



**Project Name & Address:** 1803 Regent Street

**Application Type(s):** Certificate of Appropriateness for exterior alterations in the University Heights historic district

**Legistar File ID #** [63194](#)

**Prepared By:** Heather Bailey, Preservation Planner, Planning Division

**Date Prepared:** December 1, 2020

## Summary

**Project Applicant/Contact:** Janice and Paul Ferguson

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the replacement of beams and modification of window openings in front entry, modification of window openings in kitchen, replacement of rear bay window with two windows, and replacement of 2nd floor rear door with window.

## Background Information

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

**Relevant State Statute Section:**

**Wisc SS 62.23(7)(em)2m.** In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

**Relevant 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.

**41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.**

- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
- (a) Height. No alterations shall be higher than the existing structure; however, if the existing structure is already a nonconforming one, alteration shall be made thereto except in accordance with Section 28.192. Roof alterations resulting in an increased structure volume are prohibited unless they meet the requirements in Sec. 41.24(4)(a)5. and are permitted under Chapter 28, or approved as a variance pursuant to Sec. 28.184 or approved as a conditional use or as part of a planned residential development.
  - (b) 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, use of such a system shall be mandatory.
  - (c) 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.
  - (d) Restoration. Projects that will restore the appearance of a 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.
  - (e) Re-Siding. Re-siding with aluminum or vinyl that replaces or covers clapboards or nonoriginal 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 (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 structure, 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.
  - (f) Alterations Visible from the Street and Alterations to Street Facades. Alterations visible from the street, including alterations to the top of structures, and alterations to street facades shall be compatible with the existing 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 used in such alterations 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 structure or of other structures 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 structure where the existing building materials and architectural details differ from the original. Alterations that exactly duplicate the original materials in composition are encouraged. Alterations that destroy significant architectural features are prohibited. Side alterations shall not detract from the design composition of the original facade.
  - (g) 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 structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing structure 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 structure rather than contrast with it.

- (h) Roof Shape. The roof shape of the front of a 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 structure and similar in location and shape to original dormers on structures of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a structure shall be visually compatible with the architectural design of the existing structure.
- (i) Roof Material.
  1. If the existing roof is tile, slate or other material that is original to the 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.
  2. 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.
  3. 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

The applicant is requesting a Certificate of Appropriateness to replace beams and modify window openings in the front entry, modify window openings in the kitchen, remove a rear bay window and replace with two double-hung windows, and remove a 2<sup>nd</sup> floor rear door and replace with a window. The house was constructed in 1927 and is in the French Provincial style. It has had several alterations over time, including the enclosed front porch. There is no historic documentation for what the building looked like prior to those changes.

For the work on the front of the house, the work would replace the failed structural beam on the east side of the enclosed porch. The proposal includes replacing the nonhistoric windows and reducing the size of the window openings so as to increase the width of new structural posts. The proposal would also enclose the east side to create usable space on that side. While this would be an alteration to the enclosed porch area, it will still read as an enclosed porch from the front (north) and west sides.

On the west side of the building, the proposal is to relocate a currently blocked up window so that it is in line with the other existing windows and to return the area to a usable window opening. On the rear (south) side of the building, the proposal is to remove a nonhistoric bay window and replace with windows that match the historic. There is currently a door located in the central dormer and the proposal is to convert that to a window

opening to match those on either side. Any of the modified openings will feature siding repair to match the existing.

A discussion of the relevant ordinance sections follows:

**41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.**

- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
  - (a) Height. N/A
  - (b) Second Exit Platforms and Fire Escapes. N/A.
  - (c) Repairs. All proposed repairs will match the existing historic materials.
  - (d) Restoration. N/A
  - (e) Re-Siding. The proposal will repair areas of siding with materials in-kind for the places impacted by the modifications.
  - (f) Alterations Visible from the Street and Alterations to Street Facades. The proposed alterations to the enclosed porch will not alter the historic design of the building. The enclosed area is clearly not historic and the proposed alterations do not dramatically alter the character of the nonhistoric addition and do not impact the character of the historic portion of the structure. It will blend with the character of the existing building while maintaining the appearance of being from a different period of development. The side alteration will utilize materials found on the building and harmonize with the architectural character of the existing structure.
  - (g) Additions and Exterior Alterations Not Visible from the Street. The changes on the back side of the structure will blend with the architectural character of the building.
  - (h) Roof Shape. N/A
  - (i) Roof Material. N/A

## **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommend that the Landmarks Commission approve the request as proposed.