



**Project Name/Address:** 601 S Dickinson

**Application Type:** PUBLIC HEARING Certificate of Appropriateness for demolition of garage  
PUBLIC HEARING Certificate of Appropriateness for construction of garage structure  
Certificate of Appropriateness for exterior alteration

**Legistar File ID #** [40178](#)

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## Summary

**Project Applicant/Contact:** Jennifer Perfetti

**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for the demolition of the garage, a Certificate of Appropriateness for the construction of a garage, and a Certificate of Appropriateness for exterior alterations in the Marquette Bungalows historic district.

## Background Information

**Parcel Location:** The subject site is located in the Marquette Bungalows 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.
  - (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 historical 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.
- (i) 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.

**41.25 MARQUETTE BUNGALOWS HISTORIC DISTRICT.**

(4) Standards for the Review of New Construction and Fences.

- (a) Accessory Structures. Accessory structures shall be compatible with the design of the existing structure on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. Accessory structures shall be erected in the rear yard. If the structure on the lot is sided in wood or stucco, the siding on the accessory structure shall match the appearance of the siding on the structure. Imitation siding materials that approximate the look of the siding on the structure, such as vinyl, aluminum or applied stucco-like surfaces, may be approved. If the siding on the structure is brick, the garage may be sided in brick to match, clapboard, stucco, narrow-gauge vinyl or aluminum or applied stucco-like surfaces. Garage doors shall blend with the historic appearance of the neighborhood. Horizontally paneled doors and flat paneled doors are prohibited. Windows shall be either casements or double-hung units of a similar proportion to the windows on the structure. Alteration of existing accessory structures shall comply with this subdivision (e) and with subdivision (d) above. The roof shape may be a hip or gable of any pitch; single slope roofs are prohibited. The roof material shall match as closely as possible the color and appearance of the roof material on the structure.

(5) Standards for the Review of Exterior Alterations and Repairs. All exterior alterations and repairs must be compatible with the historic character of the structure and the Marquette Bungalows Historic District.

- (a) Re-Siding. Re-siding with aluminum or vinyl that replaces or covers clapboards or non-original siding on structures 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 inch and provided further that all architectural details including, but not limited to,

window trim, wood cornices and other ornament either remain uncovered or are duplicated exactly in appearance. All trim must continue to project out beyond the plane of the siding. Brick, stucco, and half-timber detailing shall match the original in appearance. Original wood shingle siding should be repaired or replaced to match the original in appearance, whenever possible; however, covering wood shingles with double-four vinyl or aluminum may be approved.

- (b) Roof Materials. Reroofing shall be done with asphalt shingles, fiberglass shingles or other rectangular composition shingle similar in appearance to 3-in-1 tab asphalt shingles. Sawn wood shingles may also be approved. Modern style shingles, such as thick wood shakes, dutch lap, french method and interlock shingles are incompatible with the historic character of the district and are prohibited. Vents shall be located as inconspicuously as possible and shall be similar in color to the color of the roof. 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.
- (c) Skylights. N/A
- (d) Dormers and Other Roof Alterations. New dormers shall be greater than three (3) feet from the front edge of the roof. New dormers shall match original dormers on the structure (or original dormers on similar structures in the district) in roof shape and material, width of overhang, siding, window design and trim details. The ridge line of a new dormer shall not extend above the ridge line of the main roof of the structure. The dormer walls shall not extend beyond the line of the main structure wall below. Shed dormers behind existing dormers or gables on non-street sides of the structure may be approved provided that the roof material, siding, window design and trim details match the original features of the structure. Other roof alterations shall be compatible with the roof shape and other features of the structure, such as siding and trim details, and shall not extend above the ridge line of the structure.
- (e) Chimneys. N/A
- (f) Windows and Doors.
  - 1. General Standards. The original appearance of leaded glass and other non-rectangular decorative windows (e.g., curved top windows) on any facade of the structure shall be retained. Replacement of such windows shall duplicate the original in size, configuration and appearance. Picture windows are prohibited. Trim on new or remodeled windows shall match the original window trim on the structure.
  - 2. Street Facades. Windows and doors on the front or street facade of the structure and on side faces within ten (10) feet of the front facade of the structure shall retain their original or existing appearance, including true muntins where they exist. Replacement windows and doors may be approved if they match the original appearance.
  - 3. Non-Street Side Facades. Retention of the original appearance of windows and doors on the sides of the structure is encouraged. However, if replacement or new windows are proposed, the muntin design of the original windows on the structure may either be replicated with true-divided lights or with exterior or interior applied grids or with grids applied between the panes of glass. New windows shall either be casement windows or double-hung windows. Sash on new windows over four (4) feet square shall be divided by muntins or mullions. Bay windows may be approved if they have sides perpendicular to the wall and if they do not extend beyond the eaves of the roof.
  - 4. Rear Facade. Replacement, remodeling or installation of new doors and windows on the rear facade will not be restricted except as discussed under "General Standards" above.
- (g) Porches. Porches and stairway railings shall match the original railings in appearance wherever possible. Wrought iron railings with vertical balusters at least one-half (1/2) inch in width, wood railings with vertical square balusters spaced no more than three (3) inches apart, and solid wall railings covered in siding to match the structure will be approved. Other designs may be

permitted if they blend with the character of the structure and the district. Porches may be enclosed with windows or screens provided that new windows be casements or double-hung units similar in proportion to other windows on the structure. Steps may be constructed of wood, concrete or brick. If wood is used, steps shall have risers and be enclosed on the sides by lattice or a wing wall. Rear yard decks shall have a railing as described above, shall have the underside screened by lattice or evergreen shrubs, and all parts of the deck, except the flooring and steps, shall be painted or opaque-stained in a color to blend with the colors on the structure.

- (h) Second Exits. N/A
- (i) Additions and Other Alterations. New additions on the front of the structure are prohibited. Additions on the sides or rear shall be permitted if they are compatible with the structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials and architectural details used in additions and alterations shall duplicate in texture, appearance, and design, the materials and details used in the original construction of the structure or of other structures in the district. The Landmarks Commission may approve an exception to this policy where the existing structure 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.
- (j) Foundations. The original or existing finish on the foundation shall be retained. Brick or stone shall not be covered with a cementitious or other surface. Foundation insulation shall be applied only to the interior. Basement windows may be removed provided that the space is filled with a material to match as closely as possible the appearance of the surrounding foundation and provided that the new material is inset at least one inch from the plane of the wall.
- (k) Tuckpointing and Brick Repair. N/A
- (l) Storm Windows and Doors. Storm windows and doors shall be enameled, painted or otherwise coated with a colored surface; raw aluminum is prohibited. Storm door designs of wood and glass to match the original design on the structure or on similar structures in the district is encouraged. Storm doors of simple design with no stylistic references (e.g., colonial cross-bars) may also be used. Storm doors with metal grilles may be approved provided that they blend with the style of the structure.

## Analysis and Conclusion

### Certificate of Appropriateness for demolition of the garage

The previous garage was partially removed without receiving approval from the Landmarks Commission. In order to review the Certificate of Appropriateness for the construction of the new garage, the Landmarks Commission shall first formally review the demolition of the previous garage. Staff understands that the previous garage was in poor condition and requested that the Applicant provide the Commission with photos of the previous garage when the property was purchased.



Google street view image

A brief discussion of 41.18(2) related to the demolition of the previous garage follows:

- (a) The previous garage was not of any architectural or historic significance and its demolition would not be detrimental to the public interest and not contrary to the general welfare of the people of the City and the State; however, the previous garage was likely constructed at the same time as the residence.
- (b) The property is not a designated landmark and has never been a designated landmark.
- (c) The previous garage did contribute to the distinctive architectural character of the historic district as a whole. Its form and design details related to the architectural character of the historic district as an accessory structure, but not in the same manner as a landmark structure as this standard infers.
- (d) The existing garage was a historic resource that was in poor condition. The demolition of the existing garage would allow for the construction of a new garage which would be architecturally appropriate in the historic district and would align with the purpose and intent of the Ordinance.
- (e) While the previous garage was old and likely constructed at the same time as the residence or at the same time as a major renovation to the residence, its design and method of construction can be reproduced using standard modern materials to achieve a similar appearance from the exterior.
- (f) The retention of the garage 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 current property owner recently purchased the property with the garage in poor condition and removed the upper portion of the garage so that it would not harm anyone.
- (h) The new garage proposed to be constructed in this location is compatible with the buildings and environment of the historic district.

**Certificate of Appropriateness for construction of new garage**

The Applicant has provided two options for the garage. One option is to construct a 12' x 18' garage to match the previous garage size. The other option is to construct a larger garage that would measure 16' x 24'.

A brief discussion of 41.25(4)(a) related to the construction of the new garage follows:

The proposed garage design in either size option is compatible with the design of the primary structure on the zoning lot, does not exceed fifteen (15) feet in height, and is proposed to be erected in the rear yard. The proposed garage siding seems to match the appearance of the siding on the primary structure. The proposed garage door style includes vertical panels with corresponding glass lights which is compatible with the design of the garage and blends with the historic appearance of the neighborhood. The Applicant shall provide information related to the garage door manufacturer at the meeting. The garage design currently does not include windows and the garage is not located directly adjacent to a neighboring garage which might make windows unnecessary. The proposed garage roof shape is a gable with jerkinhead that mimics the shape of the primary roof and matches the roof of the previous garage. The submission materials indicate that the proposed roof material will be similar to the shingles on the primary structure.

If the larger garage option is preferable to the Commission, staff requests that the Applicant consider a design modification that would center the garage door on the ridge and under the jerkinhead. This modification would result in a lower roof eave on one side.

#### **Certificate of Appropriateness for exterior alteration**

A brief discussion of 41.25(5) related to the exterior alteration follows:

- (a) Re-Siding. The submission materials indicate that the existing vinyl siding will be removed in the porch area and that the wood siding below the vinyl will be repaired. In the areas of proposed new porch wall, new wood siding to match the existing wood siding will be installed.
- (b) Roof Materials. The existing porch roof material is not noted.
- (c) Skylights. N/A
- (d) Dormers and Other Roof Alterations. Dormers are not being proposed. The existing porch roof is being extended to the corner of the residence.
- (e) Chimneys. N/A
- (f) Windows and Doors.  
The submission materials indicate that a double hung window to match the existing adjacent windows will be installed in the mud room rear elevation. There is not any other information provided for the window. The submission materials also indicate that the proposed mud room exterior door is 3 feet wide, but no other information is provided.
- (g) Porches. The proposed porch elevation requires modification to blend with the character of other structures in the historic district. Staff suggests that the elevation be modified to stop the columns at the underside of the beam instead of at the underside of the soffit; that the column spacing be modified so that there is a single column at the center of the porch instead of two columns; that the column width be replaced to match the existing width; and that the Applicant provide clarification information about the location and width of the handrails and the material of the stairs.
- (h) Second Exits. N/A
- (i) Additions and Other Alterations. The proposed enclosure of a portion of the rear porch and the extension of a portion of the rear porch are compatible with the structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. The proposed materials and architectural details will match the texture, appearance, design, and materials and details used in the original construction of the structure and of other structures in the district. Please refer to (a), (f) and (g).
- (j) Foundations. The treatment of the foundation is not noted in the submission materials.
- (k) Tuckpointing and Brick Repair. N/A
- (l) Storm Windows and Doors. There is no indication that a storm door is being proposed for the new exterior door.

## **Recommendation**

### **Certificate of Appropriateness for the demolition of the garage**

Staff believes that the standards for granting a Certificate of Appropriateness for the demolition of the garage are met and recommends approval by the Landmarks Commission.

### **Certificate of Appropriateness for construction of new garage**

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of the new garage are met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The Applicant shall provide an image of the original siding on the primary structure or of the siding on the previous garage and confirm that this is the siding that is being proposed for use on the new garage.
2. The Applicant shall provide information related to the garage door manufacturer at the meeting. Staff suggests that the horizontal division of the glass lights be omitted if possible.
3. The Applicant shall discuss the placement of windows in the garage structure to make its appearance more appropriate in the historic district.
4. The Applicant shall provide information about the options for the different garage sizes for Commission review or for final review and approval by Staff.

### **Certificate of Appropriateness for exterior alteration**

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration of the rear porch are met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The Applicant shall provide information about the existing and proposed porch roof material.
2. The Applicant shall provide information about the proposed window and door in the enclosure of the rear porch.
3. The Applicant shall revise the appearance of the rear porch to have a centered column and to have columns of appropriate width die into the underside of the beam.
4. The Applicant shall provide information about the treatment of the porch foundation.
5. The Applicant shall provide information about the use of a storm door or window on the rear porch enclosure fenestration.