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**Regarding:** 2130 Regent Street - University Heights Local Historic District – Replace windows. 5th Ald. District.  
**Contact:** Eric Rinehardt  
(Legistar #28351)

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**Date:** November 26, 2012  
**Prepared By:** Amy Scanlon, Preservation Planner

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**General Information:**

The Applicant is proposing to replace windows on the west elevation. The Applicant previously received administrative approval to install new cedar siding on the west elevation and is now seeking approval to replace windows due to their condition. The Applicant maintains that the windows proposed for replacement are not the original windows, but are old replacements.

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**Relevant Sections of the Landmarks Ordinance:**

33.19(12)(d) Criteria for the Review of Additions, Exterior Alterations and Repairs in R2 and R4A Zoning Districts.

6. Additions Visible from the Street and Alterations to Street Facades.

Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions 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 building or of other buildings 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 building where the existing building materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade.

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**Staff Comments and Recommendations:**

Staff offered to bring this application before the Landmarks Commission as the Applicant has professional duties that make it impossible to attend the Landmarks Commission meeting in person in a timely manner to respond to the change in weather.

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed window replacements are met and recommends approval by the Landmarks Commission.