

PLANNING DIVISION STAFF REPORT

August 12, 2019



PREPARED FOR THE LANDMARKS COMMISSION

Project Name/Address: 1229 Jenifer St
Application Type: Certificate of Appropriateness
Legistar File ID # [54857](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: August 8, 2019

Background

The Landmarks Commission reviewed this proposal at its March 11, 2019, meeting. The commission found that the application did not provide sufficient information to explain why each window was beyond repair or how each proposed replacement replicated the original. Additionally the commission asked the applicant to provide a hierarchy of what windows could be repaired and which windows needed to be replaced because they were beyond repair. The applicant and the window contractor have had numerous communications with staff since that time.

On Wednesday, August 7, 2019, the Preservation Planner and a Building Inspector made a site visit with the property owners and the contractor. Staff's investigation found that many of the aluminum storm windows likely need to be replaced. There are several sills that appear to have significant rot and should be replaced. There are a few non-original windows that could be replaced (namely the ones in the kitchens and the upstairs bathroom). The other windows do have deterioration, but are repairable.

Recommendation

Included in the packet is the previous staff report as the analysis of the standards remains largely the same. Given the information gathered at the site visit, staff would recommend that the standards for granting a Certificate of Appropriateness can be met and recommend the Landmarks Commission approve the project with the following conditions:

1. Replacement of the nonhistoric windows only
2. Replacement of the rotted window sills with wood, painted to match trim
3. Replacement of storm windows with specifications to be approved by staff
4. Repair of the historic windows