



Project Name/Address: 1220 Jenifer Street
Application Type: Certificate of Appropriateness for new garage in a historic district
Legistar File ID # [35613](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Jason Schmitt, Acquire Restoration
Requested Action: The Applicant is requesting a Certificate of Appropriateness to construct a new garage in place of a garage that was damaged by a recent storm.

Background Information

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

Relevant 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. 33.19(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.

Analysis and Conclusion

The garage that existed on this site was destroyed by a recent storm. The property owner desires to reconstruct the garage to a similar size and appearance to what previously existed with some minor changes. The garage will be constructed on the existing slab where the previous garage was located.

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

1. Refer to discussion of 33.19(11)(f) below.
2. The directional expression of the proposed garage is compatible with the other garages in the visually related area.
3. The proposed garage will have frame walls with beveled vinyl siding on the walls and gables. The main residence and other buildings in the visually related area have beveled siding. The proposed garage does not have any windows which is not in keeping with other buildings in the visually related area.
4. The landscape plan will remain as it previously existed with the previous garage.

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

1. Refer to discussion of 33.19(11)(d) below.
2. While the garage is set toward the rear of the property, a portion of the front elevation of the garage is visible from the street. The previous garage had two 7 foot wide garage doors and the proposed garage will retain that appearance. The rhythm of solids and voids in the street facade(s) of the garage will be compatible with other garages.
3. While the garage is set toward the rear of the property, a portion of the front elevation of the garage is visible from the street. The proposed garage will have frame walls with beveled vinyl siding on the walls and gables. The main residence has beveled siding as do other buildings and garages in the visually related area.
4. The roof will have a gabled form at an 8:12 pitch which is compatible with other buildings in the visually related area.
5. The rhythm of building masses and spaces created by the construction of a garage is compatible with the existing rhythm of masses and spaces within the 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 the proposed garage is visually compatible with the buildings within its visually related area.
2. The height of the proposed garage is visually compatible with the buildings within its visually related area.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of the garage are met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The Landmarks Commission shall discuss the lack of windows on the garage and determine if windows should be included in the design. The submission materials indicate that there were small windows on the sides of the garage that are not being proposed for replacement.
2. The Applicant shall provide information about the appearance of the proposed door, garage doors, and windows if required.