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**Regarding:** 1910 Regent Street – University Heights Historic District – Exterior alteration involving a rear addition and three car garage addition. 5<sup>th</sup> Ald. District. Contact: Ed Kuharski (Legistar #25289)  
**PUBLIC HEARING**

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**Date:** February 13, 2012  
**Prepared By:** Amy Scanlon, Preservation Planner

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**General Information:**

The Applicant is proposing to remove two existing detached garages on the property and construct an addition to the existing residence that will be located on the rear and to the side. The garage addition is held significantly back from the front face of the Regent Street elevation and interrelates with the proposed rear addition. The proposed rear addition is placed to allow the original building corner and roof hip to be expressed. The architectural details and materials of the new construction will match the existing aesthetic.

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**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.

6. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions 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 building or of other buildings 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 building where the existing building materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade. (Renum. by ORD-08-00122, 11-22-08)
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)

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**Staff Comments:**

It is not the purpose of the Ordinance to create a museum setting for the buildings in a historic district. Instead, the Ordinance is supposed to allow for change in a guided historically logical way. Four square forms are the most difficult forms to successfully integrate additions. This proposal respects the original structure by holding the rear addition off of the back corner and off the main roof hip. The proposed garage attaches to the proposed rear addition leaving the original side elevation largely exposed and uncovered.

Staff understands from discussions with Mr. Kuharski that original window sash that would be covered by the proposed addition will be removed and relocated in the addition. Also, the Applicants are researching the historic landscape and are committed to implementing a more historically accurate planting plan.

While the materials and detailing of the proposed addition appear to meet the Ordinance guidelines, Staff is concerned about the width of the addition as it relates to the current proportion of the original facade. The last sentence of section 33.19(12)(d)6 of the Ordinance states, "side additions shall not detract from the design composition of the original facade." While Staff finds the addition to be well designed, the width of the three car garage element (which is nearly as wide as the street elevation of the original residence) feels out of balance and may detract from the original composition. Additionally, Staff feels the scale of the garage addition (width) is not compatible with the scale of the existing building.

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed addition may be met and recommends approval by the Landmarks Commission with the following conditions:

1. The Applicant shall substantially reduce the width of the garage element so that it is less than the width of the street elevation of the original residence. The Applicant shall provide Staff with revised drawings.
2. The treatment of the garage doors will affect the garage addition as it relates to the proportion of solids to voids and proportion of widths to heights of doors and windows. The Applicant shall provide Staff with more information about garage door treatment and details.
3. The Applicant shall provide Staff with more information about proposed window and door manufacturer and details.
4. The Applicant shall provide Staff with information about the materials of the proposed raised patio.