



Project Name/Address: 1008 Jenifer
Application Type: Certificate of Appropriateness for exterior alteration
Legistar File ID # [46849](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: April 23, 2017

Summary

Project Applicant/Contact: Tom Zalewski
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the exterior alteration which involves the construction of an accessible ramp.

Background Information

Parcel Location: The subject site is located on Jenifer Street in the Third Lake Ridge Historic District

Relevant Historic Preservation 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.

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

As described in the submission materials, the Applicant is interested in constructing an accessible ramp at the front of the building to meet State Statute for a commercial building. A three family dwelling unit is considered a commercial structure under the International Building Code. The International Existing Building Code allows some exceptions for historic structures. In this case, an accessible entrance could be provided at a different entrance (not the front), but due to the slope of the grade, locating the accessible ramp on a side or the rear would require the construction of a very large elevated structure. The Applicant could also apply for a disproportionality exception.

Recommendation

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

1. The Applicant shall attempt to get a variance based on the disproportionality exception for exterior entrances so that a ramp is not necessary.
2. The Applicant shall attempt to make the landing smaller so that it is less than 8'-0" long and the "doughnut" is minimized.
3. All railings shall have top and bottom rails with square balusters that run between the rails and are not attached to the sides of the rails. The bottom rail shall be raised above the deck as allowed by code.
4. The submission materials indicate that the existing porch will remain and that new deck material will be added. The Applicant shall confirm that this treatment will align the new deck level with the door sill and finished first floor level in a way that meets code.
5. The Applicant shall confirm that the existing porch columns will remain and that the new decking will be cut around the existing columns.
6. The Applicant shall confirm that the wood porch will be painted or opaque stained. The Commission may consider leaving the deck material natural, but having painted or opaque stained vertical members.
7. The space between the floor structure and the ramp structure and the grade should be concealed with lattice panels at the perimeter.