

PLANNING DIVISION STAFF REPORT

October 10, 2022

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 1311 Jenifer Street

Application Type(s): Certificate of Appropriateness for demolition and new construction

Legistar File ID # [73457](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: October 4, 2022

Summary

Project Applicant/Contact: Valerie Kozel

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to demolish the existing garage and construct a new garage.

Background Information

Parcel Location/Information: The subject property is located in the Third Lake Ridge Local 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) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (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.
- (2) Demolition or Removal . In determining whether to approve a certificate of appropriateness for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
 - (a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.

- (b) Whether a landmark's designation has been rescinded.
- (c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.
- (d) Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.
- (e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
- (f) Whether retention of the structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.
- (g) The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a certificate of appropriateness for demolition or removal.
- (h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.

Prior to approving a certificate of appropriateness for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission.

41.27 STANDARDS FOR NEW STRUCTURES

(1) General

(a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

1. Building Placement. When determining visual compatibility for building placement, the Landmarks Commission shall consider factors such as lot coverage, setbacks, building orientation, and historic relationships between the building and site.
2. Street Setback. When determining visual compatibility for street setbacks, the Landmarks Commission shall consider factors such as the average setback of historic resources on the same block face within two hundred (200) feet, and the setback of adjacent structures.
3. Visual Size. When determining visual compatibility for visual size, the Landmarks Commission shall consider factors such as massing, building height in feet and stories, the gross area of the front elevation (i.e., all walls facing the street), street presence, and the dominant proportion of width to height in the façade.
4. Building Form. When determining visual compatibility for building form, the Landmarks Commission shall consider factors such as building type and use, roof shape, symmetry or asymmetry, and its dominant vertical or horizontal expression.

5. Architectural Expression. When determining visual compatibility for architectural expression, the Landmarks Commission shall consider factors such as the building's modulation, articulation, building planes, proportion of building elements, and rhythm of solids to voids created by openings in the façade.
- (b) Accessory Structures
 1. Comply with requirements for new primary structures with other historic accessory structures serving as comparables.
 2. Minimally visible from the developed public right-of-way, or be minimally visible from the front of the property for corner lots.
 3. Clearly be secondary to the primary structure.
- (3) Exterior Walls
 - (a) General
 1. Materials used for new structures shall be similar in design, scale and architectural appearance to materials that date to the period of significance on historic resources within two hundred (200) feet, but differentiated enough so that it is not confused as a historic building.
- (4) Roofs
 - (a) Form
 1. Roof form and pitch shall be similar to the form and pitch of the roofs on historic resources within two hundred (200) feet.
 - (b) Materials
 1. Roof materials shall replicate materials found on historic resources within two hundred (200) feet.
- (5) Windows and Doors
 - (a) General
 1. Door and window styles should both match the style of the new structure and be compatible with those on historic resources within two hundred (200) feet.
 - (f) Garage Doors
 1. Garage doors shall be similar in design, scale, architectural appearance, and other visual qualities prevalent within the historic district.

Analysis and Conclusion

The proposal is to demolish an existing garage and replace it with a new garage with attached storage room. The existing garage looks to date approximately to the mid-twentieth century. It does not appear to be historically or architecturally significant and is in keeping with the utilitarian garages located in the district. The proposed replacement garage would be for a similar design, be in keeping with the character of the property and the district, while also being able to accommodate current vehicle sizes.

A discussion of relevant standards follows:

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.

- (2) Demolition or Removal. In determining whether to approve a certificate of appropriateness for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
- (a) The structure is not of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
 - (b) N/A
 - (c) The existing structure does not contribute to the distinctive architectural or historic character of the historic district as a whole and does not need to be preserved for the benefit of the people of the City and the State.
 - (d) The demolition or removal of the subject existing garage would not be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.
 - (e) The structure is not of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
 - (f) Retention of the structure would not promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.
 - (g) The deterioration of the existing structure is typical for this type of accessory structure.
 - (h) The proposed new accessory structure meets the standards for the historic district.

Staff does not believe we need additional documentation beyond what has been provided in the application materials.

41.27 STANDARDS FOR NEW STRUCTURES

- (1) General
- (a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

 - 1. Building Placement. The new garage will be located in approximately the same location as the existing, which is in the rear of the property where most all other garages are located.
 - 2. Street Setback. The garage is located in a comparable location to other accessory structures.
 - 3. Visual Size. The garage will have a similar visual size to the existing and other historic accessory structures.
 - 4. Building Form. The new garage will replicate the front-gabled single-story structure of the existing garage and is typical of historic accessory structures in the district.
 - 5. Architectural Expression. The new garage will replicate the architectural expression of the existing.

- (b) Accessory Structures
 - 1. The accessory structure complies with the primary structure standards.
 - 2. The new garage will be minimally visible from the developed public right-of-way.
 - 3. It will be clearly secondary to the primary structure.
- (3) Exterior Walls
 - (a) General
 - 1. The smooth composite cladding will replicate the appearance of historic wood cladding and is comparable to historic resources in the vicinity.
- (4) Roofs
 - (a) Form
 - 1. The roof form and pitch is similar to historic resources within 200 feet.
 - (b) Materials
 - 1. The applicant will need to provide specifications for the type of roofing shingle.
- (5) Windows and Doors
 - (a) General
 - 1. The window and door styles largely replicate those found on historic resources in the vicinity. On the back of the garage is a garden shed structure with large window openings that will not be visible from the developed public right-of-way and are therefore compatible with the historic resources.
 - (f) Garage Doors
 - 1. The proposed garage door is largely in keeping with those found in the vicinity. The applicant needs to provide updated specifications that do not have the false hardware and staff would recommend divided lights that replicate the panel patterns below the window openings.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission approve the project with the following conditions:

- 1. Final roofing and garage door specifications be approved by staff.