



Project Name/Address: 117 N Prospect Avenue

Application Type: Certificate of Appropriateness for exterior alterations in historic district

Legistar File ID # [38096](#)

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Summary

Project Applicant/Contact: Kyle Dumbleton, Midwest Modern, LLC

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations involving the construction of a rear addition and other items in the University Heights Historic District

Background Information

Parcel Location: The subject site is located in the University Heights Historic District.

Relevant Landmarks Ordinance Sections:

33.19(12)(d) Criteria for the Review of Additions, Exterior Alterations and Repairs in TR-C2 and TR-C3 and TR-C4 Zoning Districts.

1. **Height.** All additions shall be no higher than the existing building; however, if the existing building is already a nonconforming one, no addition shall be made thereto except in accordance with Section 28.192 of the Madison General Ordinances. Roof additions resulting in an increased building volume are prohibited unless they meet the standards in Section 33.19(12)(d)6. and are permitted under Chapter 28 of the Madison General Ordinances, or approved as a variance pursuant to Sections 28.08(2)(e) and 28.12(8)(d) or approved as a conditional use or as part of a planned residential development in accordance with Section 28.184.
2. **Second Exit Platforms and Fire Escapes.** Second exit platforms and fire escapes shall be invisible from the street, wherever possible, and shall be of a plain and unobtrusive design in all cases. In instances where an automatic combustion products detection and alarm system is permitted as an alternative to second exits pursuant to Section 28.08(2)(e) of the Madison General Ordinances, use of such a system shall be mandatory.
3. **Repairs.** Materials used in exterior repairs shall duplicate the original building materials in texture and appearance, unless the Landmarks Commission approves duplication of the existing building materials where the existing building materials differ from the original. Repairs using materials that exactly duplicate the original in composition are encouraged. (Renum. by ORD-08-00122, 11-22-08)
4. **Restoration.** Projects that will restore the appearance of a building or structure to its original appearance are encouraged and will be approved by the Landmarks Commission if such projects are documented by photographs, architectural or archeological research or other suitable evidence. (Renum. by ORD-08-00122, 11-22-08)
5. **Re-Siding.** Re-siding with aluminum or vinyl that replaces or covers clapboards or nonoriginal siding on buildings originally sided with clapboards will be approved by the Landmarks Commission provided that the new siding imitates the width of the original clapboard siding to within one (1) inch and provided

further that all architectural details including, but not limited to, window trim, wood cornices and ornament either remain uncovered or are duplicated exactly in appearance. Where more than one layer of siding exists on the building, all layers except the first must be removed before new siding is applied. If insulation is applied under the new siding, all trim must be built up so that it projects from the new siding to the same extent it did with the original siding. (Renum. by ORD- 08-00122, 11-22-08)

6. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing building or of other buildings in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing building where the existing building materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade.
7. Additions and Exterior Alterations Not Visible from the Street. Additions and exterior alterations that are not visible from any streets contiguous to the lot lines upon which the building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building and, further, if the materials used are compatible with the existing materials in texture, color and architectural details. Additions and alterations shall harmonize with the architectural design of the building rather than contrast with it. (Renum. by ORD-08-00122, 11-22-08)
8. Roof Shape. The roof shape of the front of a building or structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the building and similar in location and shape to original dormers on buildings of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a building or structure shall be visually compatible with the architectural design of the existing building.
9. Roof Material.
 - a. If the existing roof of a building or structure is tile, slate or other material that is original to the building or structure and/or contributes to its historic character all repairs thereto shall be made using the same materials. In addition, in all cases any such roof must be repaired rather than replaced, unless the documented cost of repair exceeds the documented cost of re-roofing with a substitute material that approximates the appearance of the original roofing material as closely as possible, in which case re-roofing with a material that approximates the appearance of the original roofing material as closely as possible will be approved by the Landmarks Commission.
 - b. If the existing roofing material is asphalt shingles, sawn wood shingles or a nonhistoric material such as fiberglass, all repairs shall match in appearance the existing roof material; however, if any such roof is covered or replaced, re-roofing must be done using rectangular sawn wood shingles or rectangular shingles that are similar in width, thickness and apparent length to sawn wood shingles, for example, 3-in-1 tab asphalt shingles. Modern style shingles, such as thick wood shakes, Dutch lap, French method and interlock shingles, that are incompatible with the historic character of the district are prohibited.
 - c. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.

Analysis and Conclusion

In reviewing the submission materials, it seems the drawings have not been updated to show how the thickness of the proposed insulation and siding will increase the dimensions of the elevations and the height of the roof.

A brief discussion of the related sections of 33.19(12)(d) follows:

1. Height. The ridge height of the existing building is being increased by approximately 2 inches which relates to the thickness of the proposed rigid insulation.
2. Second Exit Platforms and Fire Escapes. The proposed egress stair is located on the rear elevation and is of a simple design. The drawings show a stair platform that is smaller than the width of the door.
3. Repairs. Materials that exactly duplicate the original materials in composition are encouraged by Ordinance, but are not being proposed. The only existing elements that are proposed to be repaired are the windows. The submission materials do not describe the extent or the method of repairing the existing windows.
4. Restoration. NA
5. Re-Siding. The proposal includes the removal of the existing original siding down to sheathing and the installation of 2 inches of rigid insulation and composite siding. The existing original wood trim will be removed and new composite trim will be installed that exactly duplicates the existing trim in every aspect and has the same relationship to the plane of the new siding as it does to the plane of the existing siding.
6. Additions Visible from the Street and Alterations to Street Facades. The removal of the existing materials (historic fabric) and replacement with new materials removes significant architectural features and negatively affects the integrity of this building and therefore diminishes the integrity of the historic district. Because the proposed work removes all existing exterior materials and replaces them with new materials, numerous historic details can be lost in this transition. In many cases, the new materials are not installed in a similar way to the existing materials, for example:
 - The front elevation shows a 9-over-9 double hung window above the front porch which does not match the existing conditions.
 - The wall projection at the front porch is shown in siding without existing pairs of engaged columns.
 - The front elevation is shown with corner boards that are narrower than the related bracket at the overhang. In addition, the elevations do not show the corner board continuing horizontally above the side of the bracket.
 - The details of the front porch portico are not drawn correctly and some details probably cannot be replicated with composite materials to match the existing conditions. For example, the horizontal crown molding miters at the corner with a raking crown profile so that the flat of the cavetto molding of the horizontal and raking crowns meet flush below the cyma recta. If a raking crown profile is not used, this detail cannot be replicated. This same condition may be present at each roof eave where a raking crown profile meets a horizontal crown profile, but there is not adequate documentation to confirm.
 - The dentil molding shown in elevation is larger than the existing dentil molding.
 - The west elevation shows 16-over-16 double hung windows in the bay which does not seem accurate.
 - The addition of 2 inches of insulation to the roof will change the raking cornice and horizontal cornice details and will likely require the addition of another step in the profile.
7. Additions and Exterior Alterations Not Visible from the Street. The design, scale and materials are compatible with the existing building.
8. Roof Shape. The general roof form will remain; however, the roof is being enlarged by the addition of insulation.

9. Roof Material. The existing asphalt shingles will be replaced with new asphalt shingles.

Recommendation

Staff believes that the construction of the rear addition and porch meet the Ordinance standards. In addition, staff believes the replacement siding material imitates the width of the original clapboard siding and maintains the general character; however, staff would prefer that the siding be replaced in-kind. The request to add insulation and increase the building by 2 inches in all directions causes concern and staff believes will result in a condition that will not meet the Ordinance. There are other ways to improve the energy efficiency of a historic building than what is being proposed.

While the proposal should be reviewed as one large project, staff is separating the issues into two different Certificates of Appropriateness where one would relate to the construction of the addition and the other would relate to the exterior alterations.

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed rear addition are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall provide a sample of the composite siding, flat trim and profiled moldings. The siding and trim shall be smooth without faux wood grain.
2. The Applicant shall provide drawings showing all windows with a traditional show sill and trim.
3. The platform width and related guardrails of the egress stair shall meet building code requirements.

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed exterior alterations are not met and recommends that the Landmarks Commission refer the request to a future meeting to allow the Applicant to provide the following information:

1. The Applicant shall provide drawings showing the increased dimensions of the building with the proposed changes in elevation.
2. The Applicant shall provide drawings that accurately represent the existing conditions and details and provide photos of each elevation that document the existing conditions. The submitted drawings are used for review by the Commission, documentation for the preservation file, and enforcement by Building Inspection so accuracy of the submitted drawings is important. Please refer to condition 6 below.
3. The Applicant shall provide more information about the extent of the window repairs and the methods to repair the windows.
4. The Applicant shall provide a sample of the composite siding, flat trim and profiled moldings. The siding and trim shall be smooth without faux wood grain.
5. The Applicant shall confirm the exposure of the proposed shiplap siding to be approximately 5".
6. The Applicant shall confirm that the new composite trim will be installed so that it exactly duplicates the existing trim in every aspect. In addition to confirmation, the Applicant shall provide photographs documenting existing details of the exterior of the building. Please refer to comments above regarding corner boards, crown moldings, dentil moldings, etc.