



Project Name & Address: 807 Jenifer Street
Application Type(s): Certificate of Appropriateness for exterior alterations in a historic district
Legistar File ID # [54019](#)
Prepared By: William Fruhling, Acting Preservation Planner, Planning Division
Date Prepared: December 10, 2018

Summary

Project Applicant/Contact: Gary Tipler
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for reroofing and exterior repairs.

Background Information

Parcel Location/Information: The site is located at 807 Jenifer Street in the Third Lake Ridge Local 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 Landmarks 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.

41.23 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 requesting a Certificate of Appropriateness to reroof the structure, alter an existing opening on the rear porch, install gutters, and make repairs to the front porch, the rear porch, window casing, trim, attic dormer, overhanging wood eaves, and masonry repairs where needed.

A discussion of the relevant ordinance section of Chapter 41.23 follows:

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) N/A
 - b) The only opening proposed to be altered is on the rear porch—not on any of the street façades.
 - c) The subject parcel is at the intersection of Spaight and Jenifer Streets. Its flatiron shape and the building’s orientation on the site mean that it has three street facades. The alterations on all of the street façades will retain the original or existing historical materials. Except for the aluminum K-style gutter on the front porch, there have been no gutters on the house since at least 1997, when the current owner purchased the property. Although K-style gutters would not be original historical materials, they are viewed as a new element being added and not replacing something that may have been more historically appropriate.
 - d) The applicant will present a sample of the proposed asphalt shingle at the Landmarks Commission meeting. However, in discussion with the applicant, the shingle will be an architectural style with a consistently aligned bottom edge.
 - e) N/A

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness to reroof the structure, alter an existing opening on the rear porch, install gutters, and make repairs to the front porch, the rear porch, window casing, trim, attic dormer, overhanging wood eaves, and masonry repairs where needed are met and recommend that the Landmarks Commission approve this request.