

## PLANNING DIVISION STAFF REPORT

September 18, 2017

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name/Address:** 719 Jenifer  
**Application Type:** Certificate of Appropriateness for exterior alteration  
**Legistar File ID #** [48804](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** September 12, 2017

### Summary

**Project Applicant/Contact:** Ryan Reda  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an exterior alteration which involves installing skylights and altering the roof form.

### 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) 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 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 Applicant is proposing to extend the roof ridge to the rear wall and add skylights to the roof.

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

- a) The landscape treatment and the rhythm of masses and spaces are not being affected by the proposal. The height of the building is being increased by the proposed extension of the ridge at the back of the building.
- b) The rhythm of solids to voids is not changing.
- c) Generally, the existing materials are being retained. The proposed installation of skylights would change the materials of the roof.
- d) The roof is being altered by this proposed work. The installation of skylights will not allow the roof to retain its historical appearance. The submission materials show the existing ridge being continued to the rear wall which changes the roof form and building form and does not allow the roof to retain its historical appearance. There may be a way to add a “dormer” on the rear roof slope, but the dormer should be stepped down from the ridge and be held in from the sides so that it is 50% of the width of the rear wall.
- e) The door and window sizes are not being altered by this proposed work.





## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the roof alterations (extension and skylights) are not met and recommends that the Landmarks Commission deny the request. The current request may not be approvable by Zoning.

Staff recommends that the Applicant submit a proposal for the installation of a dormer on the rear roof slope.