



Project Name/Address: 2131 Chadbourne Avenue

Application Type: Certificate of Appropriateness for exterior alterations in historic district

Legistar File ID # [37498](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: April 9, 2015

Summary

Project Applicant/Contact: Tracy & Cayle Tompkins

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations involving the conversion of a sleeping porch and the front porch and other items in the University Heights Historic District

Background Information

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

Relevant Landmarks Ordinance Sections:

33.19(12)(d) Criteria for the Review of Additions, Exterior Alterations and Repairs in TR-C2 and TR-C3 and TR-C4 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.

Analysis and Conclusion

This staff report relates to the appearance of the sleeping porch only.

The contractor has photos of existing physical evidence that may prove the roof structure of the sleeping porch is not original to the construction of the residence. With this evidence, the design of one option for the window placement on the side of the sleeping porch has been proposed that shows a window (like the garage window below) centered on the side elevation where a sleeping porch column was located. The idea is that if the

sleeping porch was not original, the columns would not have been there and the evidence of the sleeping porch would not have to be retained.

Staff understands from discussions with the contractor and architect that the original window hidden from view by the enclosure of the sleeping porch would be removed and relocated in the front elevation of the sleeping porch. The submission materials do not indicate this change.

Recommendation

Staff suggests that the Landmarks Commission review images of the physical evidence that will be provided at the meeting and discuss the need to retain the history of the sleeping porch as it relates to the ordinance language in 33.19(12)(d)6.

Staff recommends that the standards for granting a Certificate of Appropriateness for the proposed exterior alterations may be met and recommends that the Landmarks Commission approve the request for the centered window on the side elevation of the sleeping porch and the relocated original window to the front elevation of the sleeping porch.

The other items will be reviewed at a future meeting.