



Project Name/Address: 921 Jenifer Street
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [51561](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: May 9, 2108

Summary

Project Applicant/Contact: Matthew Aro
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an enlarged addition on the rear of a residence 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:

- 41.18 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:
 - (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

The rear addition was demolished in part without proper approvals and a stop work order was issued. The property owner would like to enlarge the rear addition to a full two stories and reconstruct a roof deck. This addition request does not require a public hearing because it is not enlarging the existing footprint by over 100 square feet.

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

- a) The proposed addition will be taller than the previous addition, but the addition roof will not be taller than the existing original roof. The landscape treatment is not being affected by the proposal. The mass of the rear addition is larger, but generally, the masses and spaces are similar to the previous configuration.
- b) The historical proportion and rhythm of solids to voids of the street façade are not changing.
- c) The proposed addition will have aluminum siding to match the street facade. The materials of the material of the windows and roof deck railings are not specified. The proposed windows shall have trim and show sill to match the size and appearance of
- d) The roof of the original building is not being altered, but the proposed addition roof is being changed and will be located on the original rear roof slope. The previous lower roof was positioned under the rear roof eave.
- e) The windows in the proposed addition have similar proportional relationships to windows on the original residence.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the alterations are met and recommends that the Landmarks Commission approve the request with the applicant's satisfactory clarification of the following:

1. Materials of the roof deck railing.
2. Material of the windows and trim in the proposed addition.