

**Regarding:** 1717 Hoyt Street - University Heights Local Historic District – Exterior alteration involving the replacement of windows. 5th Ald. District.  
**Contact:** Aaron Ziegler (Legistar #27124)

**Date:** July 30, 2012  
**Prepared By:** Amy Scanlon, Preservation Planner

**General Information:**

The Applicants are proposing to install 6 replacement windows where the existing windows were previously repaired. Staff informed the property owner about the option for tax credit incentives if window repair was considered instead of replacement. The property owner informed staff that the windows were repaired and are no longer operational.

**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.

7. 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 building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building 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 building rather than contrast with it. (Renum. by ORD-08-00122, 11-22-08)

**Staff Comments and Recommendations:**

Staff prefers that the existing windows remain in place and be repaired, but according to the property owner, the windows have already been repaired and are no longer operational.

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