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Certificate of Appropriateness  
2122 Chadbourne Ave.

January 11, 2021



# History of the Property

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- Constructed 1920
- Colonial Revival



# Proposed Work

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- Replace 11 historic windows



# Applicable Standards

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## 41.18(1)(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(5) UH Standards for Review of Exterior Alterations

(f) Alterations Visible from the Street and Alterations to Street Facades

(g) Additions and Exterior Alterations Not Visible from the Street.

2017 Memo from the City Attorney's Office



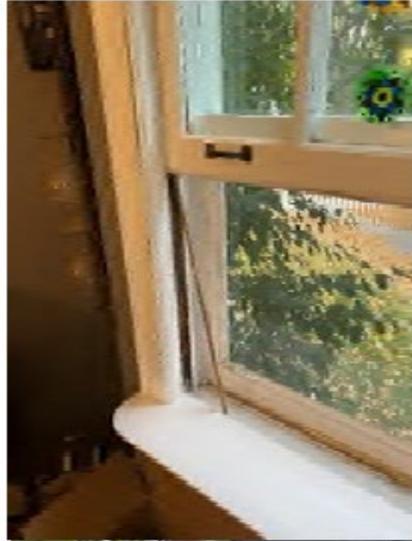
# Policy Manual

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The Commission shall take one of the following actions:

- Determine if the proposed window is physically beyond repair and/or is not economically feasible to repair.
- If it is feasible and practical to repair the windows, then they must be repaired.
- If the window requires replacement, approve replacement products that are similar in design, color, scale, architectural appearance, and other visual qualities. The window size and component dimensions should be comparable.





# Staff Recommendation

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Staff believes that the standards for granting a Certificate of Appropriateness could be met. The proposal to replace the historic windows does not meet the standards for approval and the windows should be repaired per the proposed scope of work for the repair. The Landmarks Commission must evaluate if the cost of the window repair, which could be offset by preservation tax credits, outweighs the value of preservation of the windows.

