
Regarding: 1715 Regent Street - University Heights Local Historic District – Kitchen addition on side of house. 5th Ald. District.
Contact: Rick Hansen
(Legistar #28349)

Date: November 26, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is proposing to construct a small addition (17.5 square feet) on the side of the structure. The exterior treatment of the addition will be similar to the existing adjacent treatment.

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.

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. (Renum. by ORD-08-00122, 11-22-08)
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Staff Comments and Recommendations:

The design continues an existing side element by 7 feet along the side of the residence. The texture and appearance of the addition and architectural details will match the existing adjacent details. As a side addition, the proposed addition does not detract from the design composition of the front façade. Staff believes that the proposed design meets the criteria in the Ordinance and recommends approval by the Landmarks Commission.