



Project Name/Address: 1108 Jenifer
Application Type: Certificate of Appropriateness
Legistar File ID # [41943](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: February 25, 2016

Summary

Project Applicant/Contact: Delores Warren
Requested Action: The Applicant is requesting a Certificate of Appropriateness for an exterior alteration involving the replacement of windows in the Third Lake Ridge historic district.

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge Historic District.

Relevant Landmarks Ordinance Section:

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- 1) 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:
 - (a) Height
 - (b) Landscape treatment
 - (c) Rhythm of mass and spaces
 - 2) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
 - 3) Alterations of the street façade(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.
 - 5) 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 building was constructed in 1910 and the existing windows appear to be original with visible sash horns. There are two original leaded glass windows on the front façade that will remain.

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

1. N/A
2. N/A

3. The existing historical materials of the street façade will be affected by the replacement of windows. The proposed vinyl replacement units do not maintain the appearance of the existing windows by removing the sash horn elements.
4. N/A
5. N/A

Staff suggested that the original windows be repaired and retained to maintain the historic materials. It may be appropriate to replace the windows on the sides and rear, but repair the original windows on the front façade.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the alterations as proposed are not met and recommends that the Landmarks Commission deny the request and discuss options that can be approved with the Applicant. Those options may include finding a replacement window product with sash horns or repairing the windows of the front façade and replacing the windows on the sides and rear. If one of these options is found to meet the standards and be acceptable to the Applicant, staff recommends that the Landmarks Commission approve the request.