



Project Name/Address: 1041 Jenifer
Application Type: Certificate of Appropriateness for exterior alteration
Legistar File ID # [48457](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: August 12, 2017

Summary

Project Applicant/Contact: Charles Flesch
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the exterior alteration which involves the installation of siding, trim and soffits and fascias.

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

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

- a) The height of the building, the landscape treatment and the rhythm of masses and spaces are not being affected by the proposal.
- b) The rhythm of solids to voids is not changing. Generally, the windows and doors will remain the same sizes in the same locations.
- c) The building was resided with asphalt shingle siding presumably in the 1960s. It is not known if the original siding remains on the building. The Applicant is requesting to install insulation board and vinyl siding with 4" exposure over the existing non-original siding. In addition, the work will include building out the window and door trim so that it has a similar relationship to the plane of the siding as what currently exists. The decorative window head trim will be replicated and the jamb trim will die into projecting show sills. The final appearance of the head trim needs to be clarified by the Applicant. Many windows have been altered recently and staff has requested information about the locations of the original windows from the Applicant so that the record can be corrected at this time. In addition, the approval records from 1984 show that there was a solid end wall at the original front porch where the second floor exit was added and that the column holding up the second floor platform came down to this solid end wall. The photos that were provided in the submission materials show that a corresponding low wall was removed recently. Google street view shows a low wall existed in this location in 2007. The railings and porch structures will not be altered as part of this work, but the low wall should be reconstructed to comply with the previous approval or a railing should be added from the column back to the building wall. Railings will likely be required by code.
- d) The roof is not being altered by this proposed work.
- e) The door and window sizes are not being altered by this proposed work.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the siding installation may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall clarify the final appearance of the window and door head trim. The existing head trim at the front door shall remain in place and if wrapped, the wrap shall indicate the existing architectural features.
2. The Applicant shall provide information about the locations of the original windows and those windows that have been replaced since 1984.
3. The low wall at the front porch that was part of the 1984 approval and was present in the Google street view image in 2007. The low wall shall be reconstructed or a railing shall be added from the column to the building wall.
4. Install railings where required by code. All railings shall have top and bottom rails with square balusters that run between the rails and are not attached to the sides of the rails.
5. All visible wood shall be painted or opaque stained.