



Certificate of Appropriateness for 2115 Kendall Ave.

August 12, 2019



Proposed Work

- Replace 16 windows
- Replace gutters



History of Property

- Constructed in 1895
- Home of Frank & Helen Stormer
- Early residents had working class occupations
- Vernacular Victorian with simple decorative features



Applicable Standards

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

(1) New construction or exterior alteration.

(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.



Applicable Standards

41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT

(5) Standards for Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.

(c) Repairs.

(f) Alterations Visible from the Street and Alterations to Street Facades.

(g) Additions and Exterior Alterations Not Visible from the Street.



Public Comments

Alider Bidar voiced her support for the project as proposed by the applicant.



Window 9: Kitchen, south-facing, 38" by 38"



This window is of undetermined date (not an original window, vinyl/aluminum exterior). One pane, designed to open, is inoperable.

Replace with: similar dimension 38" by 38" slider Okna 500 series.

Window 11 bedroom 1, driveway facing 28" by 55"



Major rot and chipping on external frame and sill. Lead swab test positive.



Replace with: similar dimension 28" by 55" double hung Okna 500 series.

Window 15 Bedroom 3, west-facing 28" by 55"



Broken pane. Chipping. Rot.



Replace with: similar dimension 28" by 55" double hung Okna 500 series.



Window 5 & 6: Downstairs dining room, west-facing, both approx. 28" by 61"



Some chipping and wear. Lock mechanisms are broken.



Replace with: similar dimension 28" by 61" double-hung Okna 500 series.

Window 4: Living room west-facing, approx. 28" by 61"



This window has significant paint chipping on the sill and external frame. Opens (doesn't stay open), but lock mechanism was altered and is unstable.



Replace with: similar dimension 28" by 61" double-hung Okna 500 series.

Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness can be met and recommends the commission approve the project with the following conditions:

1. Replacement of gutters with materials-in-kind, color to match trim
2. Replacement of window 9 with proposed slider window
3. Replacement of windows 11 and 15 with dimensions of window components to be verified by staff
4. Repair remaining historic windows

