How does the condition of these windows relate to the windows on the sides and rear?
- Please provide photos of each window from the interior and any exterior condition issues.

Staff requested the additional information above from the applicant and received limited information from Jody Lindsey, Operations Manager of the Window Design Center which includes the following: some of the windows have replacement glass; the sash have wood rot; the exterior trim and sill are in fair shape; and the condition of the front windows is similar to the condition of windows on the sides and rear. The extent of the repairs required for the windows on the front elevation are unknown.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the replacement of windows on the side and rear elevations are met and recommends that the Landmarks Commission approve the request with the following condition of approval:

1. The Applicant shall confirm that the replacement window dimensions match the existing window dimensions and that the window opening size will not be modified with infill materials.

Staff believes that there is not enough information to determine if the standards for granting a Certificate of Appropriateness for the window replacements on the front elevation are met and recommends that the Landmarks Commission refer the request to a future meeting to allow the Applicant time to provide relevant information or approve the request with the following conditions of approval:

1. The Applicant shall work with staff to finalize all details related to this staff report and the relevant discussion of this item during the Landmarks Commission meeting.
2. The Applicant shall provide adequate information about the condition of the existing wood windows on the front elevation including the quantity of original or old glass lights that have waves, imperfections, and seeds; amount and location of rot present in sash; assessment of sash structure, open joints, squareness, etc.; and operation of sash weights and pulleys and locking hardware.
3. The Applicant shall confirm the need to use aluminum wrap on the sill and that wrapping the sill at the second floor windows of the front elevation will not obscure the stone sill course.
4. The Applicant shall describe the function of the jamb extension element and if it will change the appearance of the window trim. The existing wood trim shall remain uncovered.
5. The Applicant shall describe any alteration to the third floor window trim on the front elevation.
6. The Applicant shall confirm that the replacement window dimensions match the existing window dimensions and that the window opening size will not be modified with infill materials.