



---

Certificate of Appropriateness  
1103 Jenifer St & 511 S Ingersoll St

January 10, 2022



# History of the Structures

---

- 1103 Jenifer St
  - Constructed 1908
  - Church building
- 511 S Ingersoll St
  - Constructed 1913
  - Former parsonage

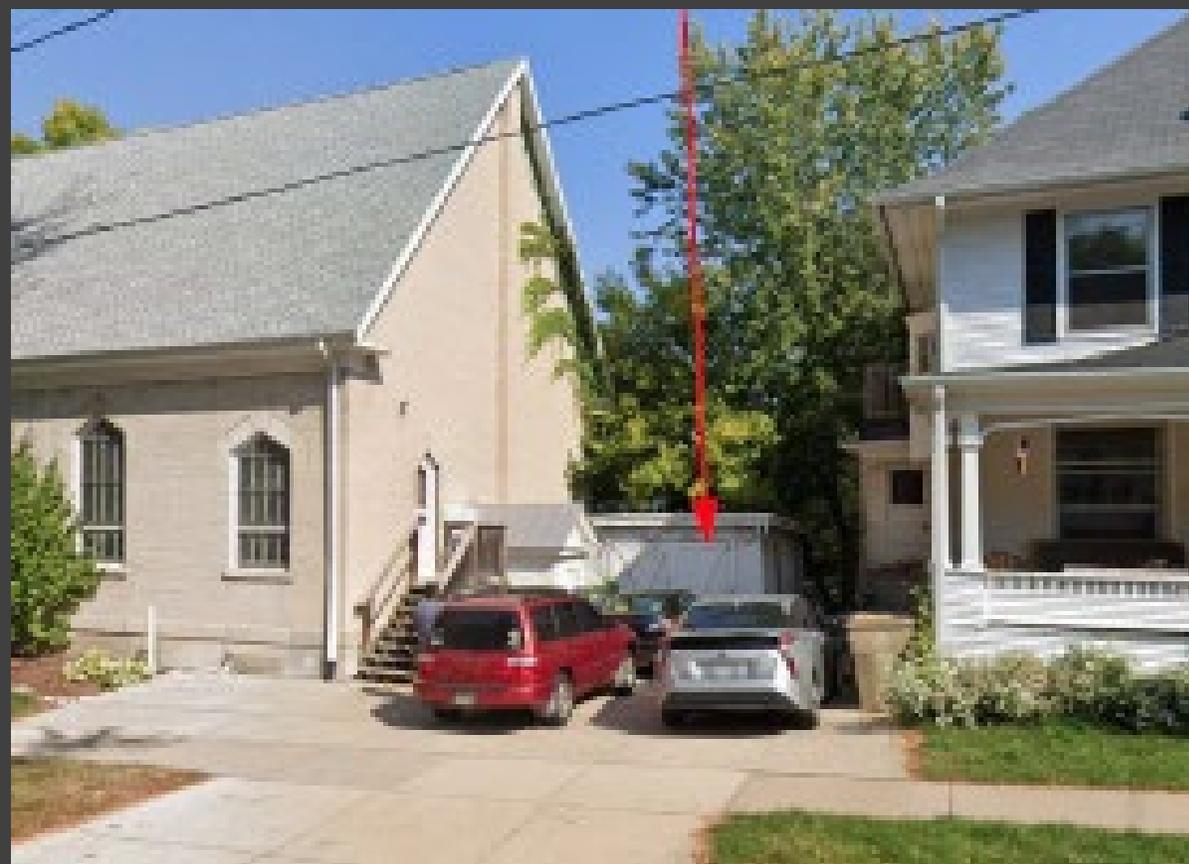


# Proposed Work

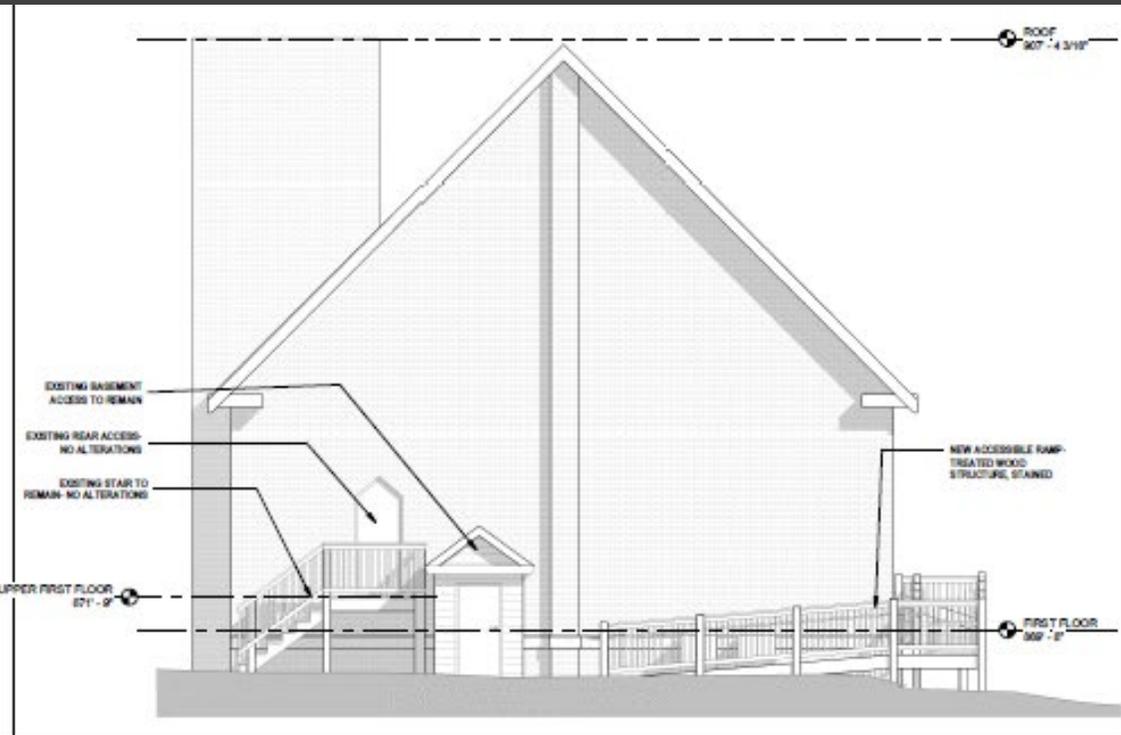
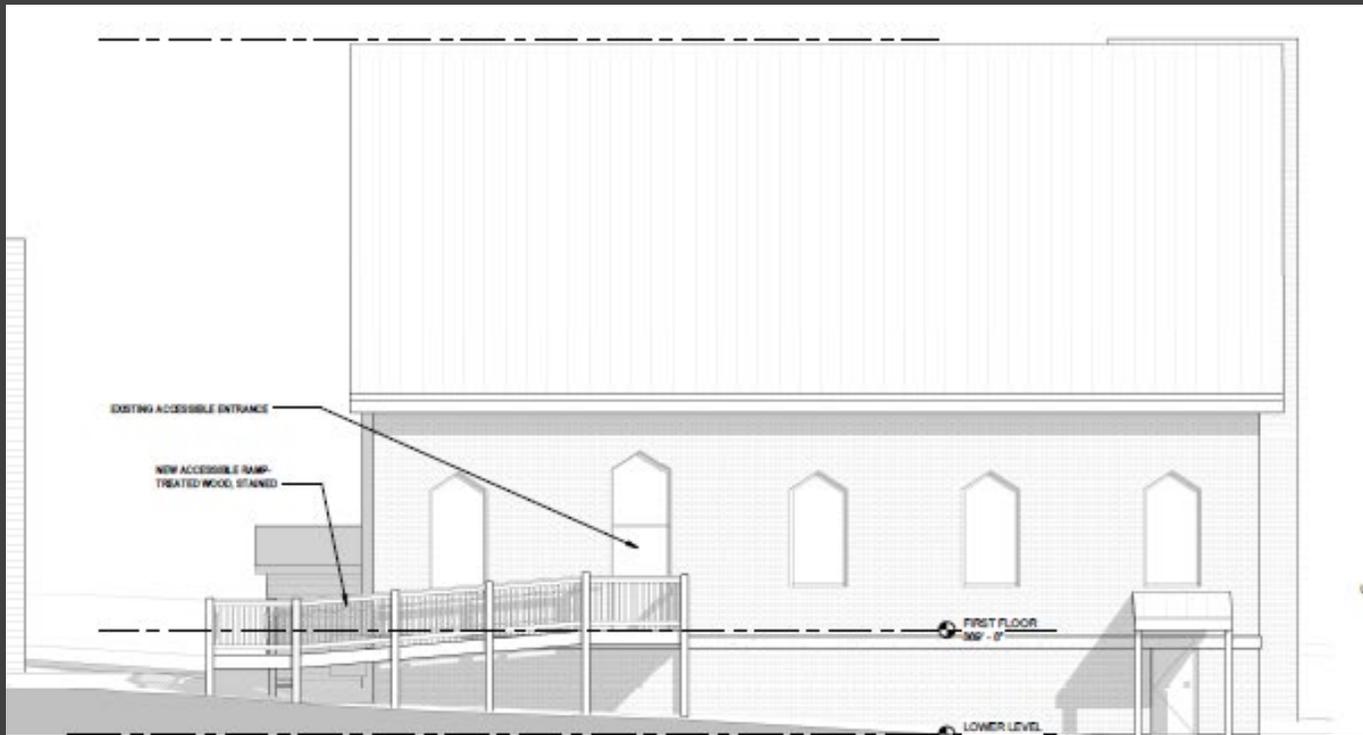
---

- Demolition of shed
- Replace existing ADA access ramp on side of church
- Land division (previously reviewed & approved by LC on 7/26/21)

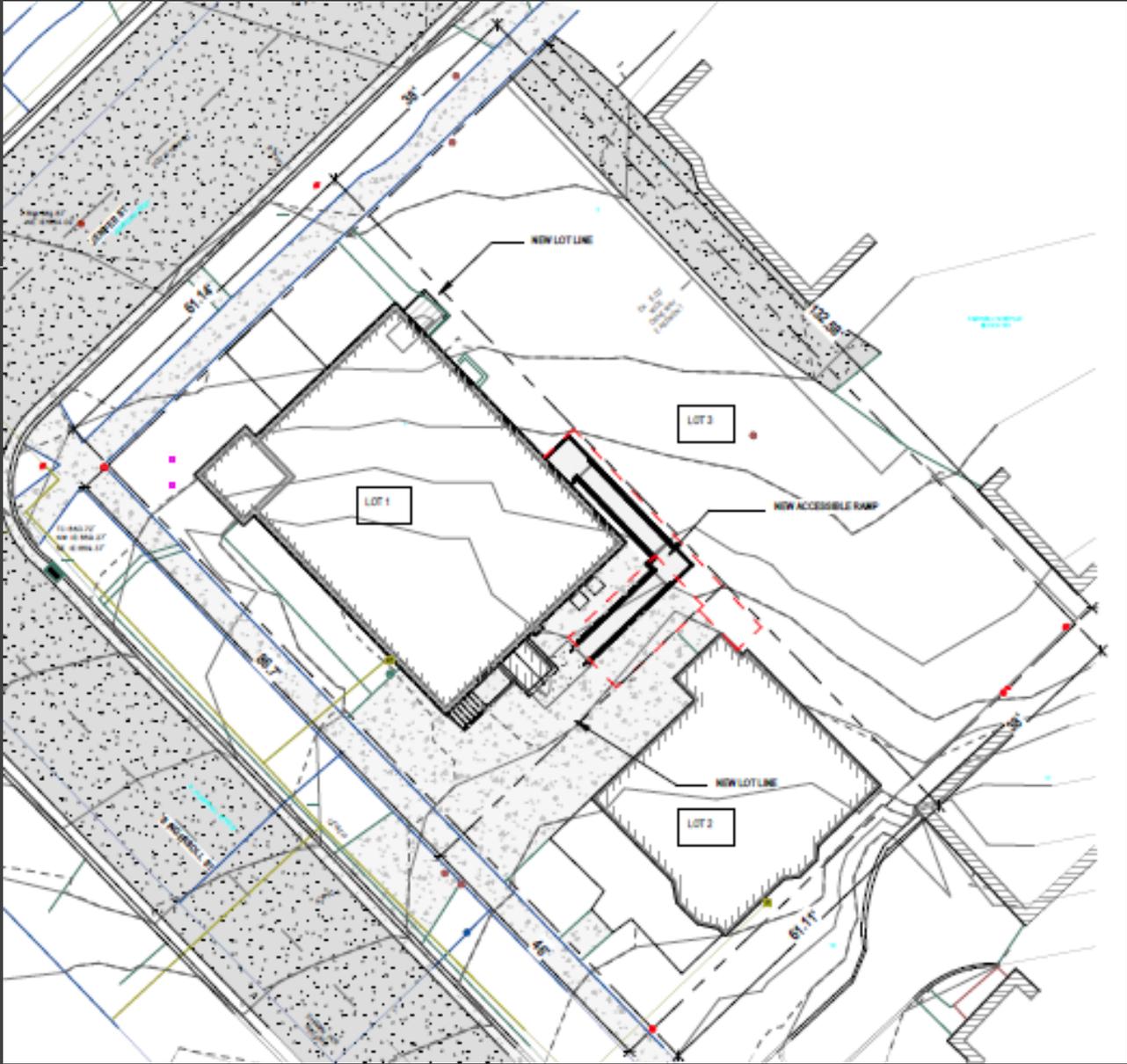
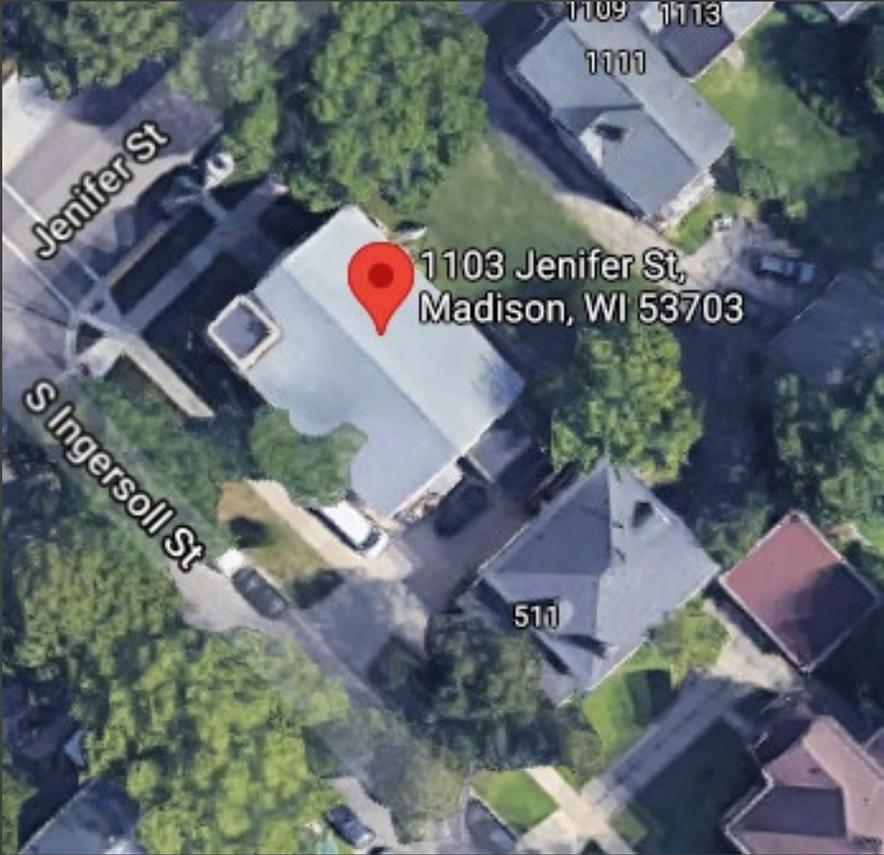








# Land Division





# Applicable Standards

41.18(2) COA Standards for Demolition – The Commission shall consider:

- (a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest
- (c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved
- (e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.

41.23(9) TLR Standards for Exterior Alterations

(a) Any exterior alterations on parcels zoned residential use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:

1. Height.
2. Landscape treatment.
3. Rhythm of mass and spaces.



# Applicable Standards

---

## 41.18(4) Land Divisions and Combinations

The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, **are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.**



# Staff Recommendation

---

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends that the Landmarks Commission approve the project as proposed.

