



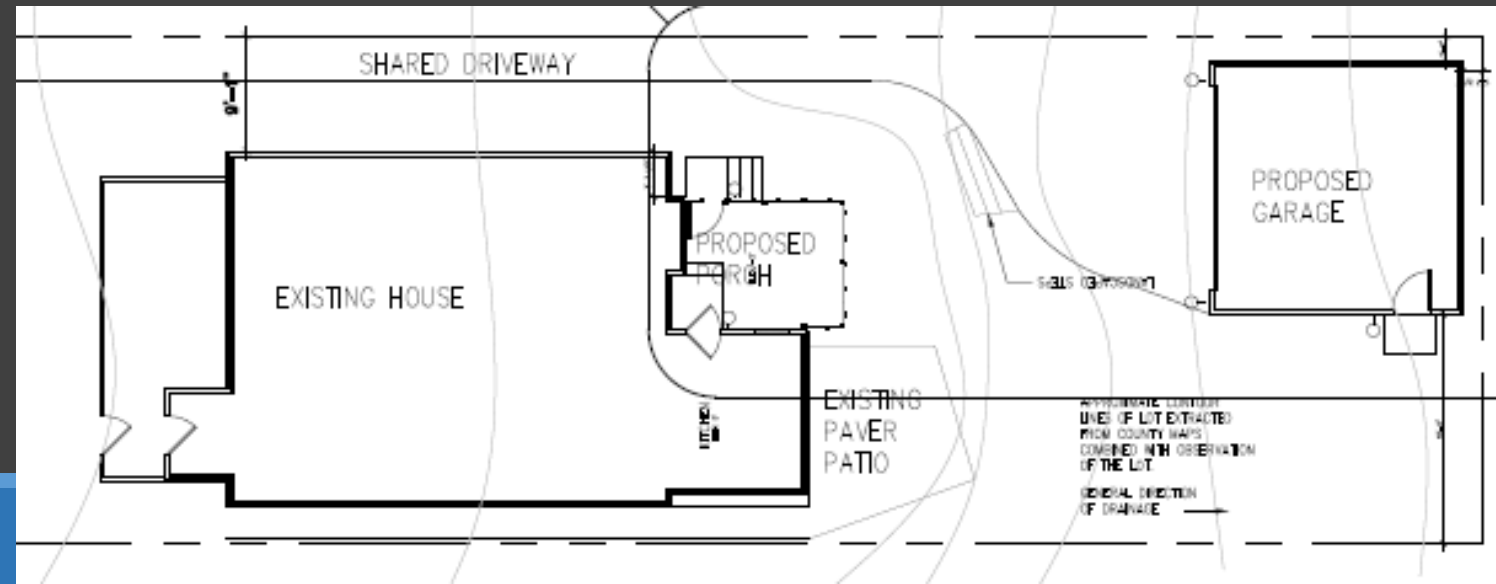
Certificate of Appropriateness 2003 Van Hise Avenue

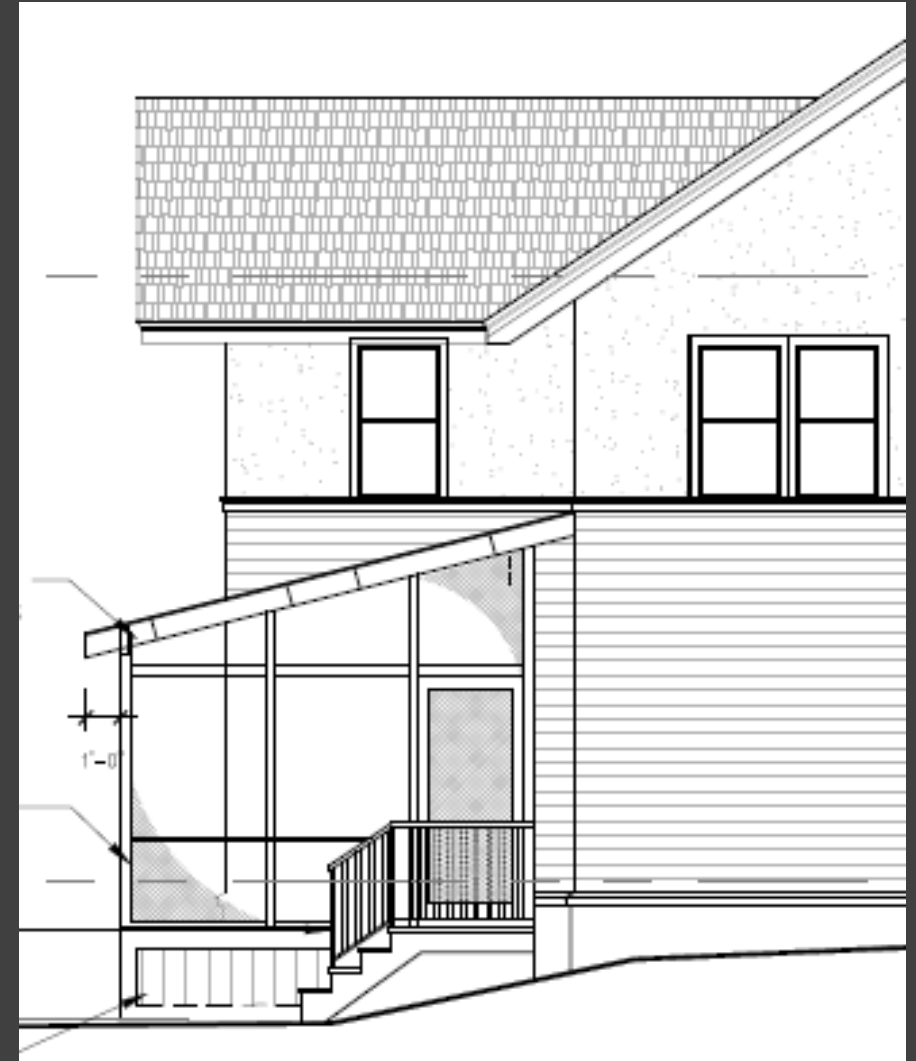
June 28, 2021

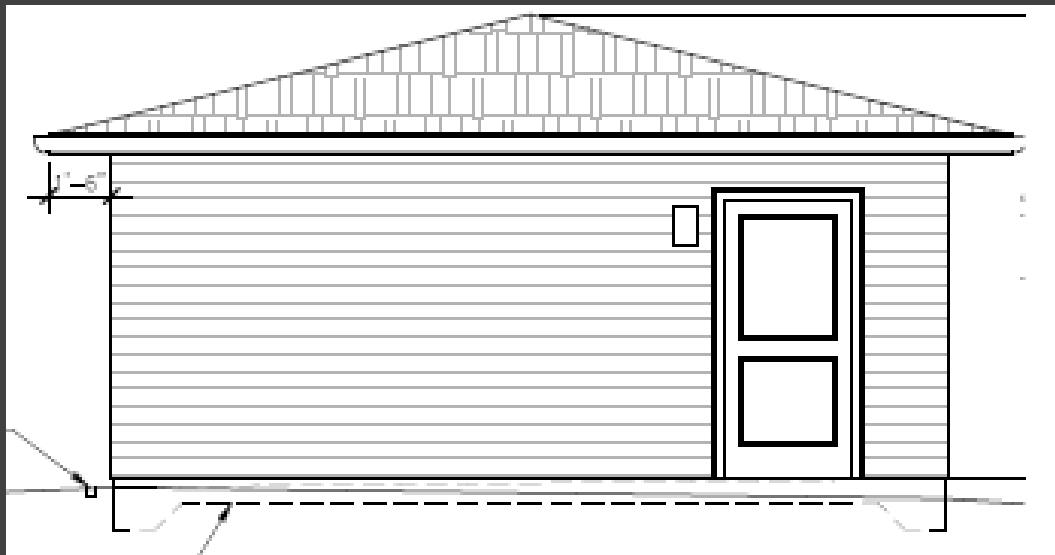
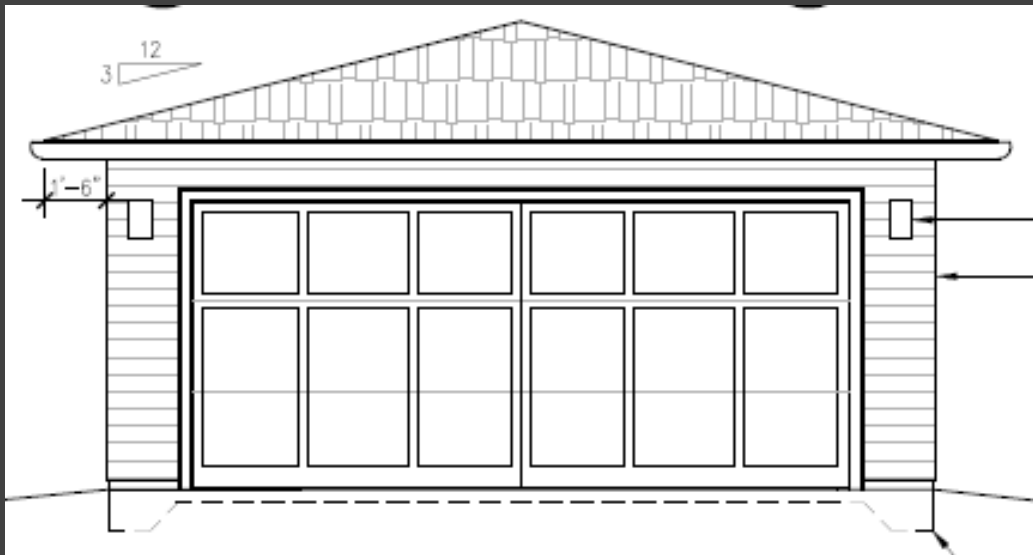


Proposed Work

- Demolish existing garage & construct new garage
- Demolish existing rear porch & construct new porch
- Building constructed in 1916 for John G. Kessenich
 - Craftsman style
 - Architect August Beckman







Applicable Standards

41.18(2) COA Standards for Demolition

- (a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest
- (c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole
- (h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district



Applicable Standards

41.24(4) UH Standards for New Structures

- (a) 2. Materials for the exterior walls shall be the same as or similar to materials prevalent in the University Heights Historic District
- (b) Accessory structures shall be compatible with the design of the existing structures on the zoning lot

41.24(5) UH Standards for Exterior Alterations

- (a) Height. No alterations shall be higher than the existing structure
- (g) Additions and Exterior Alterations Not Visible from the Street. Will be approved if design is compatible with the scale of the existing structure and, further, if the materials used are compatible with the existing materials in texture, color and architectural details. Additions and alterations shall harmonize with the architectural design of the structure.



Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends that the Landmarks Commission approve the project with the following condition:

1. No faux hardware on the garage's vehicle door

