



Project Name/Address: 519 N Pinckney

Application Type: Certificate of Appropriateness for exterior alterations

Legistar File ID # [48966](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: September 28, 2017

Summary

Project Applicant/Contact: James Moser, Brownhouse Design LLC

Requested Action: The Applicant is requesting a Certificate of Appropriateness to add a small addition to a residence in the Mansion Hill historic district.

Background Information

Parcel Location: The subject site is located in the Mansion Hill Historic District.

Relevant Landmarks Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.
- 41.22 MANSION HILL HISTORIC DISTRICT**
- (4) Standards for Review of Development in the Mansion Hill Historic District.
 - (a) Any new structure located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - 1. Height.
 - 2. Gross Volume.
 - 3. In the street elevation(s) of a structure, the proportion of width to height in the facade(s).

4. The proportions and relationships of width to height of the doors and windows in street facade(s).
 5. The proportion and rhythm of solids to voids created by openings in the façade.
- (b) All street facades shall blend with other structures via directional expression. When adjacent structures have a dominant vertical or horizontal expression, this expression should be carried over and reflected.

Analysis and Conclusion

A brief discussion of the review standards follows:

- (a)1. The height of the building is not being altered. The roof of the first floor side porch is being extended along the side of the building toward the rear to accommodate the addition.
 2. The gross volume of the building is increasing by a minimal amount with this addition. The interior is being increased by approximately 90 square feet.
 3. The street elevation is not being affected by the proposed addition.
 4. The street façade is not being affected by the proposed addition. The Applicant has tried to work with the proportion of the existing windows to achieve an appropriate side addition.
 5. The existing vocabulary of proportion and rhythm of solids to voids created by openings in the façade is being replicated in the new addition as possible.
- (b) The street façade is not being affected by the proposed addition. The vocabulary of the side addition is being replicated by the new addition so the existing expression will be carried over and reflected in the new construction.

The addition is a logical progression of additions on this building and was designed to replicate existing vocabularies of design elements and features. This project does not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the exterior alterations are met and recommends approval of the Certificate of Appropriateness.