



Project Name & Address: 739 Jenifer Street
Application Type(s): Certificate of Approval for an addition
Legistar File ID # [92803](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: April 30, 2026

Summary

Project Applicant/Contact: Abigail Rohlinger, Michael Abraham Architecture
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Approval to construct an addition

Background Information

Parcel Location/Information: The subject property is a designated landmark located within the Third Lake Ridge local historic district

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROVAL

A Certificate of Approval shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a Certificate of Approval for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a Certificate of Approval 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.

Secretary of the Interior's Standards for Rehabilitation

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis and Conclusion

The Landmarks Commission reviewed and approved the demolition of the rear 1950s addition to this building and construction of a new addition at its August 4, 2025, meeting. In preparing for the work, the applicant team discovered structural concerns and asked to expand their scope to remove the older rear addition and recreate that area. This was beyond the scope of what staff could administratively approve as an alteration to an existing approval, so staff recommended the applicants resubmit their proposal for review by the commission.

The brick portion of the building the applicants are proposing to demolish was likely constructed during the period of significance, but we have no records for the date of construction. It is a very simple design and clearly separated from the more ornate original portion of the house. The proposed new rear addition would draw strong references to what it would replace without creating a false sense of history. Otherwise, the analysis of this project remains the same as noted in the staff report for the August 4, 2025 meeting (found in [Legistar 88974](#)).

A discussion of relevant standards follows:

Secretary of the Interior's Standards for Rehabilitation

1. The proposed changes are for the ongoing residential use of this property and the addition will be differentiated from the original portion of the building.
2. No distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property are proposed to change. The new addition will be within the footprint of the existing nonhistoric addition and largely reinterpret the masonry addition that this new construction will replace.
3. The new addition will read as a product of its time and not create a false sense of historical development.
4. The rear additions on the building have not achieved historic significance in their own right.
5. No distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be impacted by this project. The masonry addition does not have distinctive materials or finishes.
6. N/A
7. N/A
8. N/A
9. The new addition and site features will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old while still being

compatible with the historic materials, features, size, scale and proportion, and massing of the historic resource.

10. The addition could be removed in the future and the essential form and integrity of the historic property and its environment would be unimpaired.

Recommendation

Staff believes that the standards for granting a Certificate of Approval could be met and recommends the Landmarks Commission approve the project with the following conditions:

1. Final door/window trim and hardscaping details to be approved by staff. There's currently no information on why the windows in the historic portion of the building need to be replaced or how the replacements will replicate the appearance of the historic windows