



Project Name & Address: 719 Jenifer Street
Application Type(s): Certificate of Appropriateness for an addition and exterior alterations
Legistar File ID # [77463](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
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Summary

Project Applicant/Contact: Bradley Servin, Architectural Design Consultants Inc.
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of an addition and exterior alterations.

Background Information

Parcel Location/Information: The subject property is in the Third Lake Ridge Local Historic District.

Relevant 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) 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 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.

41.25 STANDARDS FOR ALTERATIONS

- (1) General
 - (a) Alterations are defined as any change to any portion of the exterior of a building or site that replaces existing materials or changes its appearance. This section provides standards for building alterations.
 - (b) Materials and Features
 1. Alterations shall be in keeping with the original design and character of the building.
 2. The removal of historic features on elevations visible from the developed public right-of-way is prohibited.
 - (c) Replacement
 1. Existing features shall be replaced in-kind if they are too deteriorated to repair.
- (3) Exterior Walls
 - (b) Wood

1. Replacement siding shall imitate the original siding within one inch of historic exposure/reveal.
 3. All trim must project beyond the face of the siding to the same extent it did with the historic siding.
 4. Wrapping of trim and ornament is prohibited.
- (5) Windows and Doors
- (a) Openings
 2. New window openings may be added to elevations not visible from the developed public right-of-way.
 3. The new openings and the windows or doors in them shall be compatible with the overall design of the building.
 - (c) Windows
 1. Original decorative windows shall be repaired and retained.
 2. Only when original windows are too deteriorated or hazardous to repair may they be replaced with new windows that replicate all design details.
 3. Replacement multi-light windows shall use true divided lights or simulated divided lights with window grids on the exterior and interior with spacer bars between the panes of glass.
 - (d) Pedestrian Doors
 1. Historic entrance doors or those dating from the period of significance may be replaced with a door that blends with the character of the structure when the original is beyond repair.
- (6) Entrances, Porches, Balconies and Decks
- (a) Replacement
 1. An entire entrance or porch that is too deteriorated to repair shall be replaced using any available physical evidence or historic documentation as a model to reproduce the porch features.
 - (b) Porch Elements
 1. Where physical evidence of the overall historic form and detailing are not evident, porch elements shall be of a simple design found on similar historic resources within the district.
 2. Accessible graspable railings may be added to stair railings and should be painted to match the associated railing.
 3. Spaces beneath porches and stairs shall be enclosed with a framed lattice of crisscross design, narrow vertical boards, masonry, or other approved openwork design to allow ventilation.
 4. All wood on exterior porches shall be painted or opaquely stained.
- (7) Building Systems
- (a) Mechanical Systems
 1. Mechanical and service equipment shall be installed so that it is as unobtrusive as possible and does not damage or obscure character-defining historic features.
 2. Grilles, vents, equipment, meters, and other equipment attached to the building shall be finished or painted to match the building.
 3. Installing mechanical equipment on the roof that is highly visible from the developed public right-of-way is prohibited.
 - (c) Lighting and Electrical Systems
 1. Decorative light fixtures shall replicate the original in style and placement.
 2. Security light fixtures or security cameras shall be installed so that they are as unobtrusive as possible and do not damage or obscure character-defining historic features.
 3. Exterior mounted conduit on elevations visible from the developed public right-of-way is prohibited.
 4. Roof appurtenances such as antennas, satellite dishes, or communications equipment should be installed so that they are minimally visible from the developed public right-of-way and do not damage or obscure historic features.

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. New additions that destroy significant historic materials or character-defining features are prohibited.
- (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.
- (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.

Analysis and Conclusion

The proposed project is to complete the rehabilitation of the existing historic structure and to modify the rear of the structure by removing the existing hipped roof connection between the two gabled wings and extend the gable to face out towards the back while retaining the side gable elements of the rear wing to provide forensic evidence of where that roof form once defined the rear of the structure. The proposed work is a blend of project elements that the Landmarks Commission approved with a Certificate of Appropriateness that the Landmarks Commission in 2017 and 2020, but the work on those projects was not completed. The most recent project was approved as part of the Landmarks Commission considering a notification from Building Inspection that they believed Demolition by Neglect was occurring at this property due to ongoing lack of compliance. The Landmarks Commission found that Demolition by Neglect was not occurring on July 26, 2021. While the proposed work for the 2020 CoA was not complete, the applicant had made substantial progress. Unfortunately, it appears that work on the property ceased after that point and Building Inspection referred the case to the City Attorney's Office.

For the current proposal, the alteration of the roof form at the rear of the building aligns with the requirements for completing this change of form in 2017. With our new historic district standards, it appears that this alteration to the rear of the building will also meet those standards. The changes in the window openings on the rear of the structure also appears to meet the current standards. The window specifications do not detail exactly which type

of muntin profile is being proposed and how that matches the historic. The current proposal deviates from the 2020 CoA in that all of the windows are proposed to be replaced and the Landmarks Commission had previously approved replacement of the rear and side windows as being deteriorated beyond repair, but required the older and more historic windows on the front of the structure to be repaired. The images in the submittal appear to show that the side windows have already been replaced in compliance with the 2020 CoA, but the project scope talks about replacing them. The current proposal is also states that the historic front door will be replaced with a fiberglass door that will replicate the existing. Staff would recommend that the historic front door be repaired. There are no specifications for the proposed front and rear doors.

LP Smartside is again producing the smooth-surfaced clapboard product, so they can continue with the residing they began as part of the 2020 CoA so that it will match the existing. The original clapboard was revealed in 2020 when the applicant removed the multiple layers of nonhistoric shingle siding that had also left multiple punctures on the original siding making it beyond repair. The application does not provide specifications on the types of materials proposed for the rest of the siding, fascia, or window trim work. For the rear entry, staff would request that the railing style match the simple railings in the historic district that terminate in a top and bottom rail rather than the enclosed style proposed. The railings at 731 Jenifer would be a good model.



Railings at 731 Jenifer

There is no information on how the basement stairs will be secured. It is unclear if this work has already taken place in compliance with the 2020 CoA.

Staff would recommend a number of conditions of approval to clarify what work is actually being undertaken as part of this proposal as opposed to work that was already completed as part of the 2020 CoA.

A discussion of relevant standards follows:

41.25 STANDARDS FOR ALTERATIONS

- (1) General
 - (a) Alterations are defined as any change to any portion of the exterior of a building or site that replaces existing materials or changes its appearance. This section provides standards for building alterations.
 - (b) Materials and Features
 - 1. The front porch repairs, replacement in-kind of the corbels on the front, and the ongoing replacement of siding appear to be in keeping with the original design and character of the building. The new rear porch also appears to be compatible. The proposed new windows on the back of the building also appear to be in keeping with the character of the building.

2. The proposal is to maintain the side-gables roof form on the side of the building to provide evidence of where the rear wing connected to the front wing.
- (c) Replacement
1. The corbels are proposed to be replaced in-kind. Staff would request details of how that replacement will be accomplished as these are unique details that are unlikely to be available as an off-the-shelf decorative item. Likewise, staff would request details on the replacement of the front porch posts. The replacement of the front door and windows will be addressed in the sections below, but in both instances the front windows and the front door must show that they are deteriorated beyond repair.
- (3) Exterior Walls
- (b) Wood
1. The replacement siding will continue a siding replacement that was approved in 2020. The smooth-surfaced LP Smartside product replicated the dimensions of the historic clapboard siding found underneath the nonhistoric wood shingle siding.
 3. The proposal says that trim will replicate the profiles of the existing. Staff would request specs on the trim details to ensure that it is the smooth-surfaced product.
 4. Wrapping of trim and ornament is prohibited.
- (5). Windows and Doors
- (a) Openings
2. The new window openings on the back are partly on the area that currently exists and partly located on the addition that will be created to extend the roof. These new window openings will not be visible from the developed public right-of-way.
 3. The new windows appear to replicate the appearance of the existing windows. From the pictures, it is possible that the existing rear door will remain. The existing historic front door and windows should be repaired. Both of these have unique details that are unlikely to be replicated in an off-the-shelf product. The historic front windows have rounded trim on the upper sashes and the front door is unique.
- (c) Windows
1. The shape of the front windows delineates that these, while relatively simple, are also more ornate than the side windows because the front façade had a higher level of ornamentation, as was typical of buildings at the time. These unique windows should be repaired.
 2. The previous materials supplied in 2020 showed that the front windows could be repaired. The applicant has not provided additional information showing that these windows are deteriorated beyond repair. If these are approved for replacement, all design details of the historic must be replicated.
 3. The proposed new and replacement windows are shown to have simulated divided lights as an option. Staff would request that the applicant provide information on which muntin profile they are proposing and specifying that they are using the simulated divided light with spacer bar.
- (d) Pedestrian Doors
1. If the Commission finds that the historic entrance door is deteriorated beyond repair, then staff requests specs on the proposed replacement door to ensure that it blends with the character of the structure when the original is beyond repair.
- (6) Entrances, Porches, Balconies and Decks
- (a) Replacement
1. The project scope says that the front porch will be replaced as required (ostensibly by the Building Inspection Work Order) with in-kind materials and dimensions and profiles to match. Staff requests details on the proposed replacement porch posts to ensure that they do indeed replicate the existing.
- (b) Porch Elements
1. For the rear porch, there is no historic building fabric remaining and the proposal is for a simple rear stoop. Staff recommends that the railing for the rear porch replicate the design of railings found on historic resources in the vicinity in order to comply with this standard.
 2. Accessible graspable railings are proposed in a manner that would meet the requirements of this standard.

3. The space beneath the rear porch is proposed to be enclosed with a lattice.
4. All wood on exterior porches shall be painted or opaquely stained.

(7) Building Systems

(a) Mechanical Systems

1. There is no information in this submittal about any new mechanicals or service equipment.
2. Grilles, vents, equipment, meters, and other equipment attached to the building shall be finished or painted to match the building.
3. Installing mechanical equipment on the roof that is highly visible from the developed public right-of-way is prohibited.

(c) Lighting and Electrical Systems

1. There is no information about any new lighting for this project. It is likely that there will be new lighting for the rear door and possibly the front door. That will need to be submitted in the future for approval before securing a building permit.
2. Security light fixtures or security cameras shall be installed so that they are as unobtrusive as possible and do not damage or obscure character-defining historic features.
3. Exterior mounted conduit on elevations visible from the developed public right-of-way is prohibited. If there is any new conduit required for this work, it should ideally be located where not visible, or it can be obscured with line-hide.
4. Roof appurtenances such as antennas, satellite dishes, or communications equipment should be installed so that they are minimally visible from the developed public right-of-way and do not damage or obscure historic features.

41.26 STANDARDS FOR ADDITIONS

(1) General

(a) General

2. The proposed addition will continue the existing roofline of the front wing of the house and replicate the roof pitch of the existing.
3. The addition will be visually separated from the principal building by retaining the side-gabled roof form that currently projects from the sides of the existing structure.
4. The alignment, rhythm, and size of the window openings on the rear of the structure that cross into the new wall area created by the addition appear to be similar to those of the historic building.

(b) Materials and Features

1. The addition is on the rear and retaining the side gable of the rear wing will retain a character-defining feature of the existing structure.
2. The addition retains the profile of the historic side-gabled roof while still extending the front-facing gable of the front wing through to the back of the structure.

(2) Building Site

(a) General

1. The rear addition is a minimal change in appear to the existing structure and is compatible with the historic character of historic resources within two hundred (200) feet and maintain the pattern of the district.

(3) Exterior Walls

(a) General

1. The materials for the addition should continue with the materials that are used as part of the alterations on the rest of the structure. The rear of the building with the new rear-facing gable will be differentiated from the front-facing gable by not featuring the decorative corbels that are found on the front façade.

(b) Wood

1. Staff requests specs for the siding to ensure that the rest of the work on the building will use a smooth-surfaced product that matches the profiles of the siding already used on the rest of the building as part of the 2021 work.

(4) Roofs

(a) General

1. The proposal shows that the addition will replicate the roof form and pitch of the front wing of the house.

- (b) Materials
 - 1. The addition will likely use similar roof shingles to the rest of the roof. The existing condition pictures show a deteriorated roof with missing shingles, so staff assumes that new shingles will be installed. Staff requests that product specs be provided to ensure they meet historic district standards
- (5) Windows and Doors
 - (a) General
 - 1. The new openings on the rear of the structure appear to generally replicate the proportions of window openings found on the historic structure.
 - 2. The new openings have similar dimensions, operation, components, and finish as the historic windows or doors of the structure. The new window has a vinyl core, but is aluminum clad on the exterior and wood clad on the interior.

Recommendation

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

1. Submit updated plans that detail which project items are to be completed for this scope of work and not work that has already been completed.
2. Final siding, trim, fascia, railing, porch post, corbel, and roof shingle specifications be approved administratively by staff. All wood or wood-appearing details will either be painted or opaquely stained.
3. Final window specifications be approved by staff. All components will replicate the appearance of wood windows, with no wrapping of the of the window opening.
4. The original wood windows on the front of the house and the original front entry door will be repaired, not replaced, with this noted on the updated plans.
5. Any exterior lighting or mechanicals proposed as part of this project scope will need a Certificate of Appropriateness, which can be submitted separately and approved administratively.