



Project Name/Address: 215 Forest
Application Type: Certificate of Appropriateness for exterior alterations
Legistar File ID # [36052](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: November 10, 2014

Summary

Project Applicant/Contact: Susan Eichhorn
Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations to a residence 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.

1. Height.
2. Second Exit Platforms and Fire Escapes.
3. 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.
4. Restoration. Projects that will restore the appearance of a building or structure to its original appearance are encouraged and will be approved by the Landmarks Commission if such repairs are documented by photographs, architectural or archeological research or other suitable evidence.
5. Re-Siding.
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.
7. Additions and Exterior Alterations Not Visible from the Street.

8. Roof Shape.
9. Roof Material.

Analysis and Conclusion

A brief discussion of the relevant sections of 33.19(12)(d) follows:

1. Not applicable.
2. Not applicable.
3. Repairs to the existing windows have been made in the past and are not being proposed at this time. Generally, the existing double hung windows and the existing casement windows are proposed to be replaced in-kind with similar light divisions/muntin configurations. The siding that will be used to patch around the various window changes is not mentioned, but it is assumed that the siding material will match the existing adjacent siding material. The trim details around the Palladian window shall be installed as shown in the original drawings including the wide trim, the crown detail, the keystone and the show sills.
4. The existing third floor casement windows are proposed to be replaced in the originally designed Palladian configuration (see original drawings). Existing first floor casement windows are proposed to be replaced with double-hung units where French doors were originally designed (see original drawings).
5. Not applicable.
6. Generally, the existing double hung windows and the existing casement windows are proposed to be replaced in-kind with similar light divisions/muntin configurations. The trim detail at the Palladian window was not specified in the submission materials. The trim width at the first floor double-hung windows was also not specified. The third floor casement windows flanking the chimney have notes indicating they will be divided with muntins, but the drawings of the units do not show the divisions.
7. Not applicable.
8. Not applicable.
9. Not applicable.

Recommendation

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

1. The trim around the Palladian window shall duplicate the trim details shown in the original drawings.
2. The third floor casement windows that flank the chimney shall have muntin divisions.