



Project Name/Address: 740 Jenifer Street

Application Type: PUBLIC HEARING

Certificate of Appropriateness for demolition of existing garage/shed and existing rear addition to the residence and a Certificate of Appropriateness for exterior alteration in an historic district.

Legistar File ID # [34624](#)

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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 demolition of existing garage/shed and existing rear addition to the residence and a Certificate of Appropriateness for exterior alteration in an historic district.

Background Information

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

Relevant Landmarks Ordinance Sections:

33.19(5)(c)3. Standards. (for Demolition)

In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;
- g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

33.19(1) Purpose and Intent It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this section is to:

- (a) Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history.
- (b) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts.
- (c) Stabilize and improve property values.
- (d) Foster civic pride in the beauty and noble accomplishments of the past.
- (e) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Strengthen the economy of the City.
- (g) Promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the City.

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

Certificate of Appropriateness for the demolition of the existing shed

A discussion of the demolition standards 33.19(5)(c)3. follows:

- a. The shed structure is not of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
- b. The shed structure does not contribute to the historic character of the District. The existence of the shed will not benefit the people of the City and the State.

- c. As an accessory structure of utilitarian use, the demolition of the shed would not be contrary to the purpose and intent of this chapter or to the objectives of the historic preservation plan for the applicable district.
- d. The shed is not of such old and unusual or uncommon design, texture and/or material that it could not be reproduced.
- e. The retention of the shed would not promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- f. The applicant is not claiming a hardship based on the condition of the shed, but staff believes the condition of the structure is poor.
- g. A new structure is being proposed to be constructed in this location. The shed exists on the portion of the property related to the proposed development of a multi-family residential building. The Commission has not determined that the proposed building will be compatible with the buildings and environment of the district, but this determination should not affect the review of the demolition of the shed.

Certificate of Appropriateness for the demolition of the existing rear addition

A discussion of the demolition standards 33.19(5)(c)3. follows:

- a. The addition structure is not of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
- b. The addition structure contributes to the historic character of the District as an example of a typical expansion of a vernacular residence. The existence of the addition will not benefit the people of the City and the State. The Sanborn map of 1942 shows the addition was constructed before 1942.
- c. While the addition has historic value as a typical expansion of a vernacular residence in the historic district, the original main residence is the more important cultural resource and existed at one time without the addition. The Ordinance authorizes the Commission to protect improvements of cultural value in historic districts and therefore, the Commission should discuss the possible hierarchy or priority an addition brings to this interpretation.
- d. The addition is not of such old and unusual or uncommon design, texture and/or material that it could not be reproduced.
- e. The retention of the addition would not promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- f. The applicant is not claiming a hardship based on the condition of the addition, but staff believes the condition of the addition is poor.
- g. A new structure is not being proposed to be constructed in this location. The main residence without the addition will be compatible with the buildings and environment of the district.

Certificate of Appropriateness for the exterior alteration of the residence

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.
 - 2. The street facades of the building will retain the historical rhythm of solids and voids.
 - 3. The installation of siding and the replacement of windows will alter the existing materials. The siding is being replaced in kind. The windows are proposed to be replaced with double hung windows that are similar in appearance to the existing windows.
 - 4. The widow's walk is being reconstructed in order to restore the historical appearance.

2. The replacement siding and replacement windows will be compatible with the existing historical finishes because the siding is being replaced in kind and the windows will double hung windows to match the existing double hung windows.
3. The proposed alterations is compatible with 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

Certificate of Appropriateness for the demolition of the existing shed

Staff believes that the standards for granting a Certificate of Appropriateness for the demolition of the existing shed are met and recommends approval by the Landmarks Commission.

Certificate of Appropriateness for the construction of the existing rear addition

Staff believes that the standards for granting a Certificate of Appropriateness for the rear addition are met and recommends approval by the Landmarks Commission.

Certificate of Appropriateness for the exterior alteration of the residence

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration of the residence may be met and recommends approval by the Landmarks Commission with the following condition of approval:

1. The applicant shall provide manufacturer information for the replacement window units for review and final approval by staff.