
Regarding: 1713 Chadbourne Avenue – University Heights Historic District – Third floor remodel including change in dormers. 5th Ald. District
Contact: Jery Romanowski, Quality Construction Services
Legistar #29352

Date: March 11, 2013
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is requesting a Certificate of Appropriateness for the addition of two dormers or one dormer on the rear elevation of the residence at 1713 Chadbourne Avenue to allow for increased usable attic space.

Relevant Landmarks Ordinance sections:

Sec. 33.19(12)(d) 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.

Staff Evaluation and Recommendations:

Of the two options for dormer configurations, Staff believes that the option for one large dormer is more compatible with the scale and architectural details of the building than the option for the two smaller dormers. Staff understands that the proposed dormer would be similar in appearance to the rear addition at the first floor that was presumably constructed in 1969.

Staff believes that the standards for granting a Certificate of Appropriateness may be met and recommends that the Landmarks Commission approve the construction of the dormer with the following conditions of approval:

1. The Applicant shall modify the design to incorporate the option for one large dormer.
2. The Applicant shall provide Staff with details of the proposed dormer that show the treatment of the trim and the plane of the window sash.
3. The Applicant shall clarify the exterior materials and the color of the materials to be used.
4. The Applicant shall confirm that the dormer ridge will not rise above the existing ridge of the main roof.