



Certificate of Appropriateness for 2127 Regent St

August 12, 2019



Proposed Work

- Replace existing tile roofing with another tile roofing product



History of Property

- Constructed in 1923
- Mediterranean style
- Existing tile roofing is metal to replicate clay tile appearance



Applicable Standards

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.
 - (f) Alterations Visible from the Street and Alterations to Street Facades.
 - (g) Additions and Exterior Alterations Not Visible from the Street.
 - (i) Roof Material.



Applicable Standards

(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.





Figure 1. Our current roof, 2127 Regent Street, Madison WI 53726. Left is a zoomed in view of the region of our home that is leaking. At right, a street view of the overhangs on our home where the new roof will go.



Figure 2. The roofing product we have contracted Metal Roofing Systems to install (sample home from vendor website). It is made by “Classic Metal Roofing Systems”

<https://www.classicmetalroofingsystems.com/product-info/styles/grande-tile/>

Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends that the Landmarks Commission approve the project with the following conditions:

1. Explore repairing areas of failed roofing with limited replacement of failed tiles
2. Replace roofing with a tile that replicates the original design, to be approved by staff

