



Project Name & Address: 2122 Kendall Avenue
Application Type(s): Certificate of Appropriateness for an addition
Legistar File ID # [76789](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: May 9, 2023

Summary

Project Applicant/Contact: Tracey Powers, Christensen Construction
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a rear addition.

Background Information

Parcel Location/Information: The subject property is in the University Heights Local Historic District.

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

41.26 STANDARDS FOR ADDITIONS

- (1) General
 - (a) General
 - 2. A new addition shall be designed to be subordinate and compatible with the character of the structure.
 - 3. The addition shall be visually separated from the principal building.
 - 4. The alignment, rhythm, and size of the window and door openings of the new addition shall be similar to those of the historic building.
 - (b) Materials and Features
 - 1. A new addition shall be constructed on a secondary or non-character defining elevation so that historic materials and features are not obscured, damaged or destroyed.

2. New additions that destroy significant historic materials or character-defining features are prohibited.
- (2) Building Site
- (a) General
 1. Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.
- (3) Exterior Walls
- (a) General
 1. Materials used for exterior walls of the addition shall be similar in design, scale, architectural appearance, and other visual qualities of the historic building, but differentiated enough so that it is not confused as historic or original to the building.
- (4) Roofs
- (a) General
 1. The form and pitch of the addition roof shall be similar to and compatible with the existing roof form and pitch.
 - (b) Materials
 2. Any roofing materials shall be permitted on flat or slightly sloped roofs not visible from the developed public right-of-way.
- (5) Windows and Doors
- (a) General
 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.

Analysis and Conclusion

The proposed project is to construct a rear porch addition on the second story above the existing first-story addition. The building was constructed in 1923 and is an American Foursquare form. The single-story rear addition currently has a deck with railing. The proposal would remove the roof on the rear addition and add an enclosed three-season area on top. This project was previously publicly noticed, but was referred to a future meeting due to them requiring a Zoning variance. The Zoning Board of Appeals granted the 1-foot rear yard setback variance at its April 20, 2023, meeting.

The application materials provide details on the materials and how the dimensions of the cladding, trim, and windows correspond to the historic. The proposed flat roof would allow for the existing rear-facing dormer on the historic structure to not be obscured. The addition will architecturally tie to the historic portion of the existing structure by replicating the belt band below the second floor windows with wider siding below and narrower siding above. The square windows on all sides of the addition will allow this space to largely read as open.

A discussion of relevant standards follows:

41.26 STANDARDS FOR ADDITIONS

- (1) General
 - (a) General
 2. The new addition uses a similar architectural vocabulary to the historic structure, but as it is located on the rear and does not extend above the beginning of the roofline of the historic structure, it is clearly subordinate.
 3. The addition will be visually separated in that the rear addition is inset from the side wall plane of the historic structure and there is a visual break due to the flat roof on the addition.

4. The windows on the addition are located above the belt band on the structure, but do create a different rhythm from the rest of the structure due to this being designed more as a sleeping porch. This difference in design from the rest of the structure is in keeping with the historic character of the structure and of historic resources in the district.
- (b) Materials and Features
 1. The new addition is constructed on the rear, which is a non-character defining elevation and the flat roof allows for the historic rear-facing dormer to not be covered.
 2. The dormers on this Four Square are character-defining features and the design of the addition allows for the retention of this rooftop feature on the historic resource.
- (2) Building Site
 - (a) General
 1. The addition is compatible with the historic character of the resource and with historic resources in the vicinity.
- (3) Exterior Walls
 - (a) General
 1. The proposal calls for the materials used on the addition to replicate the appearance of materials on the historic resource, but the slight changes in character to the addition will allow it to read as new construction.
- (4) Roofs
 - (a) General
 1. The form and pitch of the addition roof is flat, which does not have precedent on the structure, but it is compatible in that it allows for the roof and dormer on the historic resource to remain intact and visible.
 - (b) Materials
 2. Any roofing materials shall be permitted on flat roof.
- (5) Windows and Doors
 - (a) General
 1. The windows are compatible with the overall design of the historic building.
 2. The new openings shall have similar dimensions to some of the variety of window styles present on the historic resource. As this space is designed to replicate the appearance of a sleeping porch, the operation of these windows is different from the double-hung windows found on the historic structure, but this difference is compatible with the character of this addition. Otherwise the components on the windows are in keeping with the character of the other windows on the structure.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project as proposed.