



**Project Name/Address:** 1609 Chadbourne  
**Application Type:** Certificate of Appropriateness for exterior alteration  
**Legistar File ID #** [40417](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** October 28, 2015

## Summary

**Project Applicant/Contact:** Bill Ellickson  
**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for an exterior alteration 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:

41.24(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. N/A
- (d) Restoration. N/A
- (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 building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building 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 building rather than contrast with it.
- (h) Roof Shape. N/A

- (i) Roof Material. N/A

## Analysis and Conclusion

The installation of a new window and window well were completed without a permit or Certificate of Appropriateness. Window wells were traditionally used to allow light and ventilation in to the basement. Some wells were constructed with the same masonry as the foundation and others were prefabricated metal units.



Photo by Building Inspector

The window well is located on the rear elevation and is not visible from in front of the property, but may be visible from the corner/adjacent street; therefore, a brief discussion of the related sections of 41.24(5) follows:

- (f) Additions Visible from the Street and Alterations to Street Facades. The submission materials do not provide an indication of the appearance of the recently installed window. The metal window well would be more appropriate if it had been installed lower so that the grade would cover the currently exposed portion. The cover is not compatible with other structures in the historic district. The installation of the window and window well and cover has not destroyed significant architectural features.
- (g) Additions and Exterior Alterations Not Visible from the Street. The existing well is not compatible with the existing structure because it is installed too high leaving too much well exposed above grade.

## **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration may be met and recommends that the Landmarks Commission approve the request with the following condition of approval:

1. The Applicant shall increase grade at the rear of the building to conceal the walls of the well. If increasing grade is not possible, the Applicant shall lower the well and remove the cover.