

---

**Regarding:** 1827 Summit - University Heights Local Historic District – Construction of a deck addition on the back of the house. 5th Ald. District.  
**Contact:** Granville Lloyd  
(Legistar #29753)

---

**Date:** October 15, 2012  
**Prepared By:** Amy Scanlon, Preservation Planner

---

**General Information:**

The Applicant is proposing to construct a deck on the back of the house. The proposed deck would connect the existing enclosed porch to the southwest and the existing deck to the northeast. The proposed deck construction and railing details are similar to the existing adjacent elements.

---

**Relevant Sections of the Landmarks Ordinance:**

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

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. (Renum. by ORD-08-00122, 11-22-08)
- 

**Staff Comments and Recommendations:**

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

1. The Applicant shall confirm that the proposed new railing details will match the existing railing details. Staff believes that matching the existing railing details will result in a different appearance than what is shown in the elevations because the top rail will be continuous instead of having the top rail broken by the posts.
2. The wood components shall be painted within 12 months of construction.