

PLANNING DIVISION STAFF REPORT

November 20, 2017

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 1609 Regent Street
Application Type: Certificate of Appropriateness for exterior alteration
Legistar File ID # [49524](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: November 12, 2017

Summary

Project Applicant/Contact: Peter Lemberger, Tallard Apartments LLC
Requested Action: The Applicant is requesting a Certificate of Appropriateness for an exterior alteration involving the installation of a window 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:
 - (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

41.24(5) Standards for the Review of Exterior Alterations and Repairs in TR-C2 and TR-C3 and TR-C4 Zoning Districts.

- (a) Height. N/A
- (b) Second Exit Platforms and Fire Escapes. N/A
- (c) Repairs. N/A
- (d) Restoration. N/A
- (e) Re-Siding. N/A
- (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. N/A
- (i) Roof Material. N/A

Analysis and Conclusion

The rear location for the egress window and window well will likely not be visible from the street. A discussion of 41.24(5)(g) follows: While the proportion of the proposed window is not compatible with the proportion of existing windows, it seems the window is being sized to fit the available space and to meet egress requirements. The submission materials indicate that the proposed window trim will match the trim of the existing basement windows and the window will be set back in the opening like the other windows. A very small portion of the masonry window well will be visible above grade.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the alterations are met and recommends that the Landmarks Commission approve the request as submitted.