

Regarding: 854 Jenifer Street – Designated Landmark (Hyer’s Hotel) – Third Lake Ridge Historic District – Convert a side window to a door for outside access.
6th Ald. District
Contact: Nick and Leslie Schroeder
(Legistar #27280)

Date: August 13, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is requesting a Certificate of Appropriateness for the exterior alteration to the designated landmark located at 854 Jenifer. The Applicant is proposing to convert an existing window to a door and construct a related porch and hood.

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; and

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.

Staff Comments and Recommendations:

Removing historic wall materials to convert an original window to a doorway adversely affects the window as an architectural feature. In this case; however, converting a window to a door is a logical progression

of change that respects the historic building while allowing it to be slightly altered to address current day needs. Staff believes the intent of the Ordinance is to allow controlled and logical changes that respect the character of landmark structures.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends approval by the Landmarks Commission with the following items to be reviewed and once finalized, approved by Staff:

1. The Applicant shall explain the treatment of the wood porch/stoop including details about species and painting or staining.
2. The Applicant shall explain the treatment of the hood including details about how the brackets and ledger are attached to the building wall, roof material, flashing, and wood treatment.
3. The Applicant shall explain the style and material of the proposed door(s).