



---

## Certificate of Appropriateness for 2122 Regent St

September 16, 2019



# Proposed Work

---

- Replacement of 12 original windows
  - Replacements are wood interior, fiberglass exterior
  - Same design as original



# History of the Property

---

- Constructed 1924
- Craftsman style





FRONT ELEVATION



\* ~~NOT DOING~~ \*  
~~Porch enclosure #1~~

\* All windows on whole  
 house will have a whole  
 exterior

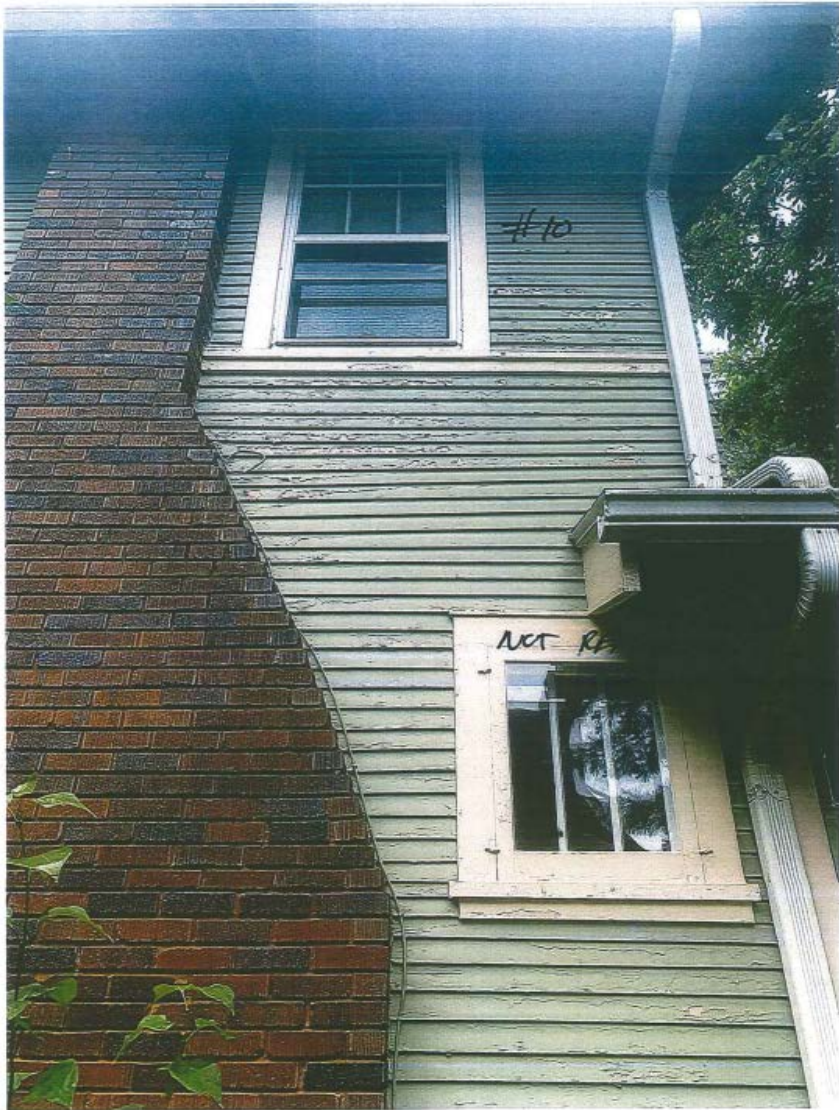
RIGHT ELEVATION



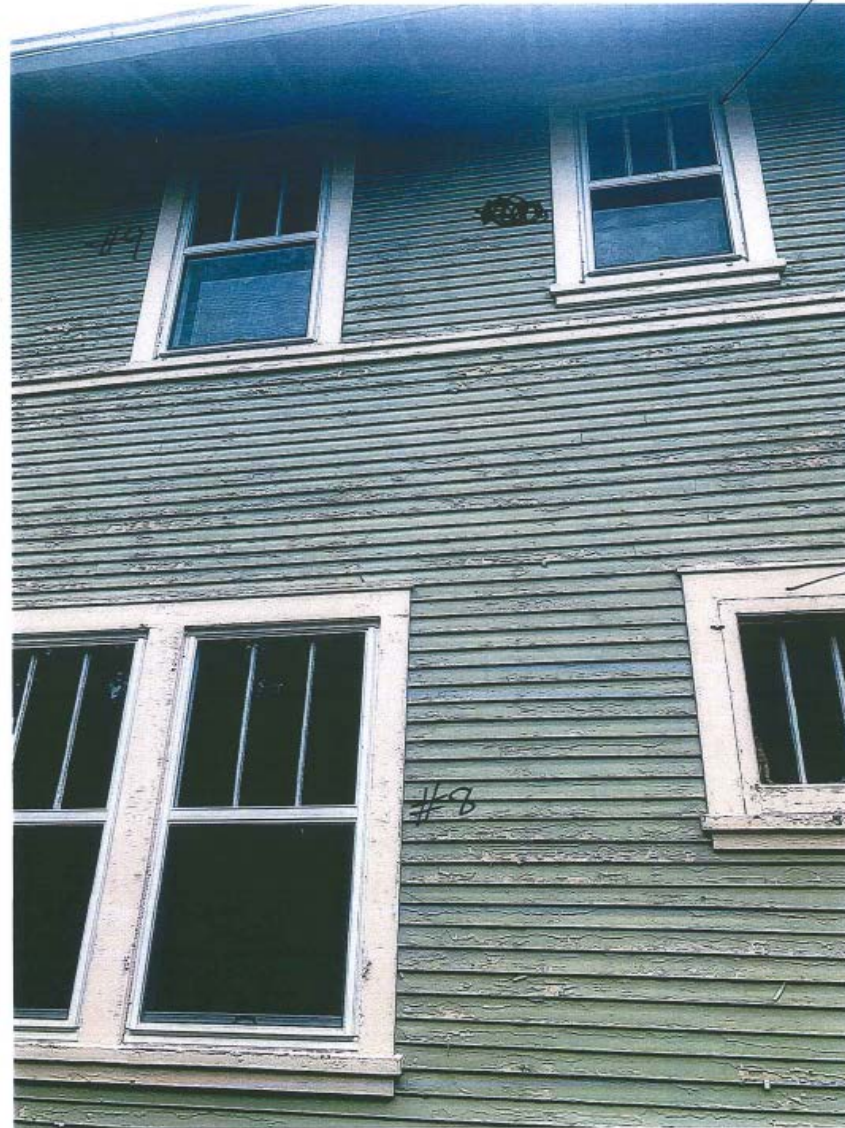
Not  
 Replacing



LEFT ELEVATION



LEFT ELEVATION



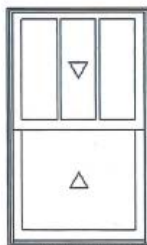


# BACK ELEVATION

Not Replacing



Bedroom



As Viewed From The Exterior

Entered As: IO  
FS 31 5/8" X 53 3/4"  
IO 32" X 54"  
Egress Information  
Width: 27 31/32" Height: 21 25/64"  
Net Clear Opening: 4.15 SqFt

the correct Divided Lite Types have been selected.

Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
1 Almond Frost Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Charcoal Fiberglass Mesh

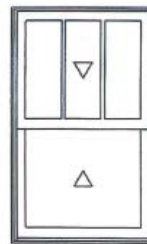
3 1/4" Jamb  
Thru Jamb Installation  
Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

# 1

inside view of windows

Bedroom



As Viewed From The Exterior

Entered As: IO  
FS 31 5/8" X 53 3/4"  
IO 32" X 54"  
Egress Information  
Width: 27 31/32" Height: 21 25/64"  
Net Clear Opening: 4.15 SqFt

the correct Divided Lite Types have been selected.

Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Beige Weather Strip Package  
1 Almond Frost Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Charcoal Fiberglass Mesh

3 1/4" Jamb  
Thru Jamb Installation  
Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

# 6



# 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.





# Staff Recommendation

---

Staff believes that the standards for granting a Certificate of Appropriateness cannot be met at this time and recommends the Landmarks Commission refer the item to a future meeting for the following pieces of information:

1. A quote on lead paint removal and repair of the windows by a contractor that is not employed by a window sales company
2. Information on the dimensions of the window components (width of rails, stiles, muntins), any decorative components of the window frames.

