

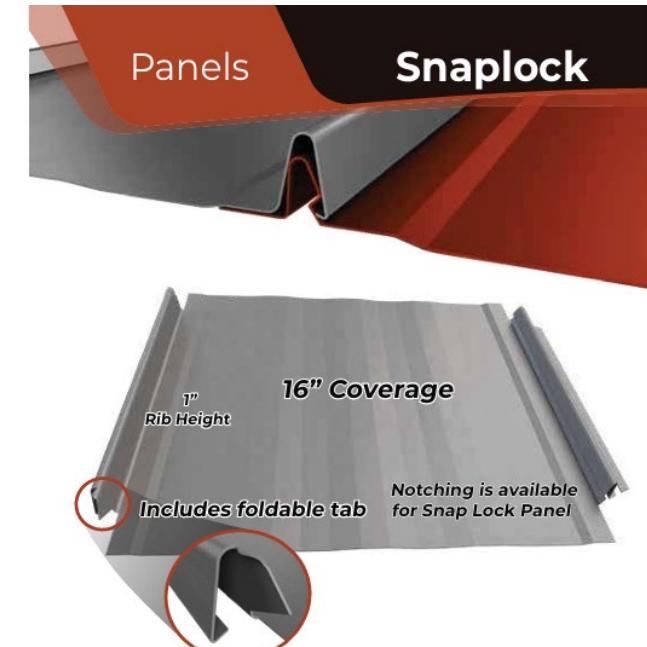


1123 Jenifer Street
Certificate of Approval
January 12, 2026

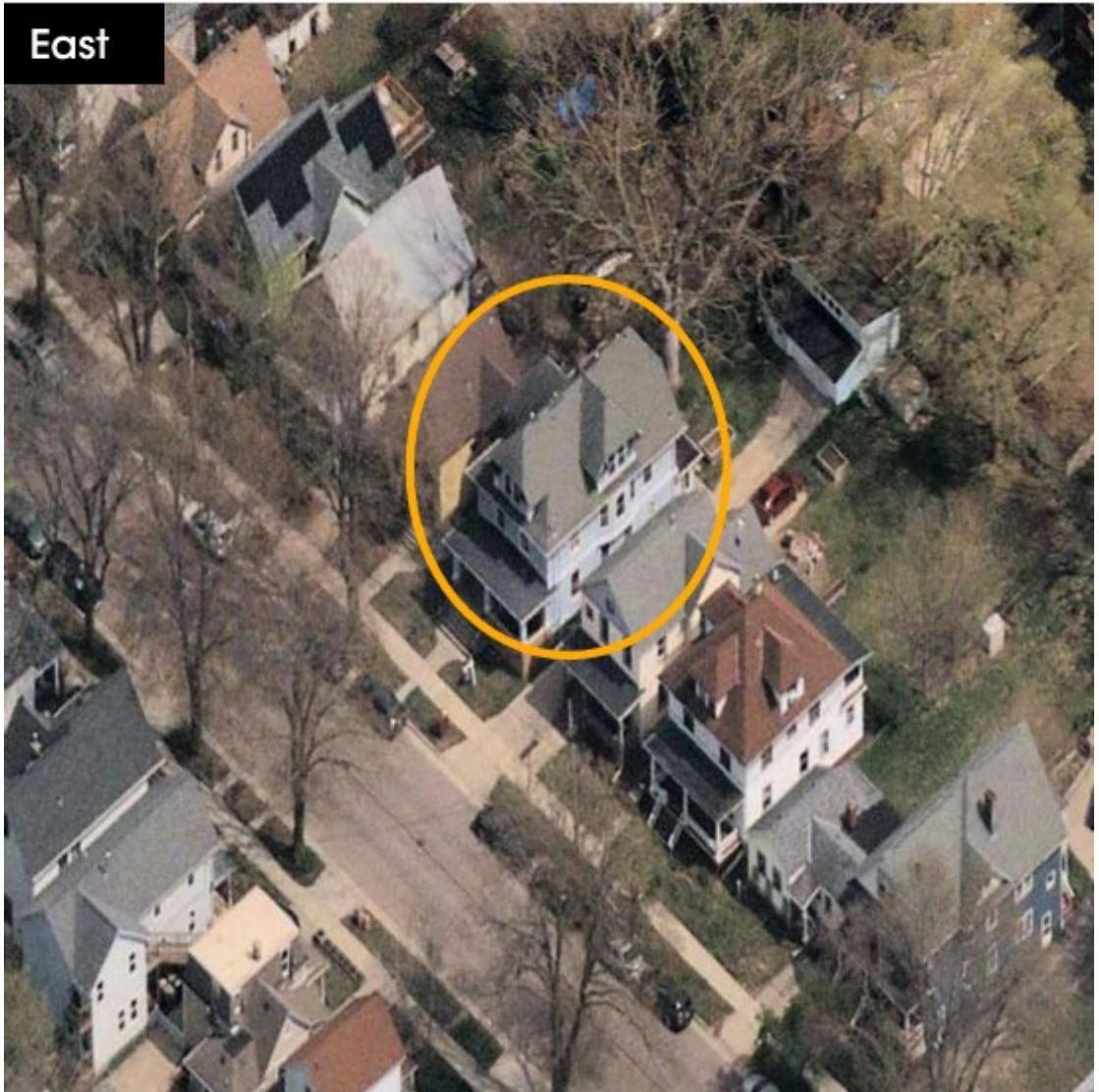
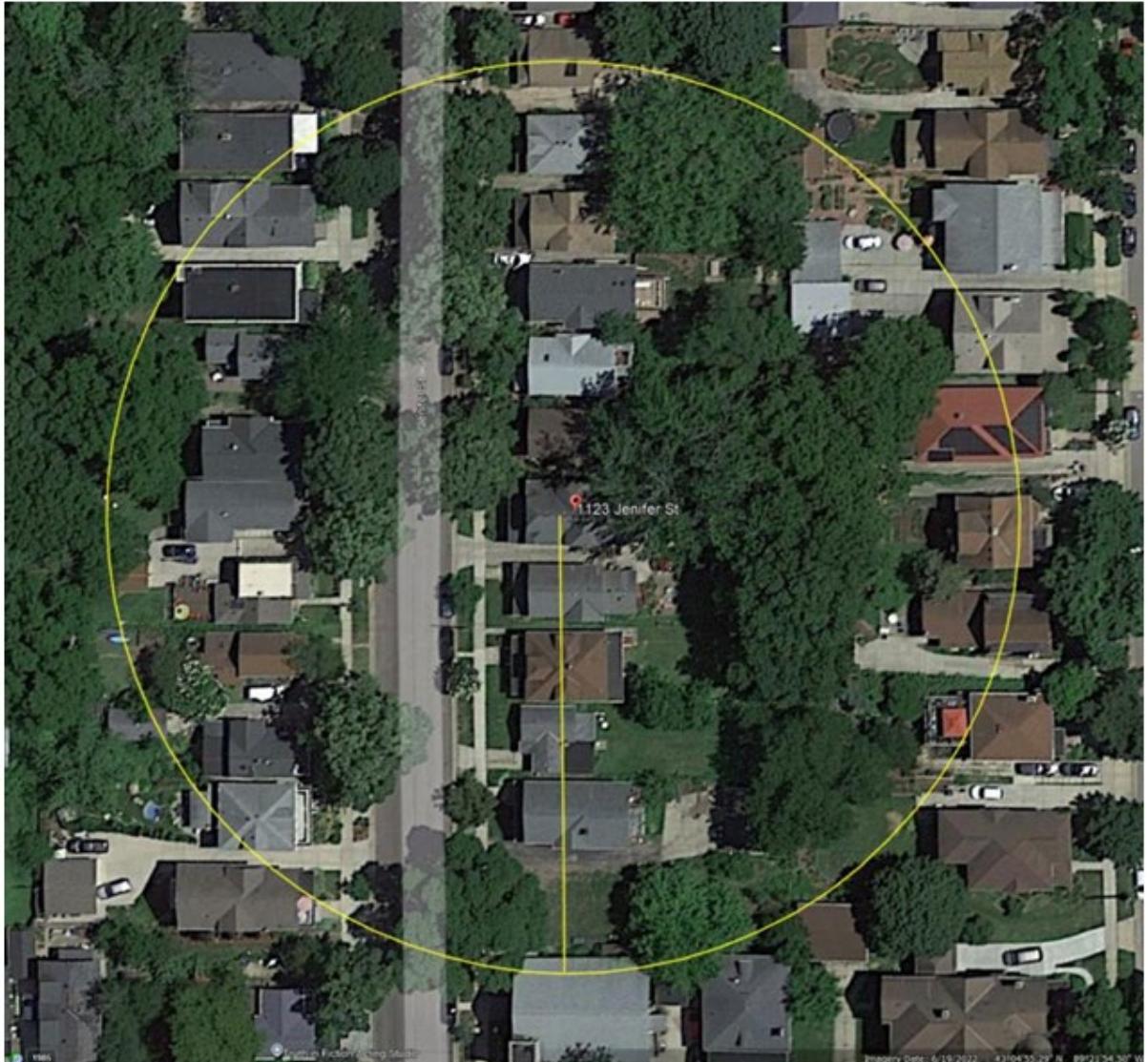
Proposed Work

- Replace existing asphalt shingle roof with metal standing-seam roof.
- Referred to Landmarks Commission as staff was unable to administratively approve this alteration





Aerial View with 200' Radius View





517 S Baldwin
Extensive remodel and partial demolition approved in 2011 under old ordinance. Historically never had a standing seam roof.



1037 Williamson
Standing seam on turret, roof is shingle. New construction approved in 2001 under old ordinance.





1012 Williamson
Original metal roof on original Trachte.
This 1958 commercial building is not a
comparable for a 1910 residential
building.



430 S Thornton
Standing seam on garage on
property outside of the local historic
district.





826 Williamson

New construction approved in 2023, under current ordinance. Any style of roofing is allowed on flat or slightly pitched roofs, which the building roof is flat and the standing seam on the projecting bays is slightly pitched, minimally visible. A roof on an architectural feature on a new construction building is not a comparable for an alteration to the roof of a historic residential building.



MGO 41.25 Standards for Alterations

(1) General.

(b) Materials and Features.

1. Alterations shall be in keeping with the original design and character of the building or site.
3. The introduction of conjectural architectural features without historic precedent on the building or site is prohibited.

(c) Replacement

1. Existing features shall be replaced in-kind if they are too deteriorated to repair.



MGO 41.25 Standards for Alterations

(4) Roofs

(b) Materials.

2. Replacement materials shall replicate the appearance of historic roofing materials found on the structure or be compatible with roofing found on historic resources in the district.



Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends the Landmarks Commission deny the project as proposed. The applicant has many replacement options that would meet the standards of approval.

