
Regarding: **2113 Kendall Avenue – University Heights Historic District – Consideration of Issuance of Certificate of Appropriateness for exterior alterations involving the construction of new window and area way.
(Legistar #20712)**

Date: December 13, 2010
Prepared By: Amy Scanlon

General Information

The Applicant is proposing to alter the exterior appearance of the front elevation by constructing a new window opening and area way at 2113 Kendall Avenue in the University Heights Historic District. An egress compliant window is required in every bedroom by building code.

Relevant sections of the Landmarks Ordinance

33.19(12)(d)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)

Staff Comments

Area ways and egress windows are generally not approved on the front elevation of residences in the University Heights Historic District. The exterior appearance of this residence has been significantly altered from its original (c. 1919) appearance. Given the location of the entrance porch and door on the side elevation, the location of the building on the lot, and the configuration of the floor plan, Staff believes the proposed area way has been positioned in the most suitable location.

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 with the following conditions:

- In lieu of fiberglass, the Applicant shall construct the area way (walls and cap) out of a more historically appropriate material like concrete block with parging and stone cap or a concrete landscaping system.
- The Applicant shall describe the appearance of the foundation wall above, below and on each side of the new window opening and how that material will intersect the proposed area way.
- Area ways are sometimes capped with a plastic dome or other covering that would be inappropriate for this application. The area way shall not be capped with any material that extends above the top of the area way walls.
- Since the design and details of the new area way window have not been submitted, the window specifications must be approved by staff.