



Project Name/Address: 210 N Breese Terrace
Application Type: Certificate of Appropriateness for exterior alteration
Legistar File ID # [51179](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: May 8, 2018

Summary

Project Applicant/Contact: Sarah Schwartz
Requested Action: The Applicant is requesting a Certificate of Appropriateness for an exterior alteration involving the replacement of windows and doors 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:
 - (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**
- (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 current owner and preservation file records indicate that the majority of the first floor windows have already been replaced. The previous property owner began replacing windows without receiving a Certificate of Appropriateness. The current owner/applicant is interested in completing the replacement work. The request came before the Commission at their meeting of April 16, 2018 and the Commission referred the item to a future meeting to allow the applicant to prepare additional information for review.

The applicant has provided additional photos showing the existing window and door conditions.

Replacement of windows

The windows proposed to be replaced seem to be original wood sash. Some windows proposed for replacement are visible from the street. From the photos, the condition of the existing windows seems to be consistent with windows of this age and could likely be repaired. Repairing the historic fabric maintains the historic integrity of the historic resource. The windows could certainly be repaired using materials similar in design, color, scale, architectural appearance and other visual qualities.

Generally, the proposed new replacement windows (Marvin simulated divided lights with clad exterior and wood interior) would likely approximate the appearance of the original windows. In order to be more similar to the existing architectural appearance and other visual qualities of the existing original windows, the muntins would need to be sized so that the muntin width matches or is very close to the existing width. In addition to the muntins, other visual qualities about the existing windows need to be considered including imperfections in the original glass, dimensions of original stile and rail components, appearance of screens, etc.

Replacement of 4 rear windows

Slightly separate from the other replacement request is the replacement of 4 rear windows. The applicant proposes to create a bathroom in this space and in order to meet building code, these windows would need to have tempered glass. It would not be possible to retrofit these windows with tempered glass.



Replacement of doors

The recent submission materials (letter dated April 21, 2018) indicate that the rear door is in good shape and could be stripped, repaired as needed, weather-stripped, and repainted. The applicant is interested in replacing it with a new door of similar appearance.

The submission materials also indicate that the front door is damaged beyond repair and would be replaced with a door that is fabricated to match the existing door except for the inclusion of a bottom panel (the submission materials says bottom rail, but this is likely supposed to be bottom panel).

Recommendation

Replacement of windows

Staff believes that the replacement of windows frustrates the public interest related to 41.18(1)(d) for protecting, promoting, conserving, and using the City’s historic resources, and recommends that the Landmarks Commission deny the request and encourage the property owner to repair the windows. If the Landmarks Commission finds that the standards for granting a Certificate of Appropriateness for window replacements are met, staff recommends that the Landmarks Commission approve the request.

Replacement of 4 rear windows

Staff believes that the standards for granting a Certificate of Appropriateness for the replacement of the 4 rear windows are met and recommends that the Landmarks Commission approve the request.

Replacement of rear door

Staff believes that the standards for granting a Certificate of Appropriateness for the repair or replacement of the rear door are met and recommends that the Landmarks Commission approve the request.

Replacement of front door

Staff believes that the standards for granting a Certificate of Appropriateness for the replacement of the front door may be met and recommends that the Landmarks Commission approve the request after getting confirmation of the following item:

1. Door is being custom made to match the existing door (4 lights wide with narrow muntins, sill and 3 brackets), but with one large bottom panel.