



Project Name & Address: 1314 Jenifer Street
Application Type(s): Certificate of Appropriateness for exterior alterations in a historic district
Legistar File ID # [52632](#)
Prepared By: Amy L. Scanlon and Bill Fruhling, Planning Division
Date Prepared: July 28, 2018

Summary

Project Applicant/Contact: Vaughn Brandt
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations in the Third Lake Ridge Historic District.

Background Information

Parcel Location/Information: The subject site is located in the Third Lake Ridge 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) 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 two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 1. Height.
 2. Landscape treatment.
 3. 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 is requesting a Certificate of Appropriateness for various exterior alterations including the following:

- soffit repair at the garage,
- reconstructing the enclosed rear porch,
- retroactive approval of the rear handrail,
- repair of second floor rear window sill, and
- installation of rear porch pergola and possible future solar panels.

The applicant has previously been before the Commission to request a Certificate of Appropriateness for the enclosed rear porch, but was not granted the needed variance at the Zoning Board of Appeals. The alterations to the rear addition are coming back to the Commission at this time. The Visual Compatibility Map (VCM) is attached to this report.

41.18 (1)(c) instructs the Commission refer to 41.23. A brief discussion of the applicable standards of 41.23(9) follows:

- (a) The height of the structures are not changing, although the vertical structure of the rear pergola is taller than the adjacent roof. Staff is not aware of any other third floor pergola structure in the VCM. The existing landscape treatment is not being altered by these alterations. The size of the rear addition mass must be made smaller due to the zoning requirements. By moving the side wall of the addition into the footprint by approximately 15 inches, the addition's resulting size and its placement are not typical to the rhythm of masses and spaces in the district. The applicant is not proposing to reconstruct the roof over the addition so on the side, there would be a 16 inch overhang.
- (b) Not applicable.
- (c) The existing garage soffit appears to be wood bead board. The submission materials propose to change this to metal soffit and fascia, but this treatment would provide uniformity as viewed from the street.
- (d) The porch pergola structure is not technically an alteration of the roof, but the pergola is currently higher than the adjacent roof.
- (e) Not applicable.

41.18(1)(d) instructs the Landmarks Commission to determine if the alteration request frustrates the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources. The alterations made to structures in historic districts should be carefully evaluated to ensure retention of historic significance and character in the district. Protecting the historic resources means using appropriate materials for the components. The rear porch handrail design, the repair of the rear window, the repair of the garage soffit with metal, the addition of the door at the rear porch and the installation of lap siding on the enclosed portion of the porch do not seem to frustrate the public interest; however, the pergola as constructed and the resulting size and appearance of the rear addition do not seem appropriate to the historic resource and may frustrate the public interest.

Recommendation

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

1. If it remains, the rear addition should have appropriate materials used for its components. The rake board should be wood or composite or wrapped with aluminum. The walls should be lap siding that terminates at an apron board to transition to the foundation material.
2. The pergola structure shall be redesigned to sit below the adjacent roof slope.