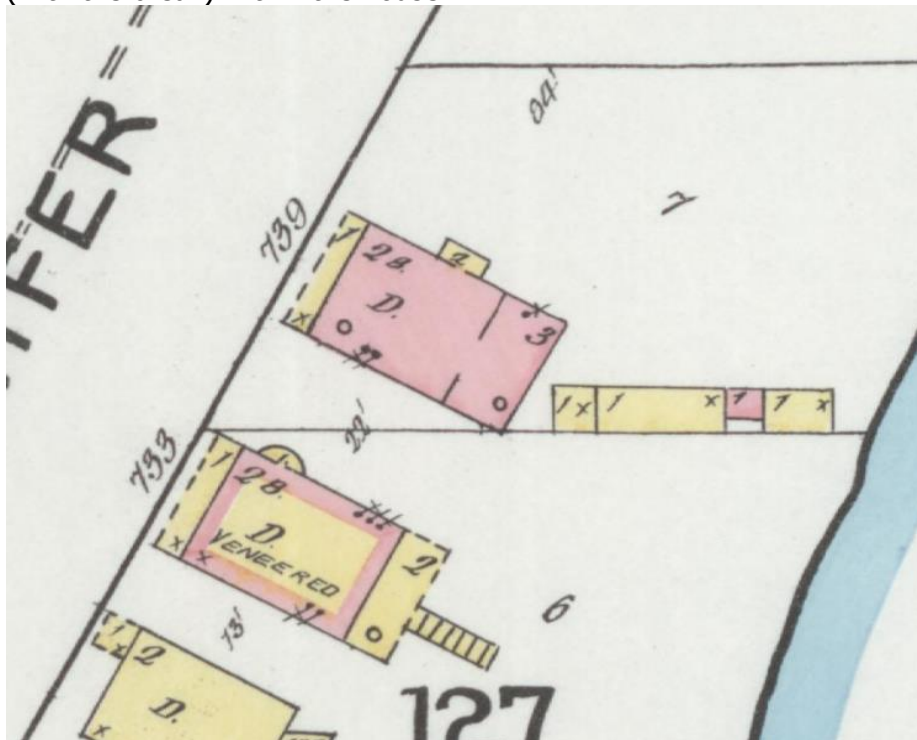


The staff report states:

"The brick portion of the building the applicants are proposing to demolish was likely constructed during the period of significance, but we have no records for the date of construction. It is a very simple design and clearly separated from the more ornate original portion of the house."

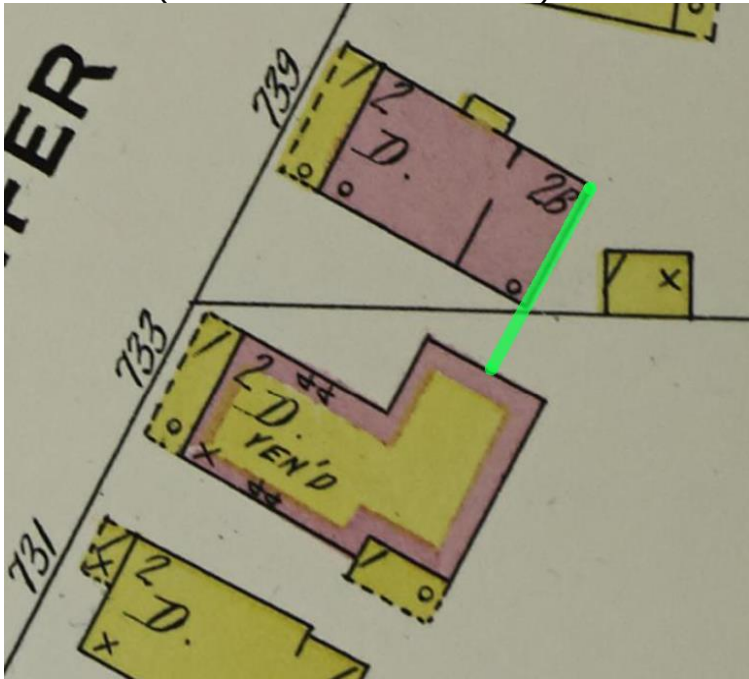
While there may not be any records for the date of construction, the Sanborn maps show that addition was of an early construction. The maps below reflect that: 739 has had the same footprint since 1892; and, 739's relationship to 733 has remained the same since 1908. While the Sanborn maps provide clear and convincing evidence that the addition dates to the 1800's, it is not irrefutable evidence - perhaps the addition from the 1800's was demolished and a new one built after 1929 which matched the footprint of the original addition. However, at least in past years, it has been the applicant's burden, not the City's, to prove whether an aspect of a building is historic or non-historic (e.g., conjectural architectural features without historic precedent are prohibited).

This Sanborn map of 1892 reflects that the addition already existed by 1892. The pink of 739 shows that the entire home is brick (unlike the pink outline at 733 which reflects a brick veneer). The yellow at the front with a dotted line along Jenifer is a porch and the yellow at the side is a bay window. There is a line, with a break in the line, which reflects the interior brick wall. Page 17 of the applicant's materials reflects the line in the exterior brick where the addition meets the original portion of the house. That line in the brick corresponds to the line (with the break) within the house.

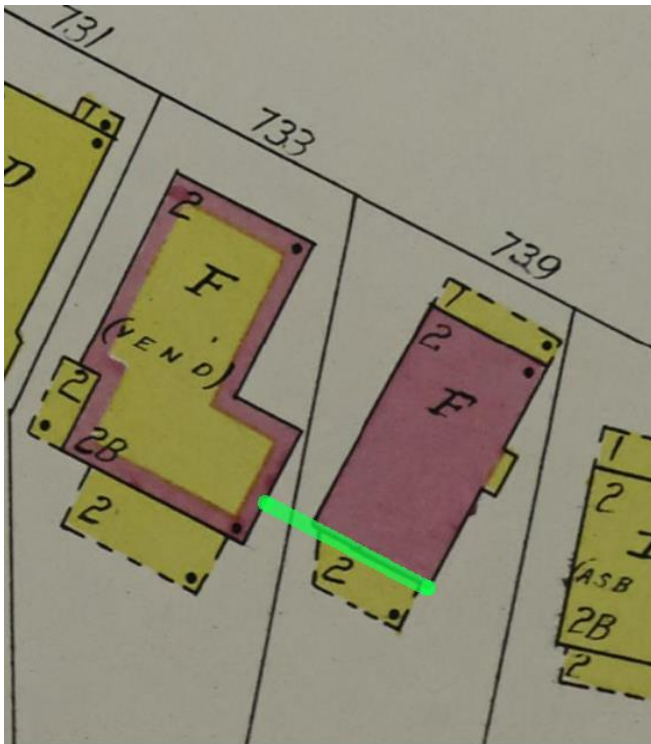


1892 Sanborn map

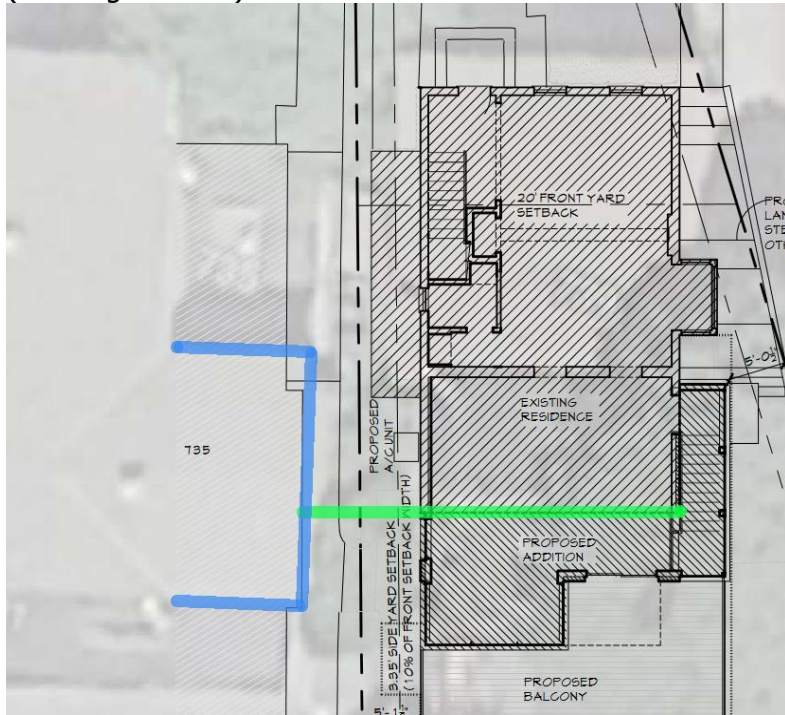
This 1908 Sanborn map, with the added green line, shows the relationship of 739 to the new 733 Jenifer (733 was constructed in 1900).



This Sanborn map from 1942 shows the same relationship (added green line) between 739 and 733 that existed in 1908. The difference is that a 2 story porch had been added at the back sometime after 1908.



This image, from the applicant's 2025 application (Legistar 88974) shows the same relationship (added green line) between 739 and 733 that existed in 1908 and 1942.



This image (Isthmus, June 20, 2019) shows how the back of the house looked with the porch addition.



R. RICHARD WAGNER COLLECTION

Joe Koberstein, gardening in the 1950s at 739 Jenifer St. Author Richard Wagner would later buy the house.

The applicant's materials claims, with respect to this addition, that "its appearance seems to contribute little to the significance of the original Sauthoff House. There is a clear visual distinction where the mismatched bricks meet the original house, and the simple shed roof fails to match the form and detailing of the front façade."

When the addition was added the Sauthoff family, including Freidrich Sauthoff, still resided at 739 Jenifer. Thus, this addition is part of the Sauthoff house and reflects how the building's footprint was expanded to meet a need. It is certainly part of the historic fabric even though it is less ornate. (As to the "mismatched" brick, that could also be viewed as part of the charm since local brickyards were not as consistent as today's manufacturers and variations could result from differences in the base clay – not surprising since up to 35 years may have passed between construction of the original house and construction of the addition.)

The history of the house is also discussed under "LGBTQ Context" in the City's *Underrepresented Communities Historic Resource Survey Report*. ("In the 1950s and 1960s, as the home of Keith McCutcheon and Joe Koberstein, 739 Jenifer Street was a gathering place for an active gay social circle.") It also has significance as the home of R. Richard (Dick) Wagner, one of the Notable People in the *Survey Report*. (The *Survey Report* suggested amending the designation of 754 Jenifer to reflect its significance in the history of the LGBTQ community, but the same could be said for 739.)

The rear brick addition has historic significance in its own right. The new addition will destroy historic materials and spatial relationships that characterize the property. The new addition, if removed in the future, would leave the essential form and integrity of the historic property and its environment impaired.

739 Jenifer is a designated landmark, but it is also with the Third Lake Ridge Historic district. Thus, it is useful to look at just a few of the historic district standards that may be violated by this proposal. (Nothing in the Historic Preservation ordinance states that landmarks in historic districts are exempt from historic district standards.)

- MGO 41.26(1)(a)2. "A new addition shall be designed to be subordinate and compatible with the character of the structure." The addition, if approved, would have a footprint approximately equal to at least 80% of the original building (not including the screened patio or glassed in balcony), be the same height as the original building, and be 4.42 feet wider than the original building.
- MGO 41.26(1)(a)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." There is a lot of glass walls and large windows and patio doors.
- MGO 41.26(1)(b)2. "New additions that destroy significant historic materials or character-defining features are prohibited." About 30% of the existing historic resource would be demolished.
- MGO 41.26(2)(a)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."

Respectfully Submitted,
Linda Lehnertz