



Project Name & Address: 1103 Jenifer Street and 511 S Ingersoll Street

Application Type(s): Certificate of Appropriateness for a land division, demolition, and exterior alterations

Legistar File ID # [68894](#)

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Summary

Project Applicant/Contact: Eric Welch

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a land division, demolition, and exterior alterations.

Background Information

Parcel Location/Information: The subject site is located in the Third Lake Ridge 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.
 - (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 historic 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.

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.

- (4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

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 two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - 1. Height.
 - 2. Landscape treatment.
 - 3. 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 (CoA) to demolish an existing accessory structure located between the former church and rectory, and replacement of the existing ADA ramp to the church. As part of the proposal the applicant has shifted the proposed new lot lines that the Landmarks Commission previously issued a Certificate of Appropriateness for on July 26, 2021. The previous width of the vacant property on Jenifer was proposed at 40 feet wide and the new width is 38 feet wide. Otherwise the proposal remains the same and this would be a minor amendment to the existing CoA.

There is currently an accessory structure that appears to be contemporaneous to the church and parsonage. The proposed new lot line that would divide those two principal structures onto their own lots also intersects with the accessory structure. The structure is deteriorated, no longer functional for either of the principal structures, and is not historically or architecturally significant for the site.

The existing ADA ramp is proposed to be replaced and rerouted so that it would be located entirely on the proposed new lot for the church structure. The existing ramp is a more recent addition to the property and its proposed replacement will maintain accessibility to this structure with a design that is in keeping with the character of the structure.

A discussion of the relevant ordinance sections follows:

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.

- (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) The accessory structure proposed for demolition is not historically or architecturally significant.
 - (b) N/A.
 - (c) This accessory structure does not contribute to the historic or architectural character of the district.
 - (d) The proposed demolition of a structurally failing accessory structure is not contrary to the purpose of this ordinance.
 - (e) The structure is not of an unusual or uncommon design.
 - (f) Retention of the existing structure would not benefit the welfare of the public.
 - (g) The deterioration on the structure is not due to neglect and reflects the siting and construction typical of accessory structures.
 - (h) There is no new proposed structure to replace this accessory structure.Staff does not recommend additional documentation of this structure prior to its demolition.
- (4) Land Divisions and Combinations. This proposal has already met the conditions of this standard per the Certificate of Appropriateness the commission previously issued. The minor adjustment of between the two parcels that will front onto Jenifer Street will be a minor amendment to that previous approval and still meets the conditions of this standard.

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 two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - 1. The new ADA ramp will be of the same height as the existing ramp.
 - 2. With the adjustment of the ramp alignment, the ramp will provide better access for people who need to use it. Its location is accessible and yet sensitive to the landscape treatment of the property.
 - 3. The new ramp will not alter the rhythm of masses and spaces.
 - (b) No proposed changes to any street façade for the ADA ramp.
 - (c) No proposed changes to any street façade for the ADA ramp.
 - (d) No proposed changes to the roof for the ADA ramp.
 - (e) No proposed changes to any street façade for the ADA ramp.

Recommendation

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