



PROJECT # 00378

Applications	COA # 0713
Property Address	199 Lark Street
Property Owner	Ron Xiong
Historic District	Center Square / Hudson Park
Request	Certificate of Appropriateness
Proposal	Carry out a full exterior renovation on a previously altered vacant building and construct a rear one-story addition.

Notes/Comments:

The applicant came before the Historic Resources Commission in October 2020 for a full renovation of the existing vacant structure. At the October 7, 2020 meeting the applicant requested approval to-

- Retain the first floor commercial storefront material and configuration;
- Replace non-original aluminum siding on the second and third floor with cementitious siding;
- Retain the non-original window opening on the second and third floors and install new 1-over-1 sashes and tri-part window systems; and
- Construct a rear, third-floor addition.

The Commission deferred the application at the October 2020 meeting and requested additional information from the applicant and asked that site visit be scheduled. John Myers, Lee Pinckney, and Chris Hacker met with the applicant and contractor at the property on August 27, 2021 to look at the existing conditions. At the site visit an original window opening was discovered in a third floor closet. The location of the opening supports the replacement of the two, tri-part window systems with 1-over-1 sash windows.

The applicant has revised the 2020 proposal and is now requesting approval to-

- Replace the non-original tri-part window systems on the second and third floors with three, 1-over-1 wood clad sash windows to match the original configuration;
- Remove the existing aluminum panel siding and replace the existing non-original fixed single lite picture window on the ground floor with a two-lite, paneled storefront system. The proposed ground floor will also feature a wood paneled band between the first and second floor and a paneled bulkhead below the storefront window;
- Install single lite transoms above the existing entry doors. The existing entry doors will be retained and repaired in their existing location;
- Retain, repair and paint the existing aluminum siding on the side elevation and the second and third floors of the front elevation;
- Remove the exterior egress stair from the south, side elevation. The proposed apartments will be accessed from the interior staircase;
- Retain, repair and paint the existing wood cornice;
- Construct a rear, third floor addition measuring 17'-10" deep and 16'-6" wide. The addition will clad with lap siding to match the reveal of the existing aluminum siding; and
- Install three, 1-over-1 sash windows on the side, south elevation. The proposed windows will be visible from the common alley.

The proposal is in front of the Commission for a workshop only, the Commission will not take action.

Review Consideration for Certificate of Appropriateness Review:

- 375-206(1)(c): General Guidelines
- 375-206(1)(d): Rehabilitation Guidelines
- 375-206(1)(i): Requirements And Procedures