

PLANNING DIVISION STAFF REPORT

August 4, 2025

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 740 Jenifer Street

Application Type(s): Certificate of Approval for an addition

Legistar File ID # [88975](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: July 30, 2025

Summary

Project Applicant/Contact: Jesse Pfammatter, Craft Builders

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 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.

41.26 STANDARDS FOR ADDITIONS.

- (1) General.
 - (a) General.
 2. A new addition shall be designed to be subordinate and compatible with the character of the structure.
 3. The addition shall be visually separated from the principal building.
 4. The alignment, rhythm, and size of the window and door openings of the new addition shall be similar to those of the historic building.
 - (b) Materials and Features.
 1. A new addition shall be constructed on a secondary or non-character defining elevation so that historic materials and features are not obscured, damaged or destroyed.

(2) Building Site.

(a) General.

1. Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.

(3) Exterior Walls.

(a) General.

1. Materials used for exterior walls of the addition shall be similar in design, scale, architectural appearance, and other visual qualities of the historic building, but differentiated enough so that it is not confused as historic or original to the building.

(b) Wood.

1. Products that replicate wood shall have a smooth surface without textured faux wood grain.

(4) Roofs.

(a) General.

1. The form and pitch of the addition roof shall be similar to and compatible with the existing roof form and pitch.

(b) Materials.

1. Visible roof materials shall be similar to the historic roof materials on the structure.

(e) Vents.

1. Roof vents shall be minimally visible and as unobtrusive as possible.

(5) Windows and Doors.

(a) General.

1. Openings and the windows or doors in them shall be compatible with the overall design of the historic building.
2. The new openings shall have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.

(b) Windows and Storm Windows.

1. Simulated divided lights are permitted with window grids on the exterior and interior with spacer bars between the panes of glass.

(c) Entrance Doors and Storm Doors.

1. Doors shall be compatible with the overall design of the building.
2. New door openings shall have a similar height to width ratio, components, and finish as the historic doors of the structure.

Analysis and Conclusion

The proposed project is to construct a rear and side addition to the existing historic structure. The existing house is a gable-front and wing building constructed in 1855. While it still retains good historic integrity, at some point the original 4" clapboard siding was covered in wood shingles (the earliest building permit for this property is in 1928 to reside the house in cedar shingles). In 2014 the Landmarks Commission approved rehabilitation of the house as part of a larger redevelopment of the site, which created the smaller lot that currently contains the building. As part of that work, the applicant did some destructive investigation and found that there was historic clapboard still in place beneath the shingle siding. The applicant decided to remove the many layers of shingle siding and cover over the historic siding with new shingle siding, which met the standards of approval at that time. A copy of the 2014 application materials is included in the current submittal packet to show the historic clapboard that was in place on the historic resource.



2014 Photos showing historic clapboard under shingle siding

The proposal is to add an addition to the rear corner of this angled lot, with the additions to the side and back of the existing structure. The applicants are proposing to use a composite 6" clapboard siding for the addition to differentiate the addition from the rest of the building. Additionally, the roof of the two-story portion of the addition is slightly lower than the rest of the structure to provide further differentiation and separation from the historic resource. The applicant modified the design to accommodate a utility easement, so the footprint is modified from the original submittal, but the design elements remain the same.

A discussion of relevant standards follows:

41.26 STANDARDS FOR ADDITIONS.

(1) General.

(a) General.

2. The new addition is designed to be slightly lower than the historic house and located behind the structure, and the result is a design that makes the addition subordinate and compatible with the character of the structure.
3. The addition will be visually separated from the principal building by a change in the wall cladding, breaks in the wall plane, and the height of the roof.
4. The alignment, rhythm, and size of the window and door openings of the new addition appear to be similar to those of the historic building.

(b) Materials and Features.

1. A new addition is to be constructed on a secondary, non-character defining elevation so that historic materials and features are not obscured, damaged, or destroyed.

(2) Building Site.

(a) General.

1. Exterior additions to historic buildings appear to be compatible with the historic character of historic resources within two hundred (200) feet, maintaining the pattern of the district.

(3) Exterior Walls.

(a) General.

1. The clapboard cladding will replicate the style of the historic siding with a slightly wider reveal that will help to differentiate it from the historic if the property were to revert to the smaller reveal clapboard for the historic portion of the structure.

(b) Wood.

1. Products that replicate wood shall have a smooth surface without textured faux wood grain.

(4) Roofs.

(a) General.

1. The form and pitch of the addition roof appear to be similar to and compatible with the existing roof form and pitch.
- (b) Materials.
 1. The applicant needs to specify the roofing material proposed.
- (e) Vents.
 1. Roof vents shall be minimally visible and as unobtrusive as possible. The applicant needs to provide details on how the roof will be vented.
- (5) Windows and Doors.
 - (a) General.
 1. Openings and the windows or doors in them appear to be compatible with the overall design of the historic building.
 2. The new openings appear to have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.
 - (b) Windows and Storm Windows.
 1. The specifications for the windows with grids on the exterior and interior with spacer bars between the panes of glass. We do still need details about the window framing and projecting sill, and trim for the new patio door.
 - (c) Entrance Doors and Storm Doors.
 1. Doors appear to be compatible with the overall design of the building.
 2. New door openings appear to have a similar height to width ratio, components, and finish as the historic doors of the structure.

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. 6" smooth or brushed-smooth appearance clapboard approved for the addition wall cladding
2. Final door/window trim, soffit, fascia, roof cladding, and roof venting details to be approved by staff
3. New exterior light fixtures and new mechanicals to be approved by staff