

Regarding: **1716 Hoyt Street – University Heights Historic District – exterior alteration involving addition of bay (Legistar #21965)**

Date: April 11, 2011
Prepared By: Amy Scanlon

General Information:

The Applicant is proposing to alter the exterior appearance of the residence located at 1716 Hoyt Street in the University Heights Historic District. According to the submission materials, the proposed bay addition will be constructed on the second floor directly above an existing bay on the first floor.

Relevant sections of the Landmarks Ordinance:

Sec. 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)

Staff Comments:

The new bay is wider than the existing bay below. The submission drawing simplifies the trim elements and the resulting image makes the transition from the existing eave to the new bay wall appear to be a bit heavy. It is important that the existing crown element remain in place. It will provide a visual step that may offset the impact of the wider bay above.

Staff appreciates that the proposed bay addition matches the existing adjacent materials.

The Applicant shall verify that the windows in the proposed bay are the same proportion as the windows in the bay below.

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