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Certificate of Appropriateness for  
2122 Regent St

September 16, 2019



# Proposed Work

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- Replacement of 12 original windows
  - Replacements are wood interior, fiberglass exterior
  - Same design as original



# History of the Property

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- Constructed 1924
- Craftsman style



FRONT ELEVATION



\* NOT DOING R  
~~Porcht activities #1~~

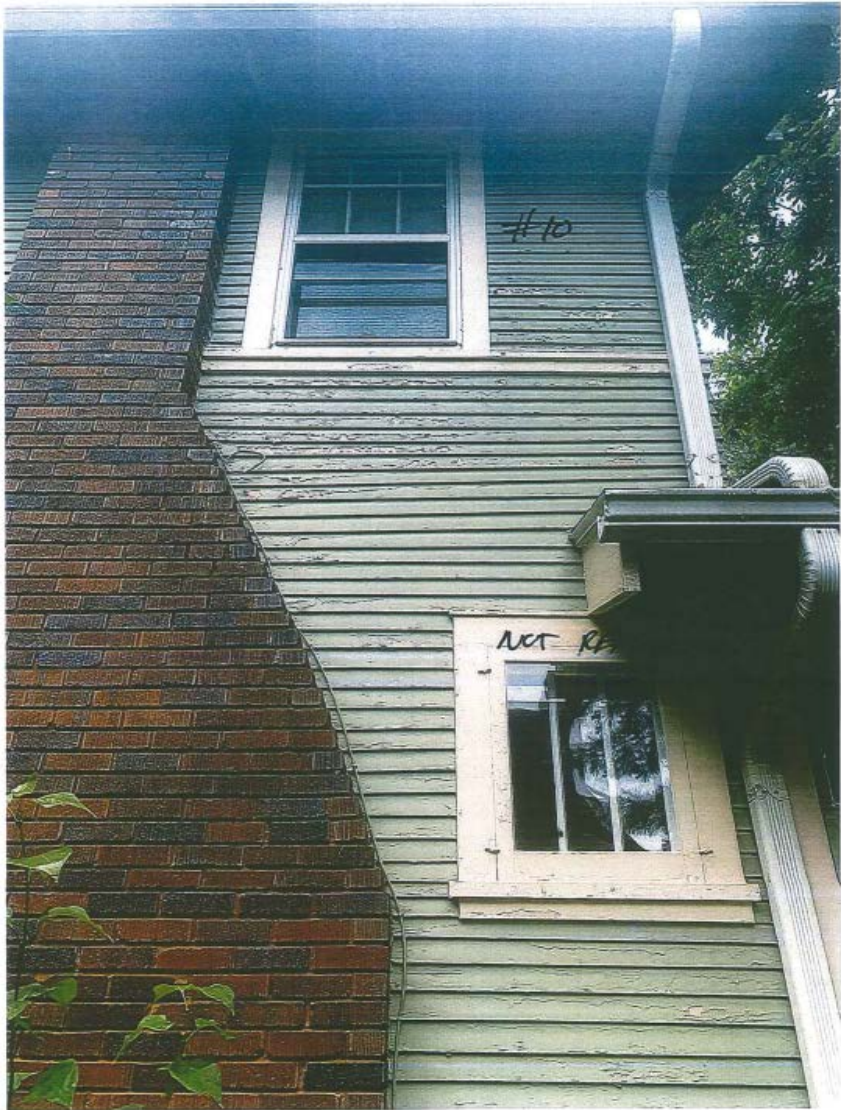
\*All windows on whole  
house will have a whole  
exterior

RIGHT ELEVATION

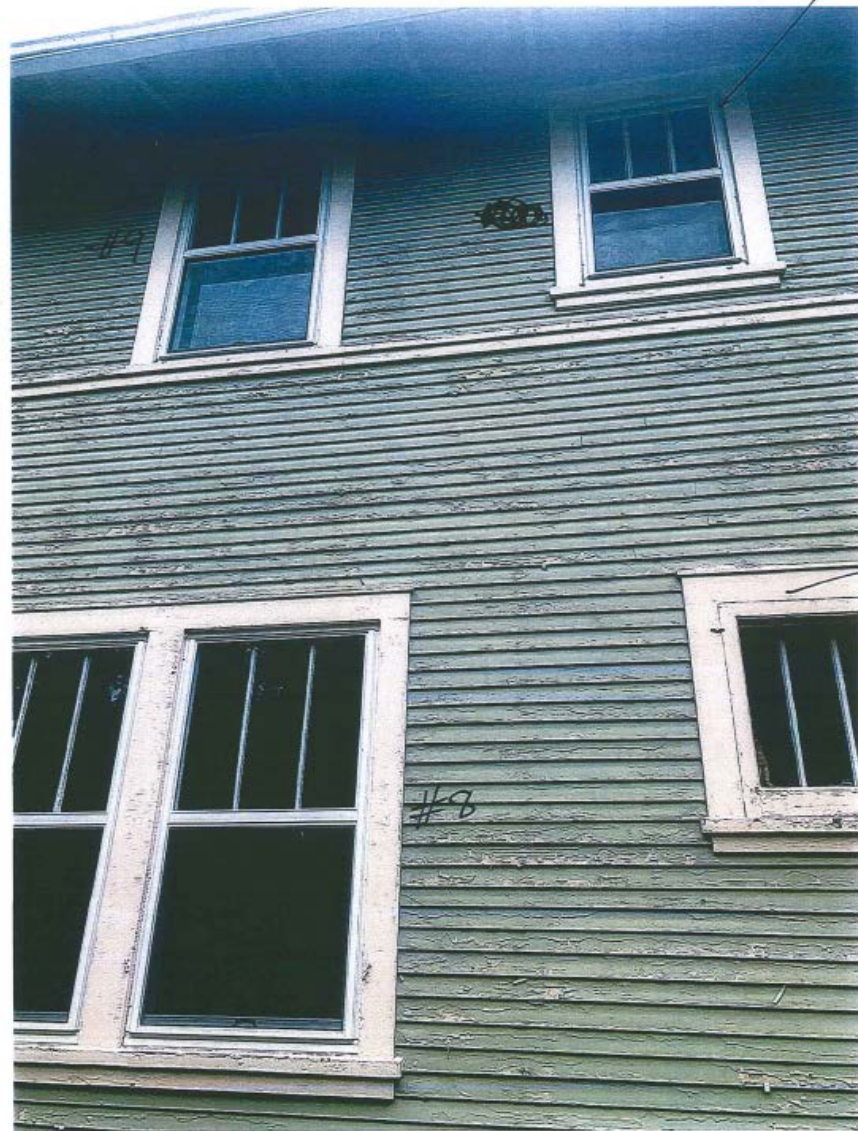


Not  
Replacing

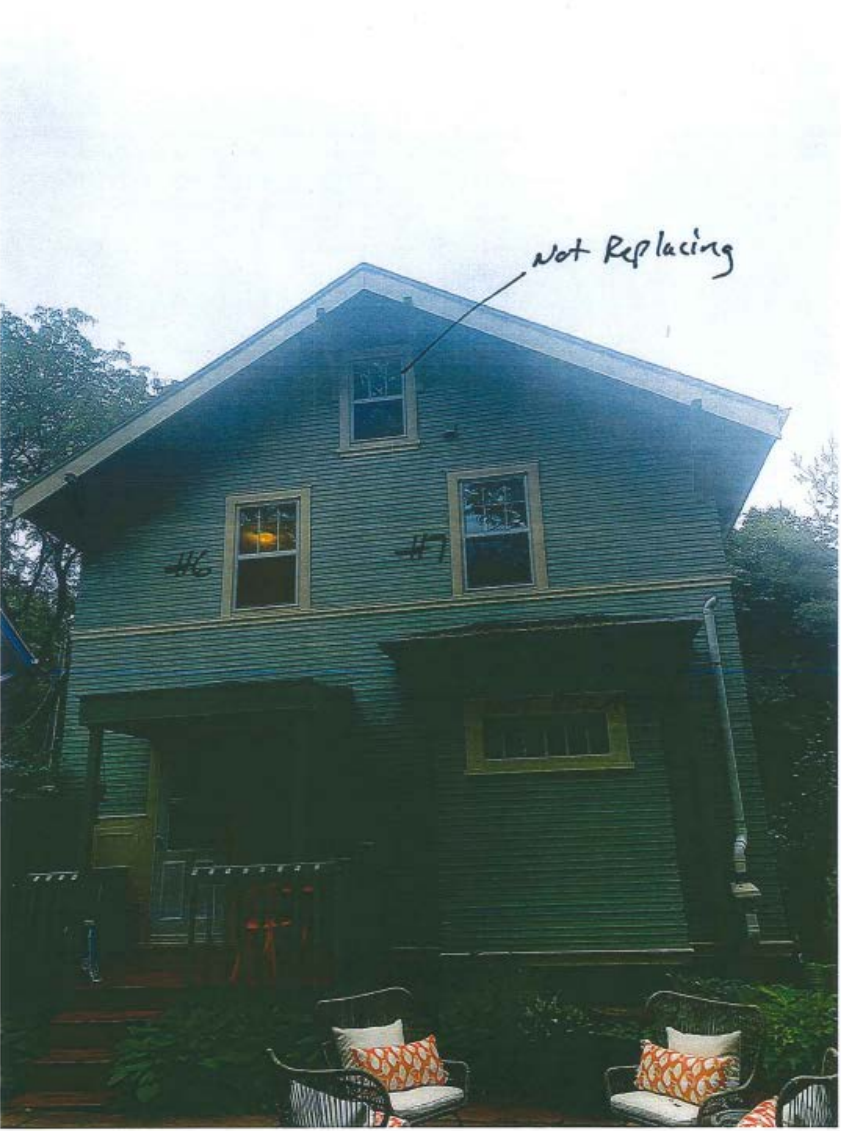
LEFT ELEVATION



LEFT ELEVATION



BACK ELEVATION



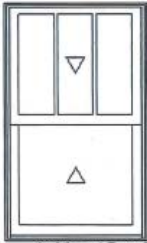
Not Replacing

Bedroom



inside view of windows

Bedroom



As Viewed From The Exterior

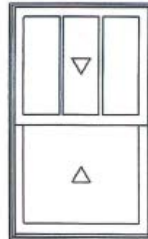
Entered As: IO  
 FS 31 5/8" X 53 3/4"  
 IO 32" X 54"  
 Egress Information  
 Width: 27 31/32" Height: 21 25/64"  
 Net Clear Opening: 4.15 SqFt

the correct Divided Lite Types have been selected.

- Bottom Sash
- Stone White Exterior
- White Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Beige Weather Strip Package
- 1 Almond Frost Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh

3 1/4" Jamb  
 Thru Jamb Installation  
 Existing Sill Angle 0  
 Is the existing Sill Angle of 0 degrees correct?  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

# 1



As Viewed From The Exterior

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# 6



# Applicable Standards

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## 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

(1) New construction or exterior alteration.

(d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.



# Applicable Standards

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## **41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT**

- (5) Standards for Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
  - (c) Repairs.
  - (f) Alterations Visible from the Street and Alterations to Street Facades.
  - (g) Additions and Exterior Alterations Not Visible from the Street.





# Staff Recommendation

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Staff believes that the standards for granting a Certificate of Appropriateness cannot be met at this time and recommends the Landmarks Commission refer the item to a future meeting for the following pieces of information:

1. A quote on lead paint removal and repair of the windows by a contractor that is not employed by a window sales company
2. Information on the dimensions of the window components (width of rails, stiles, muntins), any decorative components of the window frames.

