

22-COA-0159
2353 Sycamore Ave.



Clifton Architectural Review Committee
Public Hearing

Bradley Fister, Planning & Design Coordinator
August 3, 2022

Request

After-the-fact approval for:

1. The replacement of 3 front facing windows
2. Deck railing to enclose front porch and handrails on stairs

Site Map

2353 Sycamore Ave.



Site Context / Background

No previous COAs were on file for this address. The applicant received a stop work order from Zoning Enforcement in late-June for work without a COA. The side and rear window replacement, reconstruction of covered rear porch, and garage doors were removed from this application and placed in a new one as they can be a staff level review. See Case # 22-COA-0168 for more information.

Google Street View 2007



PVA Photo



Google Street View 2015



Google Earth Current View



Applicant Photo



Applicant Photo



RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions:**

- 1. The applicant shall replace all 6 front facing windows with 3 windows that are either wood, or clad-wood windows that fit the historic openings and have the same 1/1 configuration as the respective historic windows did.**
- 2. The applicant shall provide staff with cut sheets prior to installation for approval, replacement windows shall match the provided cut sheets, fit the historic openings, match the historic operation, and be clear glass.**
- 3. The applicant shall lower the height of the existing porch rail a minimum of 6", install a 1" x 4" board on the top and bottom of the outward facing balusters, and paint the entire railing system the color of the columns or the siding.**
- 4. The applicant shall apply for a COA for any other exterior work to the property prior to work taking place.**
- 5. If the design or materials change, the applicant and/or their representative shall contact staff for review and approval.**