



Project Name/Address: 754 Jenifer Street

Application Type: Certificate of Appropriateness for exterior alterations to an improvement on a landmark site in an historic district

Legistar File ID # [34762](#)

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Summary

Project Applicant/Contact: Stephen Mar-Pohl, InSite Consulting Architects

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations to a landmark site in a historic district.

Background Information

Parcel Location: The subject site is a designated landmark site located in the Third Lake Ridge Historic District

Relevant Landmarks Ordinance Sections:

33.19(5)(b)4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:

- a. Whether in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done;

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.

- (a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
4. Alterations of the roof of any existing structure shall retain its existing historical appearance.

Analysis and Conclusion

The Applicant is requesting to alter the exterior in an effort to restore the exterior appearance. According to the submission materials, the work includes pointing as noted; brick replacement as noted; removal of existing window glass and replacement with insulated glass; wood sash repair; fascia, soffit and cornice replacement as noted; siding replacement; bay window wood paneling replacement; bay window sheet metal skirt replacement; rear west porch reconstruction; widow's walk reconstruction; stone replacement as noted; repair bracketed cornice as noted; replace membrane roof; repair/replace stucco (parge coat); and sill replacement as noted.

The landmark building is undergoing an exterior restoration, the condition of the building is being improved and the appearance will remain largely the same as it currently exists. For these reasons (in response to 33.19(5)(b)4a. and 33.19(8)), the proposed work would not detrimentally change, destroy or adversely affect any exterior architectural feature of the landmark site.

A brief discussion of the criteria of 33.19(11)(i) follows:

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g). Those criteria are listed below:
 1. The height of the roof is not being changed; however, the reconstruction of the widow's walk structure will increase the actual height. The height of the building including the widow's walk remains compatible with the height of other buildings in the VRA.
 2. The street facades of the building will retain the historical rhythm of solids and voids.
 3. The majority of the existing materials of the street façades of the building will be retained. Any existing materials that are being altered require repair or replacement or in the case of the glass, will be salvaged and replaced with insulated glass.
 4. The widow's walk is being reconstructed in order to restore the historical appearance.
2. The alteration of the surface material, pattern and texture in the facades of the existing structure is based on the Secretary of the Interior Standards, the result will be compatible with the original or existing historical finishes. In many cases, the proposed alteration will not change the existing historical finishes.
3. The proposed alteration retains the historical rhythm of masses and spaces.
4. The original landscape plan is unknown. The alteration of the building should not affect the existing landscape.
5. The proposed alteration of the building will not affect the original or existing historical proportional relationships of door sizes to window sizes.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. Details of the reconstruction of the widow's walk shall be reviewed and finalized with staff.

2. The applicant shall confirm that the masons hired to undertake this project will be properly trained to handle tools to remove mortar from joints without damaging adjacent brick surfaces. Staff would prefer the use of hand tools only (not grinders).
3. The applicant shall confirm that the mortar mix will be appropriate for the type of brick and shall provide staff with the mortar mix for review.
4. Details of the rear west porch reconstruction shall be reviewed and finalized with staff.