



**Project Name/Address:** 719 Jenifer  
**Application Type:** Certificate of Appropriateness for exterior alteration  
**Legistar File ID #** [48804](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** October 10, 2017

## Summary

**Project Applicant/Contact:** Ryan Reda  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an exterior alteration which involves installing skylights and altering the roof form.

## Background Information

**Parcel Location:** The subject site is located on Jenifer Street in the Third Lake Ridge Historic District

### Relevant Historic Preservation Ordinance Sections:

**41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness 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 appropriateness for exterior alteration or construction only if:
  - (a) NA
  - (b) NA
  - (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 appropriateness 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.

### 41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
  - a) Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
    - (i) Height
    - (ii) Landscape treatment
    - (iii) 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.
- e) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

## Analysis and Conclusion

The Applicant came before the Landmarks Commission on September 18, 2017 to request the alteration to extend the roof ridge to the rear wall and add skylights to the roof. At that time, the Landmarks Commission referred the request to the October 2, 2017 meeting to allow the Applicant more time to finalize a plan. Because the details had not been finalized by October 2, the Applicant agreed to a referral to a future meeting and the Landmarks Commission made that motion on October 2, 2017. The item is before the Landmarks Commission with a revised rear elevation which generally follows the direction provided by the Commission.

A brief discussion of the standards of 41.23(9) follows:

- a) The landscape treatment and the rhythm of masses and spaces are not being affected by the proposal. The height of the building is being increased by the proposed extension of the ridge at the back of the building.
- b) The rhythm of solids to voids is not changing.
- c) Generally, the existing materials are being retained. The proposed installation of skylights would change the materials of the roof.
- d) The roof is being altered by this proposed work. The installation of skylights will not allow the roof to retain its historical appearance. The submission materials show the existing ridge being continued to the rear wall which changes the roof form and building form and does not allow the roof to retain its historical appearance. The Landmarks Commission provided direction about acceptable and appropriate roof extensions at the September 18 meeting. The revised submission drawing shows a similar extension.
- e) The door and window sizes are not being altered by this proposed work except on the rear elevation where the existing windows would be replaced with taller windows that match the size of the windows on the side elevations.







## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the roof alteration (extension) may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The eave of the existing rear roof should return around the end elevation. The drawing does not accurately show that condition.
2. The eave of the roof extension should exactly match the overhang and detail of the existing eave. The drawing does not accurately show that condition.
3. The windows should be trimmed out to match the existing adjacent windows with projecting show sill and head and jamb trim that dies into the projecting sill. The drawing does not accurately show that condition.
4. The Applicant shall provide window manufacturer product information for the rear elevation.
5. The skylights shall not be installed in the existing roof slopes. If skylights are desired in the new roof extension area, their appropriateness shall be discussed and the skylights, if appropriate, shall be shown in the revised drawings.
6. The drawings shall be revised to accurately show these details before the Certificate of Appropriateness letter will be issued.