



Project Name/Address: 210 Princeton Avenue

Application Type: PUBLIC HEARING Certificate of Appropriateness

Legistar File ID # [39059](#)

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Summary

Project Applicant/Contact: Eric Donovan, TDS Custom Construction

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations and building addition over 100 square feet in the University Heights Historic District

Background Information

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

Relevant Historic Preservation Ordinance Sections:

41.24(5) Standards for the Review of Exterior Alterations and Repairs in TR-C2 and 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 of the Madison General Ordinances. 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 of the Madison general ordinances, 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. 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 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 building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building 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 building 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

A brief discussion of the related sections of 41.24(5) follows:

- (a) Height. The height of the roof on the rear addition is higher than the existing porch roof, but is not higher than the main roof. The addition of a higher sloped roof will slightly increase the volume of the structure, but not for habitable interior space. The roofing materials as specified in 41.24(4)(a)5 will be compatible with the historic character of the district.
- (b) Second Exit Platforms and Fire Escapes. N/A
- (c) Repairs. N/A Repairs are not being proposed.
- (d) Restoration. N/A Restoration of a previous appearance is not being proposed.
- (e) Re-Siding. N/A Installing new siding or new stucco on the primary residence is not being proposed.
- (f) Additions Visible from the Street and Alterations to Street Facades. It is possible that the proposed addition is visible from the street. The overall proposed addition design is 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.

The alterations to the exterior rear wall are being obscured by the screened porch and include the infill of one existing window and the construction of the infill at the corner. The infill will include the installation of a new exterior door and stucco material to match the existing adjacent stucco in every quality. The proposed materials and architectural details will duplicate in design, the materials and details used in the original construction of the existing structure with the exception of the foundation

material. The proposed foundation material is Minnesota limestone which does not appear to be the original material, but has been installed on other foundation elevations.

Significant architectural features are not being destroyed.

- (g) Additions and Exterior Alterations Not Visible from the Street. The discussion of (f) above explains that the overall proposed addition design is 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.
- (h) Roof Shape. The alteration of the flat roof shape on the existing rear porch to a sloped roof shape is visually compatible with the architectural design of the existing structure.
- (i) Roof Material. The majority of the proposed roof will be asphalt shingles to match the main residence roof. The low sloped portion (flat roof) will be rubber and will likely not be visible from the ground.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed exterior alterations are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall provide information about the foundation material so that the Landmarks Commission can assess the compatibility and appropriateness.