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**Regarding:**            **2101 Chamberlain Avenue – University Heights Historic District – Exterior alteration involving addition to existing garage and the construction of a new roof deck.**  
**Contact: Jesse Miller**  
**(Legistar #23610)**  
**PUBLIC HEARING**

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**Date:**                    September 19, 2011  
**Prepared By:**        Amy Scanlon

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**General Information:**

The applicant is proposing to construct an addition to the existing garage and utilize the roof as a deck. This project came to the Landmarks Commission on August 22, 2011 for an Informational Presentation. The project will require a zoning variance due to side yard setback issues that are common in the properties in the neighborhood. The variance request will be reviewed by the Zoning Board of Appeals at a future meeting.

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**Landmarks Ordinance:**

33.19(12)(d) Criteria for the Review of Additions, Exterior Alterations and Repairs in R2 and R4A Zoning Districts.

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)
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### **Staff Comments:**

Staff believes that enlarging the garage is in keeping with the patterns in the neighborhood and that the roof deck is more attractive than a flat or pitched roof. A pitched roof would interfere with existing windows and block views from the neighbor's property. Staff believes that the proposed design is compatible with the design of the residence and does not detract from the composition of the original façade.

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed addition can be met and recommends approval by the Landmarks Commission with the following conditions:

1. While the proposed railing design matches the existing front porch railing detail, it does not meet current building code. As the railing design is modified, the new proposed design shall be reviewed and finalized with Staff.
2. The design of the proposed garage door shall be reviewed and finalized with Staff. The Applicant shall provide product information for the proposed garage door including material, configuration of panels, and areas of glass (if any). This product information shall be reviewed and finalized with Staff.
3. The Applicant shall provide information about the proposed materials for the addition. Staff assumes the foundation of the addition will be concrete in a color and texture to match the existing foundation and that the siding will be wood to match the existing bevel profile and exposure of the existing siding. The materials shall be reviewed and finalized with Staff.
4. The Applicant shall explain how one accesses the roof deck. Staff assumes that there will be a stair located on the front (Chamberlain side) of the garage to allow access. The Applicant shall provide a revised plan and elevation showing the stair and related railings. The new revised design shall be reviewed and finalized with Staff.