



Project Name & Address: 26 N Breese Terrace

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

Legistar File ID # [62302](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

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Summary

Project Applicant/Contact: Joseph Pechauer, Orosz Properties

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a front entry seating area and fence.

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:

41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.

- (6) Standards for the Review of Exterior Alterations and Repairs in the TR-VI, TR-V2, TR-U1, TR-U2, NMX, TSS and LMX Zoning Districts.
 - (a) Height. No alterations shall be higher than the existing structure; however, if the existing structure is already nonconforming, no alteration shall be made thereto except in accordance with Sec. 28.192, MGO. In addition, all alterations, including alterations to the top of a structure, shall conform to the height restrictions for the zoning district in which the structure is located.
 - (b) Alterations. Alterations shall be compatible in scale, materials and texture with the existing structure.
 - (c) Repairs. Materials used in repairs shall harmonize with the existing materials in texture, color and architectural detail.
 - (d) Re-Siding. The standards for the review of re-siding are the same as the standards for review of re-siding in the TR-C2, TR-C3 and TR-C4 Zoning Districts set forth in Sec. 41.24(5)e.
 - (e) Roof Shape. Roof alterations to provide additional windows, headroom or area are prohibited unless permitted under Chapter 28, or otherwise approved pursuant thereto as a variance or as part of a conditional use. In addition, all roof alterations shall be visually compatible with the architectural design of the structure.

- (f) Roof Materials. All repairs shall match in appearance the existing roofing materials; however, when a roof is covered or replaced, roofing materials shall duplicate as closely as practicable the appearance of the original materials. Thick wood shakes, French method, interlock and Dutch lap shingles are prohibited. Rolled roofing, tar and gravel and other similar roof materials are also prohibited except on flat or slightly sloped roofs which are not visible from the street.
- (g) 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 alter the landscaping and hardscaping in front of the main entrance, and to add a perimeter fence. The minimally decorative multi-unit residential building was constructed in 1931 with Jacobean stylistic elements.

The landscaping treatment in front of the property has evolved over time with at least two previous carriage-style lights on poles located on either side of the sidewalk to the entrance. There have been hedges of various sizes and placements over time. The current proposal would make the entrance more of a gathering space, increase the width of the approach, add benches and period appropriate lighting, all of which would be framed by hedges. The fencing in the front yard is more than 50% open so as to provide security but not obscure views of the building. There is a similar configuration at the end of the block at 114 N Breese Ter, a designated landmark, which has simple metal fencing in the front yard.

A discussion of the relevant ordinance sections follows:

41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.

- (6) Standards for the Review of Exterior Alterations and Repairs in the TR-VI, TR-V2, TR-U1, TR-U2, NMX, TSS and LMX Zoning Districts.
 - (a) Height. None of the proposed alterations are taller than the existing building.
 - (b) Alterations. The proposed work appears to be compatible with the style of the building and with alterations on other historic resources in the vicinity. The proposed stonework for the front patio is not typical, but also not overly decorative. Staff would recommend that the existing stone threshold remain with an expansion joint separating it from the proposed new stoop that will span the entrance bay.
 - (c) Repairs. N/A
 - (d) Re-Siding. N/A
 - (e) Roof Shape. N/A
 - (f) Roof Materials. N/A
 - (g) Parking Lots. N/A

Recommendation

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

1. Retain existing stone threshold at entry with introduction of an expansion joint between it and the new stoop.