

Regarding: **1138 Jenifer Street – Third Lake Ridge Historic District  
Consideration of Issuance of Certificate of Appropriateness –  
Exterior alteration involving change in roof appearance  
(Legistar #20330)**

Date: October 28, 2010  
Prepared By: Amy Scanlon

General Information:

The Applicant is proposing to construct a new structure on the roof between two existing gabled dormers to improve ongoing water drainage and ice damming issues. This proposal will alter the original appearance of the eave by adding a horizontal fascia element between the two existing dormers. In addition, the cricket will be enlarged and a gutter and two downspouts will be added. It is the Applicant's intent to complete this work in an effort to ensure the safety of residents and remedy the water damage issues while retaining the historic appearance to the degree possible.

Applicable Landmarks Ordinance sections:

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.01(11)(g). (*included below*)
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.

3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
  4. Alterations of the roof of any existing structure shall retain its existing historical appearance.
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Staff Comments:

Staff worked with the Applicant to come to this solution and realizes that this proposed solution alters the existing roof structure and changes the historic appearance; however, Staff believes that this alteration will ensure the safety of residents and remedy the water issues that have been causing damage to this property and the neighboring property. The proposed alteration is located on the side and is difficult to see.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration are met and recommends approval by the Landmarks Commission.