

## PLANNING DIVISION STAFF REPORT

October 16, 2017

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name/Address:** 2125 Van Hise

**Application Type:** PUBLIC HEARING  
Certificate of Appropriateness for exterior alteration

**Legistar File ID #** [49060](#)

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

**Date Prepared:** October 9, 2017

### Summary

**Project Applicant/Contact:** Kristen Locken

**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for the construction of two additions which would increase the footprint over 100 square feet in the University Heights Historic District.

### Background Information

**Parcel Location:** The subject site is located in the University Heights Historic District.

#### Relevant Historic Preservation 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) NA
    - (b) NA
    - (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.
- 41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.**
- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
    - (a) Height. NA
    - (b) Second Exit Platforms and Fire Escapes. NA
    - (c) Repairs. NA
    - (d) Restoration. NA
    - (e) Re-Siding. NA
    - (f) Alterations Visible from the Street and Alterations to Street Facades. Alterations visible from the street, including alterations to the top of structures, and alterations to street

facades shall be compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing structure or of other structures in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing structure where the existing building materials and architectural details differ from the original.

Alterations that exactly duplicate the original materials in composition are encouraged. Alterations that destroy significant architectural features are prohibited. Side alterations shall not detract from the design composition of the original facade.

- (g) Additions and Exterior Alterations Not Visible from the Street. Additions and exterior alterations that are not visible from any streets contiguous to the lot lines upon which the structure is located will be approved by the Landmarks Commission if their 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 rather than contrast with it.
- (h) Roof Shape. The roof shape of the front of a structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the structure and similar in location and shape to original dormers on structures of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a structure shall be visually compatible with the architectural design of the existing structure.
- (i) Roof Material.NA

## Analysis and Conclusion

The two proposed additions increase the footprint by over 100 square feet which requires a public hearing. The proposed additions are being constructed on the rear elevation and on the side elevations near the rear. The majority of the proposed alterations are not visible from the street, but there are small portions of each of the proposed additions that will be visible from the street.

Generally, the proposed additions are compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. The proposed additions use a vocabulary similar to the existing enclosed porches instead of maintaining the brick wall vocabulary. The proposed addition walls will be mostly windows and doors around mullions with panels below. The proposed details are generally similar to other structures in University Heights. The wall exterior will be executed in wood and the windows will be vinyl. The area under the additions are shown in the submission materials as open.

An existing window is being removed in the existing exterior brick wall and the opening is being enlarged to create a doorway into the proposed sunroom. An adjacent existing window is being removed and the opening is being enlarged to create another doorway.

## Recommendation

Staff believes the standards for granting the Certificate of Appropriateness for the construction of the additions may be met and recommends approval by the Landmarks Commission with the following conditions of approval to be finalized with the Preservation Planner:

1. The new eave overhang and architectural details shall exactly match the existing adjacent eave overhang and architectural details so that there is no perceived transition from old to new.
2. The open area at the perimeter of the deck and under additions shall be covered with lattice panels.
3. All visible wood elements shall be painted or opaque stained within 12 months of installation.