



Project Name/Address: 105 N Spooner

Application Type: Certificate of Appropriateness for exterior alterations

Legistar File ID # [36057](#)

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Date Prepared: November 10, 2014

Summary

Project Applicant/Contact: Tom Karras

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations to a residence in the University Heights Historic District.

Background Information

Parcel Location: The subject site is located in the University Heights Historic District.

Relevant Landmarks Ordinance Sections:

Sec. 33.19(12)(d)3. 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.

Sec. 33.19(12)(d)5. Re-Siding. Re-siding with aluminum or vinyl that replaces or covers clapboards or nonoriginal siding on buildings originally sided with clapboards will be approved by the Landmarks Commission provided that the new siding imitates the width of the original clapboard siding to within one (1) inch and provided further that all architectural details including, but not limited to, window trim, wood cornices and ornament either remain uncovered or are duplicated exactly in appearance. Where more than one layer of siding exists on the building, all layers except the first must be removed before new siding is applied. If insulation is applied under the new siding, all trim must be built up so that it projects from the new siding to the same extent it did with the original siding.

Sec. 33.19(12)(d)6. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions 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 building or of other buildings 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 building where the existing building materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior

alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade.

Analysis and Conclusion

A brief discussion of the relevant sections of 33.19(12)(d) follows:

3. Repairs to the siding are not being proposed at this time.
5. The installation of vinyl siding requires that the existing mitered corner detail be lost since vinyl siding cannot be mitered and corner boards are used to cover the end joints. The mitered corner is indicative of the character and style of this building. The submission materials do not address the build out of the window and door trim, and the treatment of the apron board and stucco stop, and the termination of the vinyl at architectural features.
6. The appearance of the siding is compatible with the existing building in architectural design, scale, color, and texture. The vinyl installation does not allow the material to duplicate the architectural detail of the mitered corner.

Recommendation

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

1. The applicant shall confirm that the proposed siding is similar in exposure/width to the existing siding.
2. The Applicant shall confirm that the existing siding will remain on the building and the vinyl will be installed on top.
3. The applicant shall describe how the vinyl siding installation will terminate with other architectural features as noted above.