



Certificate of Appropriateness
2125 Van Hise

August 29, 2022



Proposed Work

- Demolish existing additions
 - Construct a new addition
 - Removal of one chimney
 - Repair masonry of primary chimney
 - Repair five original windows
 - Install additional skylights and solar tubes
 - Convert screened porch to conditioned space
 - Reroofing
 - Existing garage: install HVAC and new doors
 - Add two rear patios
 - New driveway
- Addition to rear of principal structure
 - Alteration of side porch, accessory structure, and site

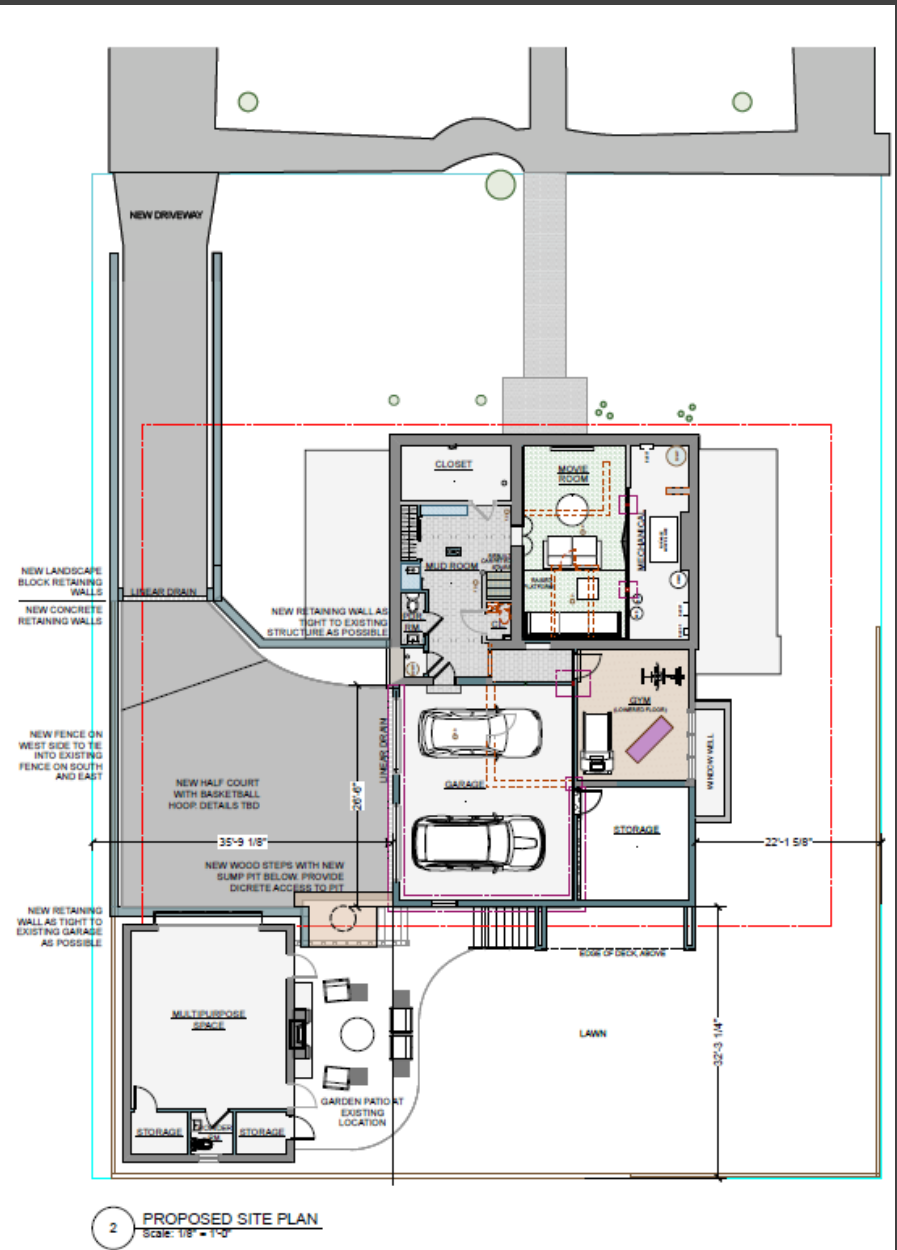
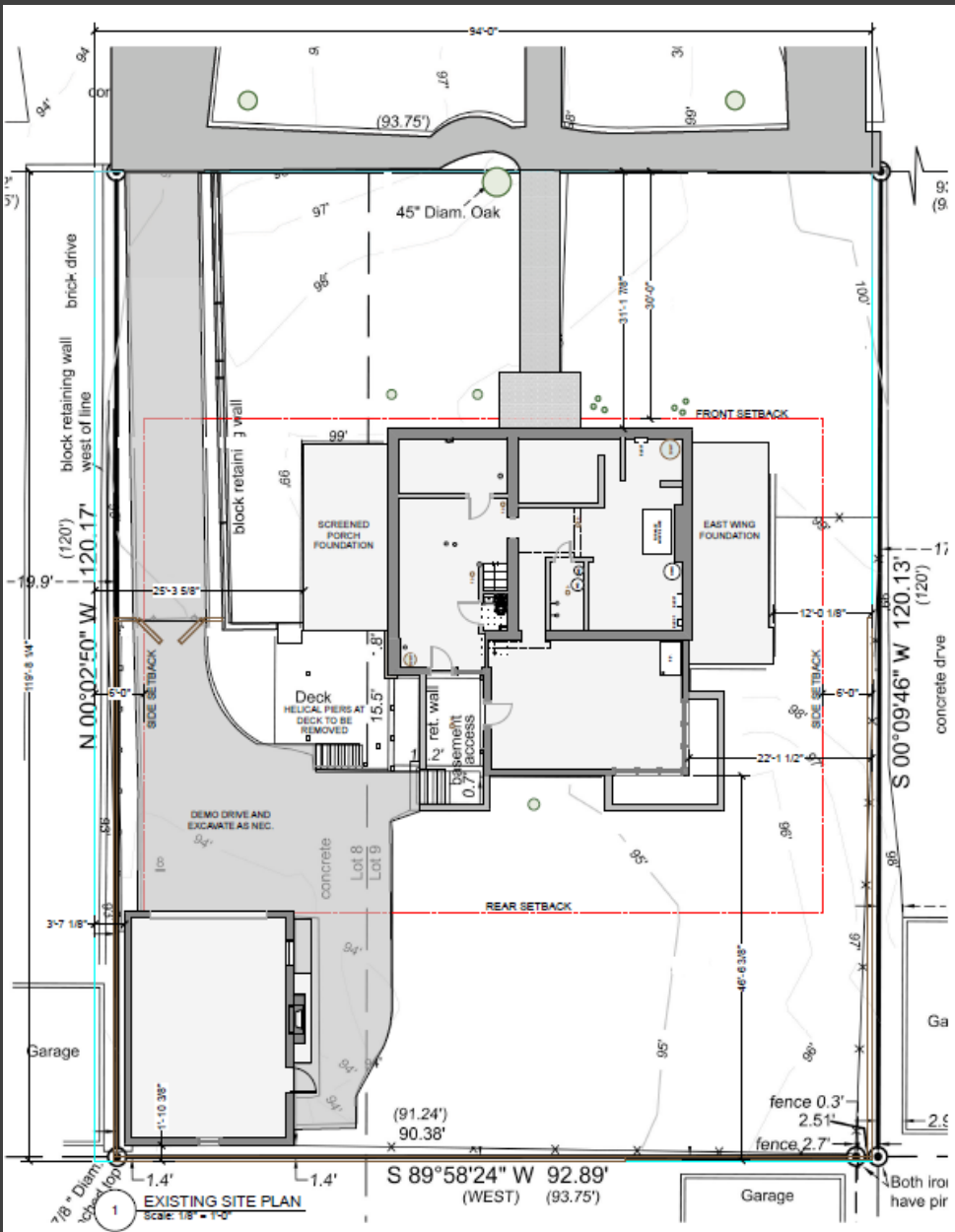




Existing site photos

Existing site photos



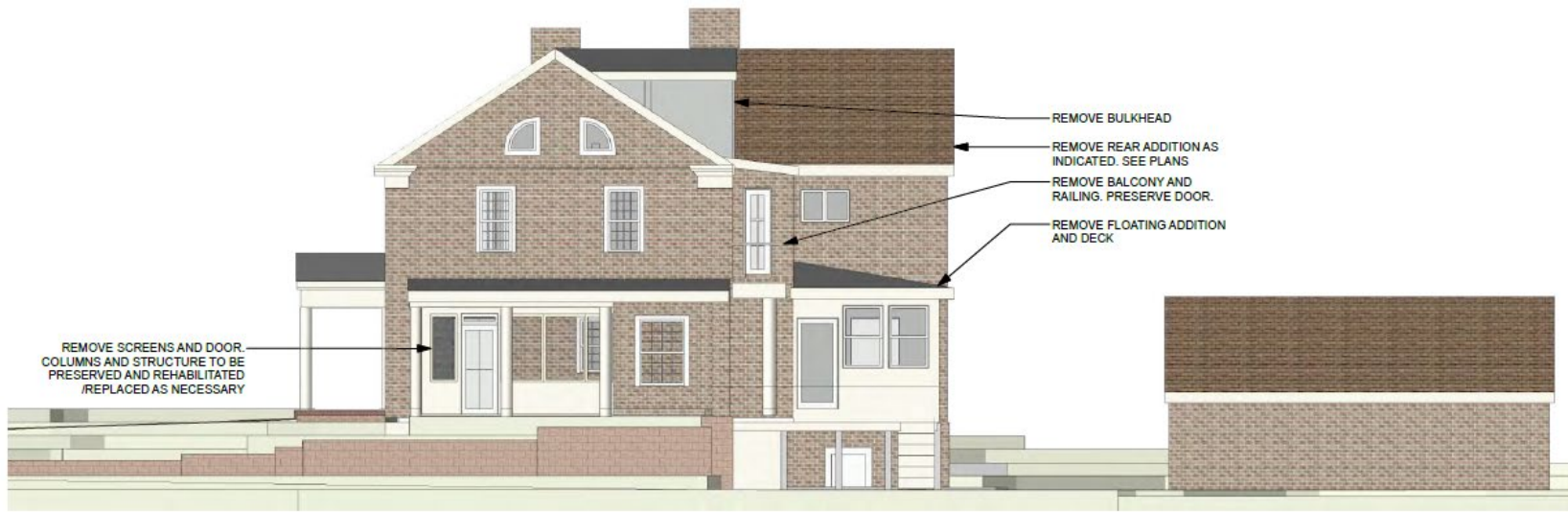




15 **EXISTING NORTH ELEVATION**
Scale: 1/8" = 1'-0"



16 **PROPOSED NORTH ELEVATION**
Scale: 1/8" = 1'-0"



17 **EXISTING WEST ELEVATION**
Scale: 1/8" = 1'-0"



18 **PROPOSED WEST ELEVATION**
Scale: 1/8" = 1'-0"





19 **EXISTING SOUTH ELEVATION**
Scale: 1/8" = 1'-0"



20 **PROPOSED SOUTH ELEVATION**
Scale: 1/8" = 1'-0"



REMOVE CHIMNEY
REMOVE REAR ADDITION
ROOF



21 **EXISTING EAST ELEVATION**
Scale: 1/8" = 1'-0"

NEW RIDGE SKYLIGHT
-VELUX 360 SERIES LT DOUBLE PITCH
WITH GLASS
NEW SOLAR TUBE, TYP.

NEW PAVED, ELEVATED PATIO
THERMATRU SMOOTH-STAR ENTRY
DOOR WITH CLEAR GLASS AND
COLONIAL 15 SDL
THERMATRU TRADITIONS 6 PANEL
FLUSH DOOR

RESTORED ORIGINAL WINDOWS



22 **PROPOSED EAST ELEVATION**
Scale: 1/8" = 1'-0"

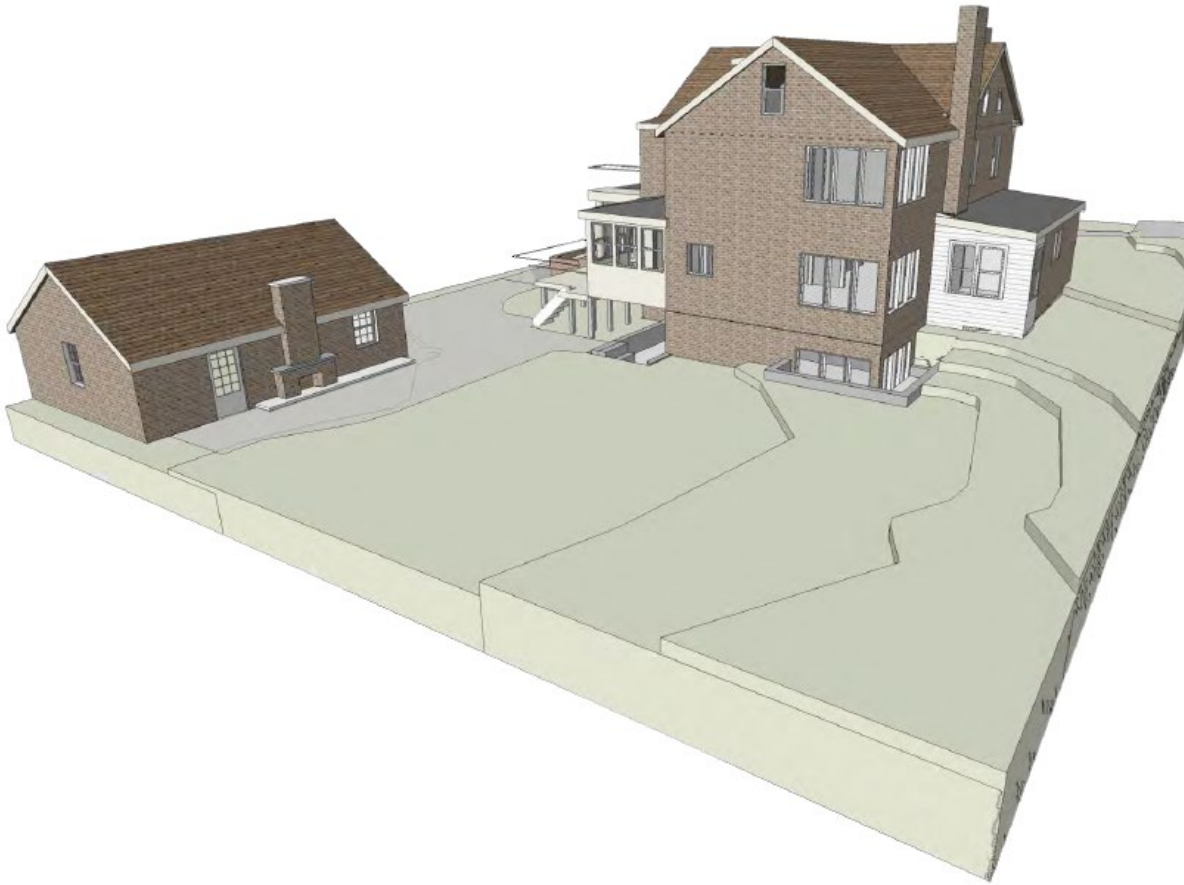




23 **EXIST. PERSPECTIVE (from NW)**
Scale: 3/16" = 1'-0"



24 **PROPOSED PERSPECTIVE (from NW)**
Scale: 3/16" = 1'-0"



25 EXIST. PERSPECTIVE (from SE)
Scale: 3/16" = 1'-0"



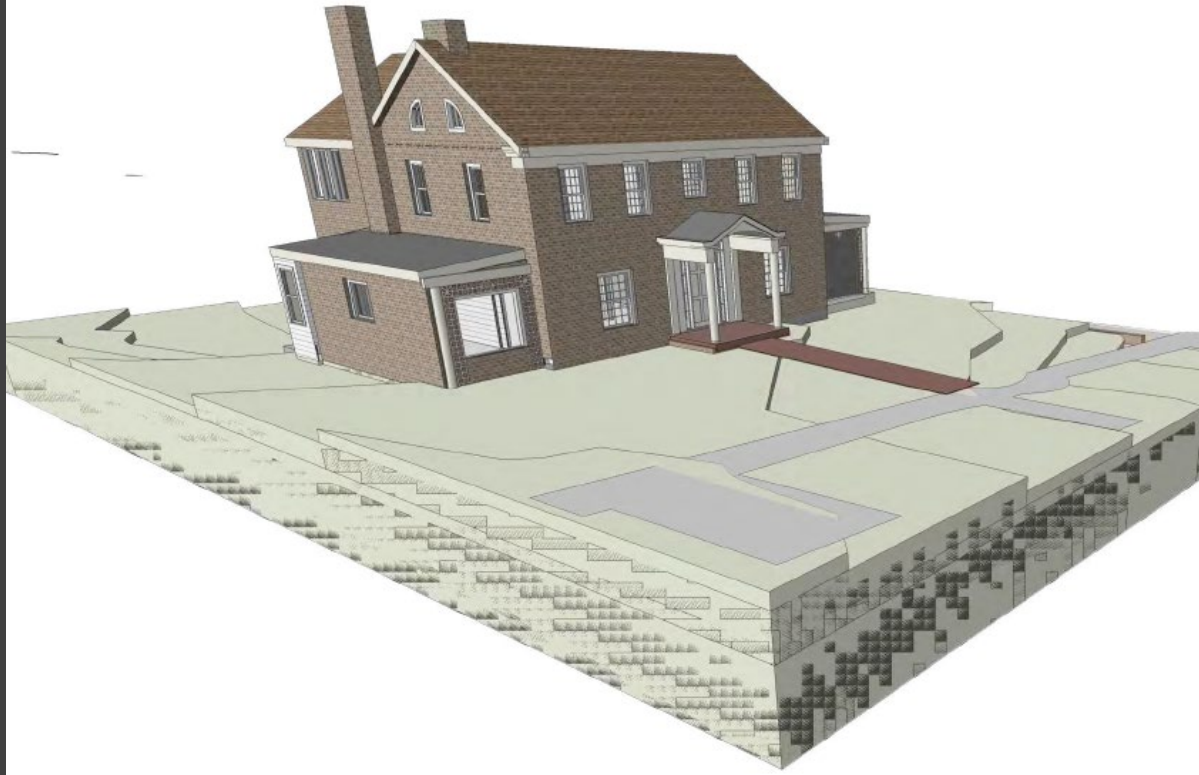
26 PROPOSED PERSPECTIVE (from SE)
Scale: 3/16" = 1'-0"



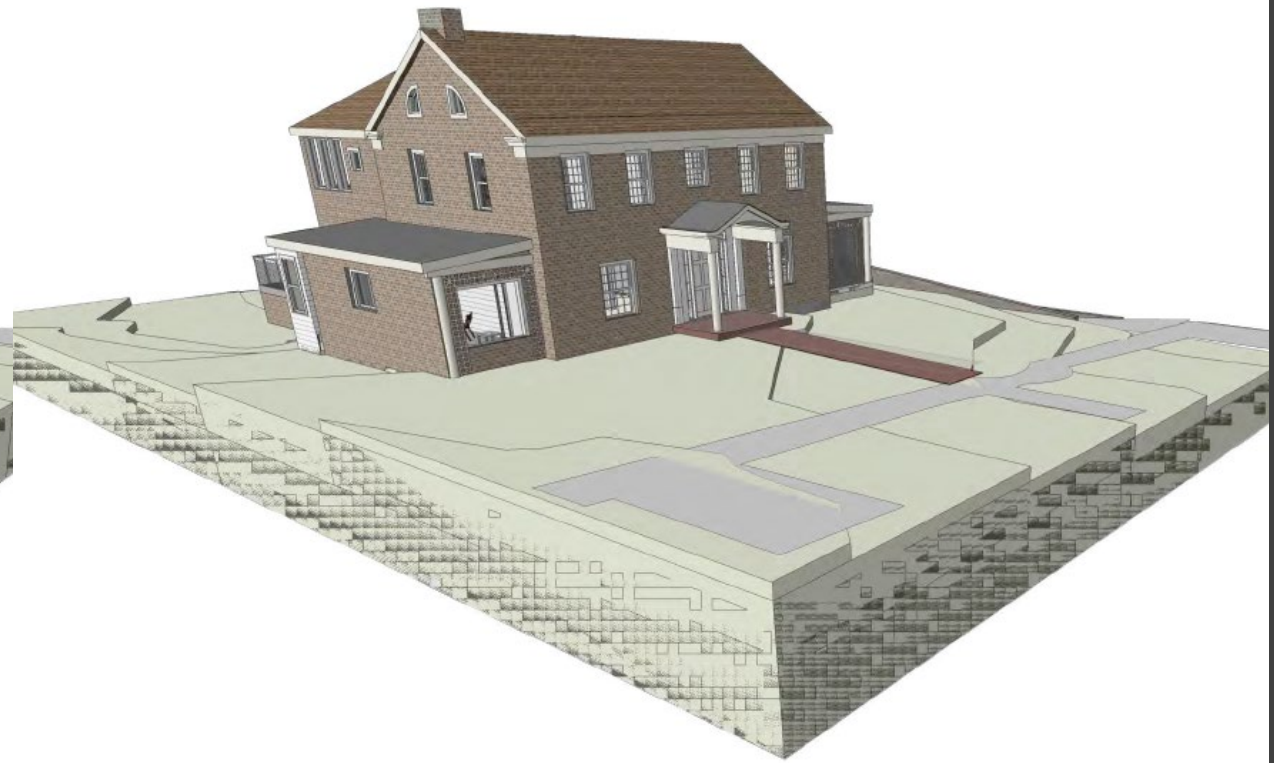
27 EXIST. PERSPECTIVE (from SW)
Scale: 1/4" = 1'-0"



28 PROPOSED PERSPECTIVE (from SW)
Scale: 1/4" = 1'-0"



29 PERSPECTIVE (from NE)
Scale: 1/4" = 1'-0"



30 PERSPECTIVE (from NE)
Scale: 1/4" = 1'-0"

Applicable Standards

41.18(1) New Construction or Exterior Alteration

41.25 Standards for Alterations

41.26 Standards for Additions

District 5 Alder Vidaver supports the project.



Applicable Standards

41.26(5)(a)

1. Openings and the windows or doors in them shall be compatible with the overall design of the historic building.
2. The new openings shall have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.



Staff Recommendation

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

1. Modification of the bay window to be in keeping with the historic character of the building.

