



**Project Name/Address:** 1210 Williamson  
**Application Type:** Exterior alteration in the Third Lake Ridge historic district  
**Legistar File ID #** [38524](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** May 28, 2015

## Summary

**Project Applicant/Contact:** Maron Ragassa, Buraka, LLC  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations to the front façade.

## Background Information

**Parcel Location:** The subject site is located in the Third Lake Ridge Historic District.

### Relevant Landmarks Ordinance Section:

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

The existing building was constructed in 1966 according to the City Assessor's information.

The applicant wishes to make the following alterations to the existing small one-story commercial structure:

- Construct small front entry addition, accessible entrance, and railing.
- Convert existing entry door into a window on the front façade.
- Remove small entry canopy, and replace with a larger roof overhang that will span the entire front façade.
- Install a painted commercial sign on the front of the new entry addition.
- Install a new outdoor deck on the rear of the building.

A brief discussion of 33.19(11)(g) follows:

1. No alteration of existing height is proposed

2. The current building has two openings, neither of which has any particular historical significance. The proposed alterations would change the locations of the solids and voids on the façade, but the wall will still have a similar character – a solid wall with windows instead of a glass storefront wall.
3. The proposed entry materials are EIFS and horizontal siding however, the existing material is concrete block. Concrete block is the historically appropriate material for this building.
4. The alteration to the front roof is a flat roof addition. The main roof form remains as a flat roof.

## **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The materials used to fill in the existing door opening, and create the new entry addition shall match the existing adjacent materials (concrete block). The proposed EIFS and siding materials are not appropriate. The applicant shall revise the drawings and work with staff on the final design.
2. The applicant shall provide an elevation drawing of the rear deck in context with the building.
3. If this project applies for a City Façade Improvement Grant which results in significant changes as determined by the Preservation Planner, the revised project must return to the Landmarks Commission for approval.