

## PLANNING DIVISION STAFF REPORT

September 18, 2017

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name/Address:** 1407-1409 Williamson  
**Application Type:** Certificate of Appropriateness for exterior alteration in historic district  
**Legistar File ID #** [48806](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** September 12, 2017

### Summary

**Project Applicant/Contact:** Ryan Zerwer  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which include the replacement of 7 windows on the 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.
- 2) The rhythm of solids to voids is not changing. The windows and doors will remain the same sizes in the same locations.

- 3) The windows proposed for replacement are original wood one-over-one double hungs. The four replacement windows on the street façade are proposed to be vinyl. The Applicant has indicated that the rotted sills, frames and trim will be replaced in-kind where needed.
- 4) The roof is not being altered by this proposed work.
- 5) The door and window sizes are not being altered by this proposed work.

## **Recommendation**

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

1. The Applicant shall provide wood window product information for the front windows and the Commission shall determine if wood windows are desired in the street façade instead of vinyl.