



Certificate of Appropriateness for
1825 Van Hise Ave.

June 17, 2019



Proposed Work

- Replace existing three-season porch with a larger sunroom (57sf additional space)
- Construct a new deck with synthetic flooring
- Reinstall windows in previously enclosed opening on house



History of Property

- Constructed 1925
- Arts & Crafts interpretation of an English cottage



1997 survey photo

Applicable Standards for House Alteration

41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.

- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
 - (f) Alterations Visible from the Street and Alterations to Street Facades.
 - (g) Additions and Exterior Alterations Not Visible from the Street.

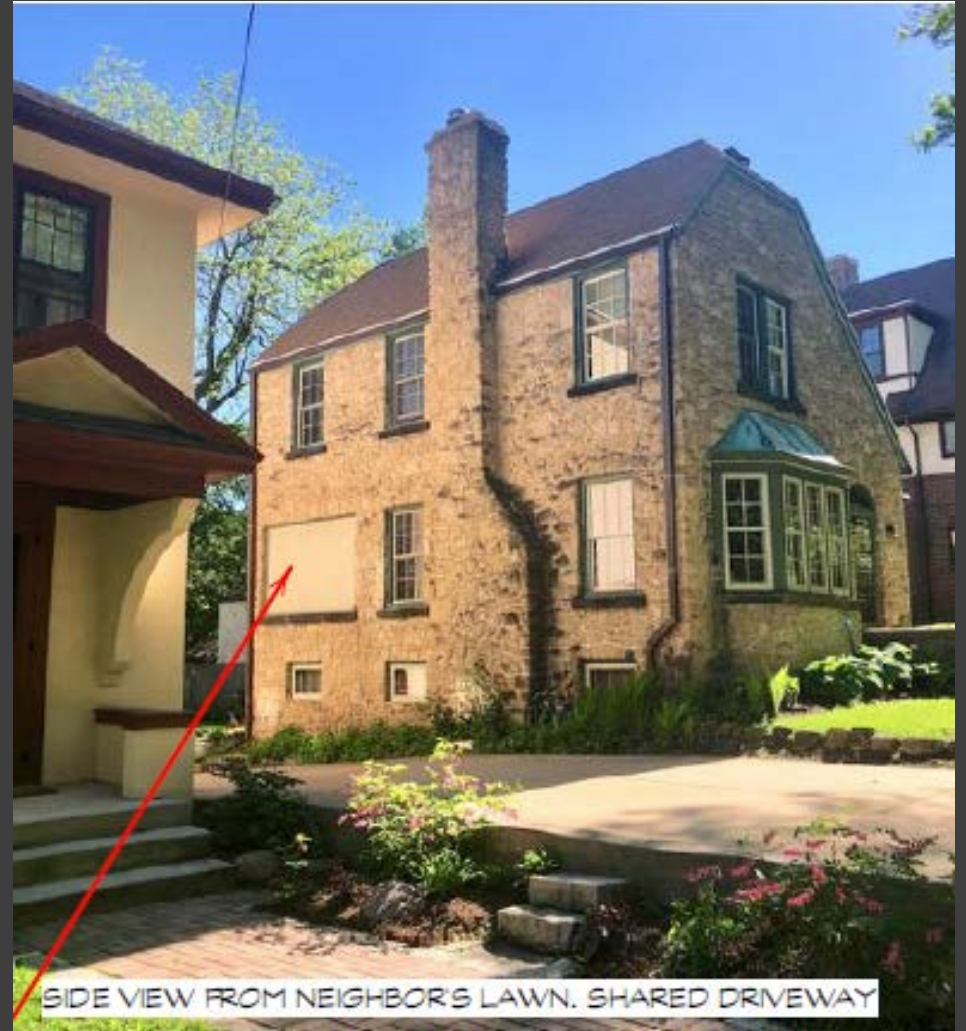




6 EXISTING CONDITIONS
Scale: 1/8" = 1'-0"



7 PROPOSED DESIGN
Scale: 1/8" = 1'-0"



SIDE VIEW FROM NEIGHBOR'S LAWN. SHARED DRIVEWAY

→ RESTORE THIS WINDOW OPENING BY INSTALLING NEW DOUBLE HUNG WINDOWS TO MATCH EXISTING

Staff Recommendation

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

1. Deck flooring specifications be approved by staff.
2. Deck railing be of the same style as proposed, but be constructed of either wood or a compatible wood substitute as determined by the commission.

