

PLANNING DIVISION STAFF REPORT

October 2, 2017

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 1224 Spaight
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [48802](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: September 28, 2017

Summary

Project Applicant/Contact: Gavin Langhammer
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which include the construction of an addition and dormers on a 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.
- a) 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:
 - (i) Height
 - (ii) Landscape treatment
 - (iii) Rhythm of mass and spaces
 - b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
 - c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
 - d) Alterations of the roof of any existing structure shall retain its existing historical appearance.
 - e) 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:

- a) The landscape treatment and the rhythm of masses and spaces are not being affected by the proposal. The height of the building is being increased by the proposed extension of the ridge at the back of the building.

- b) The plans show that one of the front windows on the second floor is proposed to be turned into a door and an exit platform is proposed to be constructed on the front elevation. Changing the window to a door changes the proportion. It may be possible to relocate the second exit door to a side dormer instead of placing it on the front. The elevation drawings do not show how this alteration.
- c) The existing door location will be infilled with siding and details that match the existing adjacent wall appearance.
- d) The roof is being altered by this proposed work. The ridge is being extended for the rear addition and the proposal includes the extension of the roof dormers.
- e) See comment b above.

Recommendation

Staff recommends that the Landmarks Commission discuss the resulting appearance of the front elevation and the possibility of installing the second exit door on the side in a dormer instead of on the front.

Staff believes that the standards for granting a Certificate of Appropriateness for the addition may be met and recommends that the Landmarks Commission approve the request after discussing the alteration to the front elevation or referring the request to a future meeting to allow the Applicant to revise the proposal to accurately show the alteration to the front elevation.