



**Project Name & Address:** 1016 Jenifer Street

**Application Type(s):** Certificate of Appropriateness for new construction in the Third Lake Ridge historic district

**Legistar File ID #** [61540](#)

**Prepared By:** Heather Bailey, Preservation Planner, Planning Division

**Date Prepared:** August 11, 2020

**Summary**

**Project Applicant/Contact:** Nathan Kuepers, Kuepers Carpentry

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a new garage structure.

**Background Information**

**Parcel Location/Information:** The subject site is located in the Third Lake Ridge Local 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.

**41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.**

- (8) Standards for New Structures in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use. Any new structures on parcels zoned for mixed-use and 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: (Am. by ORD-16-00082, 9-15-16)

- (a) Gross Volume.
- (b) Height.
- (c) The proportion and rhythm of solids to voids in the street facades.
- (d) Materials used in the street facades.
- (e) The design of the roof.
- (f) The rhythm of buildings and masses.
- (g) Directional expression.
- (h) Materials, patterns and textures.
- (i) Landscape treatment.

## Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to construct a new detached garage structure. The principal structure on the property was constructed in 1883 and is a gabled-ell form, Cream City brick residence. While there was a garage located on the property in the mid-twentieth century, there is not one currently.

The new garage is a simple structure, which is in keeping with the style of garages on other properties within 200 feet. The building is proposed to have smooth composite siding with a 4-inch exposure. The vehicle and pedestrian doors are similar to those found in the vicinity. The windows on the garage are sliders, which is also a style often found on other garages in the vicinity.

A discussion of the relevant ordinance sections follows:

### 41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

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- (a) The garages is proposed to be of a similar volume to other garages in the vicinity.
  - (b) The single-story garage is of a comparable height to other garages.
  - (c) The simple form of the garage follows a similar pattern of solids and voids for other accessory buildings within 200 feet.
  - (d) The garage is located behind the principal structure, so it does not technically have a street façade. However the front of the garage is clapboard with a vehicular door, which is typical.
  - (e) The gable-front garage is a common form of accessory building in the vicinity.
  - (f) The new garage is located behind the principal structure, which is in keeping with the placement of principal and accessory structures on a lot.
  - (g) The proposed design has similar directional expression to other garages in the district.
  - (h) The materials and patterns on the garage are simple, which is what is typical of garages in the vicinity.
  - (i) N/A.

## Recommendation

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