



Project Name/Address: 1806 Summit
Application Type: Certificate of Appropriateness for exterior alteration
Legistar File ID # [44071](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: August 22, 2016

Summary

Project Applicant/Contact: Heinrich Schnoes
Requested Action: The Applicant is requesting a Certificate of Appropriateness for an exterior alteration involving the replacement of windows in the University Heights Historic District

Background Information

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

Relevant Historic Preservation Ordinance Sections:

41.24(5) Standards for the Review of Exterior Alterations and Repairs in TR-C2 and TR-C3 and TR-C4 Zoning Districts.

- (a) Height. N/A
- (b) Second Exit Platforms and Fire Escapes. N/A
- (c) 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.
- (d) Restoration. Projects that will restore the appearance of a structure to its original appearance are encouraged and will be approved by the Landmarks Commission if such projects are documented by photographs, architectural or archeological research or other suitable evidence.
- (e) Re-Siding. N/A
- (f) Alterations Visible from the Street and Alterations to Street Facades. Alterations visible from the street, including alterations to the top of structures, and alterations to street facades shall be compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations 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 structure or of other structures 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 structure where the existing building materials and architectural details differ from the original. Alterations that exactly duplicate the original materials in composition are encouraged. Alterations that destroy significant architectural features are prohibited. Side alterations shall not detract from the design composition of the original facade.

- (g) 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.
- (h) Roof Shape. N/A
- (i) Roof Material. N/A

Analysis and Conclusion

The Applicant explains that five windows were replaced earlier this year without obtaining a permit or receiving Landmarks Commission or designee review. Two windows visible from the street and three windows not visible from the street were replaced with Marvin windows that have an appearance similar to the original windows (8 over 1).

In the University Heights Historic District, the replacement of original windows, that appear to be in good condition, would not meet ordinance standard 41.24(5)(f) as the replacement would “destroy significant architectural features.” The submission materials indicate that the condition of the windows was poor. Staff has requested that a sample of the window condition be provided for review at the meeting.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations not visible from the street are met and recommends that the Landmarks Commission approve the request to replace the windows.

From the information provided, staff is unable to determine if the standards for granting a Certificate of Appropriateness for the exterior alterations that are visible from the street are met and recommends that the Landmarks Commission evaluate the condition of the sash.