
Regarding: **2017 Kendall Avenue –Certificate of Appropriateness for deck in the University Heights Historic District (Legistar #19613)**

Date: August 16, 2010
Prepared By: Amy Scanlon

General Information:

The applicant is proposing to construct a new wood deck at 2017 Kendall Avenue. The two story residence was built in 1915 in the vernacular prairie style as designed by Architect Alvin E. Small.

According to the applicant, the wood deck will be constructed on the area where a concrete patio is located. The existing retaining wall will be repaired and a water retention area will be added.

Landmarks Ordinance:

The following sections of the Landmarks Ordinance are applicable to the project:

Sec. 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:

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed deck construction can be met and therefore, recommends approval by the Landmarks Commission.