



**Project Name/Address:** 1724 Hoyt  
**Application Type:** Certificate of Appropriateness for exterior alteration  
**Legistar File ID #** [46893](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** April 26, 2017

## Summary

**Project Applicant/Contact:** Michael and Ann Varda  
**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for an exterior alteration involving the replacement of four 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:

**41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
  - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
  - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
  - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
  - (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.

### 41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT

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 structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing structure 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 structure rather than contrast with it.
  - (h) Roof Shape. N/A
  - (i) Roof Material. N/A

## Analysis and Conclusion

The two front (south) elevation second floor double hung windows have already been replaced. The Applicant is requesting that three windows on the side elevations and one window on the rear elevation be replaced. The windows of the first floor are original. The proposed windows would closely match the existing appearance of the original windows.

The preservation files and the City approval records do not show any review or approval of the window replacement work from 2002. At that time, a permit may not have been required for window replacement work, but a Certificate of Appropriateness was required.

The description of the condition of the window on the rear elevation sounds like this window may be beyond repair and a candidate for replacement. This window is also not visible from the street. The other windows proposed for replacement are visible from the street and the condition seems to be consistent with windows of this age and could likely be repaired.

## **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness for the window replacement on the rear elevation and the east elevation may be met and recommends that the Landmarks Commission approve this portion of the request.

If the Landmarks Commission finds that the replacement of windows frustrates the public interest related to 41.18(1)(d) for protecting, promoting, conserving, and using the City's historic resources, staff recommends that the Landmarks Commission deny the request.