



Project Name/Address: 151-153 Lathrop
Application Type: Certificate of Appropriateness for exterior alterations
Legistar File ID # [35096](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Knute Villand, AIA
Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations in a historic district.

Background Information

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

Relevant Landmarks Ordinance Sections:

Sec. 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.

Analysis and Conclusion

The proposed alteration does not harmonize with the existing building as it obscures the original open porches. The proposed siding is compatible with the existing siding.

The submission materials note that a similar request was approved for the building at 1615 Summit. A Certificate of Appropriateness was granted to enclose the existing first floor porch at the building located at 1615 Summit. In addition, the upper porches remained open porches and the appearance of the enclosure retained column elements at the corners to imply the infill of a porch that matches the porches above.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends that the Landmarks Commission discuss the following conditions of approval with the Applicant to find an approvable project:

1. The porches may be enclosed only if the appearance of the porches is retained from the exterior by installing column-width corner elements, apron boards at the floor framing, and panels in place of the solid guard rail. It would be most preferable to have a "window frame" installed to mimic the adjacent windows instead of siding.