



Project Name/Address: 1811 Kendall
Application Type: Certificate of Appropriateness for exterior alteration
Legistar File ID # [47205](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: May 8, 2017

Summary

Project Applicant/Contact: Mike Gasch

Requested Action: The Applicant is requesting a Certificate of Appropriateness for an exterior alteration involving the repair and replacement of damaged siding and trim, replacement of gutters and downspouts, replacement of roofing, installation of windows in boarded openings, replacement of non-original 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 submission materials thoroughly describe the scope of the work being requested which includes:

1. Selectively replace storm-damaged and deteriorated wood shingle siding (approximately 25% of existing siding will be replaced). The replacement shingles will match the existing adjacent in appearance and material quality.
2. Repair or replace deteriorated exterior trim on original windows. The sills will be repaired or replaced in-kind.
3. Uncover and restore crown molding in two gables on the eastern elevation. Non-original wood shingles will be removed from the gables. The crown moldings will be restored or replicated to match molding in other gables.
4. Replace existing gutters and downspouts with 6" half round painted gutters.
5. Replace existing asphalt roof with wood shingles.
6. Repair soffits where deteriorated with in-kind materials as needed.

7. Re-open two closed and boarded window openings in the first floor of the turret. New double hung windows will be installed in these openings and existing trim will be repaired or replaced as needed to match existing adjacent.
8. Replace 4 non-original casement windows in third floor attic addition with 3 double hung windows that will more closely match the existing adjacent window appearance.
9. Replace a non-original attic window with a new double hung window and wood trim to match existing adjacent appearance.

The requested alterations are related to repairs of existing original materials and the restoration of original features. Due to the orientation of the house, the majority of the alterations are visible from the street.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends that the Landmarks Commission approve the request.