

**Regarding:** 1120 Jenifer Street – Third Lake Ridge Historic District – Construction of detached garage. 6th Ald. District (Legistar #27722)

**Date:** October 1, 2012  
**Prepared By:** Amy Scanlon, Preservation Planner

**General Information:**

The Applicant is requesting a Certificate of Appropriateness for the construction of a new garage. The Applicant was granted an administratively approved Certificate of Appropriateness for demolition of the garage. In addition, the Applicant was granted administrative approval of a 10' x 12' garden shed. When the Applicant requested making the structure larger to be a garage, Staff explained that the request needed to go before the Landmarks Commission due to size and permanence.

**Applicable Landmarks Ordinance sections:**

33.19(11)(h) Guideline Criteria for New Development in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Any new structure shall be evaluated according to all criteria listed in Sec. 33.01(11)(f).
2. The directional expression of any new structure shall be compatible with those of the buildings and environment within its visually related area.
3. The materials, patterns and textures of any new structure shall be compatible with those of the buildings and environment within its visually related area.
4. The landscape plan of any new structure shall be compatible with that of the buildings and environment within its visually related area.

33.19(11)(f) Guideline Criteria for New Development in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Any new structures shall be evaluated according to both of the criteria listed in Sec. 33.01(11)(d); that is, compatibility of gross volume and height.
2. The rhythm of solids and voids in the street facade(s) of any new structure shall be compatible with the buildings within its visually related area.
3. The materials used in the street facade(s) of any new structure shall be compatible with those used in the buildings and environment within its visually related area.
4. The design of the roof of any new structure shall be compatible with those of the buildings and environment within its visually related area.
5. The rhythm of building masses and spaces created by the construction of a new structure shall be compatible with the existing rhythm of masses and spaces for those sites within its visually related area.

33.19(11)(d) Guideline Criteria for New Development in the Third Lake Ridge Historic District - Parcels Zoned for Manufacturing Use.

1. The gross volume of any new structure shall be visually compatible with the buildings and environment within its visually related area.
2. The height of any new structure shall be visually compatible with the buildings and environment within its visually related area.

**Staff Comments and Recommendations:**

Staff notes that the criteria in the Ordinance are intended more for the construction of new primary structures than for accessory structures and that the proposed design and materials of the proposed garage are compatible with the primary structure and other structures in the visually related area.

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