

Regarding: **150 North Prospect Avenue – University Heights Historic District – Consideration of Issuance of Certificate of Appropriateness for exterior alterations to the lower level including window removal and relocation, installation of new doors and the infill of an existing opening. (Legistar #20241)**

Date: October 13, 2010
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General Information

The Applicant is proposing to alter the exterior appearance of the lower level rear and right elevations by modifying existing window and door openings at 150 North Prospect Avenue in the University Heights Historic District.

According to the submission materials, the proposed alterations are separated into four work scopes:

1. The work for opening B would involve the removal of the existing window and door unit and the installation of the window unit from opening C.
2. The work for opening C would involve the removal of existing window units, the lowering of the existing brick sill and the installation of new door unit incorporating salvage window sash from opening B.
3. The work for opening D would involve the infill of the existing opening.
4. The work for opening E would involve the installation of a new door unit and flanking infill panels.

Relevant sections of the Landmarks Ordinance

33.19(12)(d)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. (Renum. by ORD-08-00122, 11-22- 08)

33.19(12)(d)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)

Staff Comments

Staff would like to acknowledge the preservation-minded efforts that the Applicant has made to reuse historic fabric in this proposal.

The submittal does not specify the material used for the door panels in “opening E”. Staff recommends that this be clarified at the meeting.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations can be met and recommends approval by the Landmarks Commission.