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Regarding: **2135 Chamberlain Avenue – University Heights Historic District – Exterior alteration involving change in fenestration and reconstruction of upper porch railing.  
Contact: Chris Dietzen and Joshua Ben-Gideon  
(Legistar #23609)**

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Date: August 22, 2011  
Prepared By: Amy Scanlon

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**General Information:**

The applicant is proposing to alter the exterior appearance of the residence at 2135 Chamberlain Avenue changing the fenestration and reconstructing an upper porch railing on the rear of the residence. The majority of this proposal will not be visible from the street, but a small section or upper porch railing may be visible.



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**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:**

The request will remove an existing bay window unit on a later addition to the main residence and replace it with a sliding door unit to provide better access to the backyard. Existing casement windows will remain. In addition, the railing for the upper porch will be reconstructed on a portion of the roof to keep safe clearances from an existing chimney. A small part of this railing will be visible from the street.

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

1. The Applicant shall clarify the materials proposed for the upper porch railing. If wood, it must be painted to be compatible with the similar materials on the residence.
2. The Applicant shall provide information about the manufacturer and material of the proposed door unit.