



**Project Name/Address:** 115 N Spooner  
**Application Type:** Certificate of Appropriateness for exterior alteration  
**Legistar File ID #** [46887](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** April 23, 2017

## Summary

**Project Applicant/Contact:** Tony Trapp, Tony Trapp Remodeling & Repairs LLC  
**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for an exterior alteration involving the replacement of four windows in the University Heights Historic District

## Background Information

**Parcel Location:** The subject site is located in the University Heights Historic District.

### Relevant Historic Preservation 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.

### 41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT

- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2 and TR-C3 and TR-C4 Zoning Districts.
  - (a) Height. N/A
  - (b) Second Exit Platforms and Fire Escapes. N/A
  - (c) Repairs. Materials used in exterior repairs shall duplicate the original building materials in texture and appearance, unless the Landmarks Commission approves duplication of the existing building materials where the existing building materials differ from the

- original. Repairs using materials that exactly duplicate the original in composition are encouraged.
- (d) Restoration. Projects that will restore the appearance of a structure to its original appearance are encouraged and will be approved by the Landmarks Commission if such projects are documented by photographs, architectural or archeological research or other suitable evidence.
  - (e) Re-Siding. N/A
  - (f) Alterations Visible from the Street and Alterations to Street Facades. Alterations visible from the street, including alterations to the top of structures, and alterations to street facades shall be compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing structure or of other structures in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing structure where the existing building materials and architectural details differ from the original. Alterations that exactly duplicate the original materials in composition are encouraged. Alterations that destroy significant architectural features are prohibited. Side alterations shall not detract from the design composition of the original facade.
  - (g) Additions and Exterior Alterations Not Visible from the Street. N/A
  - (h) Roof Shape. N/A
  - (i) Roof Material. N/A

## Analysis and Conclusion

As the submission materials explain, the storm windows are used to enclose a three season porch. It is unknown if the porch space was always enclosed with storms or if the storms are a later addition to make the porch more useable. The proposed windows would be similar to the appearance of the existing storm windows; however, the heavier horizontal muntin seems too heavy (wide) in the proposed version. The windows proposed to be replaced are visible from the street. The property owner is interested in having the ventilation from screens on the sides where the windows are being proposed for replacement.

It may be possible to install interior screens that remain in place and to hang the existing storms so they can be swung out like an awning for ventilation which would allow older fabric to be retained. This effort would be more founded if it was determined that the storms were original.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the window replacements may be met and recommends that the Landmarks Commission approve the request.

If the Landmarks Commission finds that replacement of the windows frustrates the public interest related to 41.18(1)(d), then staff recommends that the Commission deny the request.