



Project Name & Address: 111 N Allen Street

Application Type(s): Certificate of Appropriateness for an addition in the University Heights historic district

Legistar File ID # [62806](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

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Summary

Project Applicant/Contact: Meri Tepper, Associated Housewrights

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of an addition to a principal structure.

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.

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- (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, 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.
- (j) Parking Lots. No new parking lots will be approved unless they are accessory to and on the same zoning lot as a commercial structure or multiple family dwelling.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to construct an addition on top of an existing ca. 1950s rear addition to the house. Noted local architect, Edward J. Law (of Law, Law and Potter), designed the Tudor Revival house and Carl Fritz constructed it in 1921. The key character defining features of the building are the steeply pitched gable roofs, textured stucco cladding, and the multi-light windows.

The midcentury rear addition features multi-light windows and textured stucco to blend with the historic portion of the structure, but its flat roof is not a form found elsewhere on the property. The current proposal would reuse the first floor of the addition structure, and top it with new usable space located under a gable. The new gable will cover over an existing door that current opens onto the roof of the addition, but not obscure any other features on the historic structure.

There is a gabled-dormer on the exterior side of the addition, which blends with the look of the historic roof forms on the structure. There is a wide shed-roofed dormer located on the interior of the new roof addition, and it would not be visible from any public right of way. The architect has assured staff that this dormer would have appropriate flashing to direct water away from the adjacent façade of the historic house. Both of the dormers will be clad in 4-inch reveal fiber cement board. The historic dormers on the house mostly feature limited half

timbered details, with the most decorative half timbering being on the first-story projecting bay on the front of the structure. The clapboards on the gables of the addition is a style found on other Tudor Revival structures in the district and echoes the clapboard style of the garage on the property.

The steeply pitched roof, multi-light casement windows, and textured stucco make the addition compatible with the historic building, but the new materials will differentiate it from the historic.

A discussion of the relevant ordinance sections follows:

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- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
- (a) Height. The addition will not be taller than the historic house.
 - (b) Second Exit Platforms and Fire Escapes. N/A.
 - (c) Repairs. N/A.
 - (d) Restoration. N/A.
 - (e) Re-Siding. N/A
 - (f) Alterations Visible from the Street and Alterations to Street Façade. This rear addition is unlikely to be visible from the street. It is possible that part of the roof would be visible, but that would provide a compatible appearance to the other gabled areas on the historic structure.
 - (g) Additions and Exterior Alterations Not Visible from the Street. The materials and architectural details of the addition are compatible with the historic structure.
 - (h) Roof Shape. The steeply pitched gable roof form is the predominant form found on the historic structure. The shed-roofed dormer would be on the interior of the property, and not visible from any public right of way. The applicant has provided examples of other shed dormers found on historic Tudor Revival structures in the district.
 - (i) Roof Material.
 - 1. N/A
 - 2. The existing roof is asphalt shingles. There is no information in the application on the type of roof shingle proposed. Staff would recommend that the shingle match the existing shingles on the historic house, without exaggerated shadow lines.
 - 3. N/A
 - (j) Parking Lots. N/A

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the request with the following condition:

1. Final roofing shingle specifications be approved by staff.