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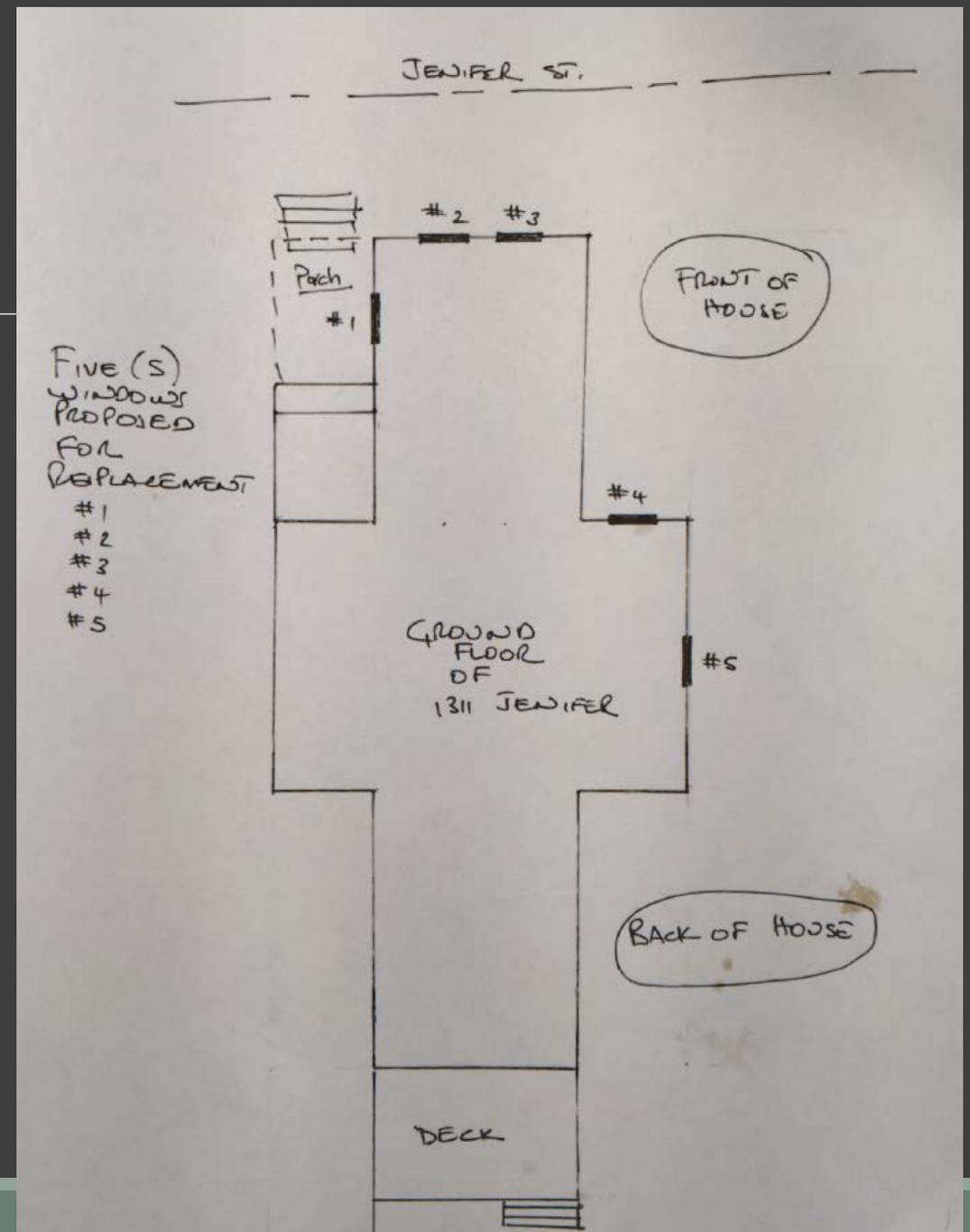
## Certificate of Appropriateness for 1311 Jenifer St

June 1, 2020



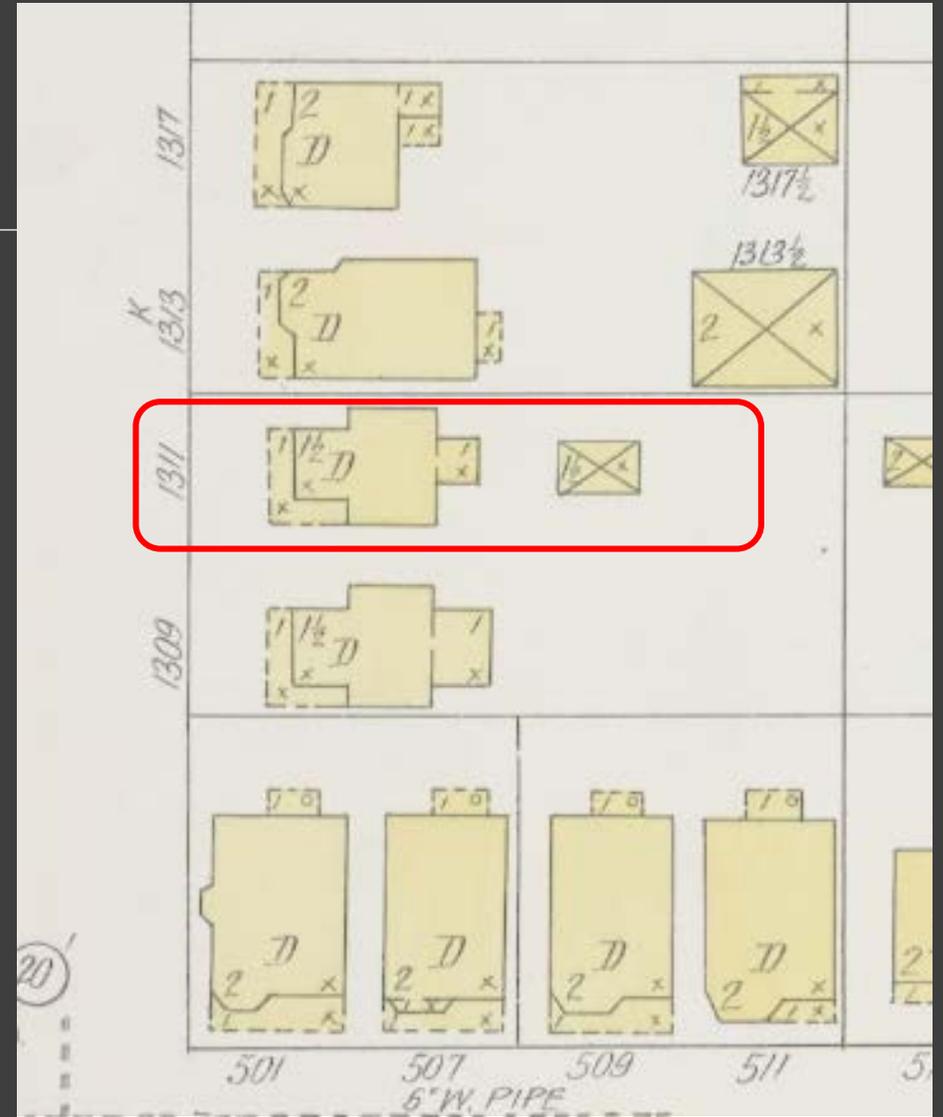
# Proposal

- Construct a new front porch
- Replace 5 windows on first story



# History of the Property

- Constructed 1887
- Originally had a single story porch across front



# Visual Compatibility

- 1315 Spaight



# Applicable Standards - Windows

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## 41.18(1) Standards for COA

(d) Previous precedence and guidance from the City Attorney's Office is that retention of historic windows is in keeping with the standards of the preservation ordinance. Replacing historic windows when they could be repaired frustrates the public interest expressed in this ordinance by not conserving the historic building fabric.

## 41.18(9) TLR Standards for Exterior Alterations – Residential Use

(c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.



# Applicable Standards - Porch

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## 41.23 TLR Standards for Exterior Alterations-Residential Use

- (a) Any exterior alterations on parcels zoned residential use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
  1. Height.
  2. Landscape treatment.
  3. Rhythm of mass and spaces.
- (b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
- (c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
- (d) Alterations of the roof of any existing structure shall retain its existing historical appearance.



# Staff Recommendation

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Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends that the Landmarks Commission approve the proposal with the following conditions:

1. Approval of the porch design as proposed
2. Rehabilitation of the 5 historic windows

