



**Project Name/Address:** 1138 Jenifer  
**Application Type:** Exterior alteration in the Third Lake Ridge historic district  
**Legistar File ID #** [38052](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** April 22, 2015

## Summary

**Project Applicant/Contact:** Seven Jefferies

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the proposed exterior alteration which includes the removal of the three story rear porch and the construction of a new one story porch in a historic district.

## Background Information

**Parcel Location:** The subject site is located in the Third Lake Ridge Historic District.

### Relevant Landmarks Ordinance Section:

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

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness to remove a three story rear porch and construct a one story porch on the residence at 1138 Jenifer. The work will be phased over two years, but will all fall under one Certificate of Appropriateness. The Phase 1 (2015) work would include the removal of the upper two levels of the rear porch, removal of the doors to the porches and installation of double hung windows, repair and replacement of damaged siding, and repair and replacement of porch roof. The Phase 2 (2016) work would include removing the rear one story porch, repairing the foundation wall, and constructing the new porch.

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 overall height of the building is not being changed.
  2. The street facade of the residence will retain all existing windows and doors in their existing sizes.
  3. The historical materials of the front façade will remain.
  4. The existing main roof form is being retained. The roof of the three story porch is being removed, but that roof was likely a later addition. The removal of that roof and related structure will improve the historic appearance of the building.
2. After the exterior doors to the porches have been removed and windows have been installed, the siding will be patched in. The new windows shall align at the heads and be of a similar proportion to the existing adjacent windows.
3. The proposed alteration retains the historical rhythm of masses and spaces.
4. The proposed alteration does not alter the existing landscape.
5. The street facade(s) are not being altered.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the alterations to the rear elevation are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The new windows shall align at the heads and be of a similar proportion to the existing adjacent windows.
2. The Applicant shall provide window manufacturer information at the meeting for review.
3. The Applicant shall confirm that the wood elements of the new porch will be painted within 12 months of installation.