



**Project Name & Address:** 1320-1322 Spaight Street

**Application Type(s):** Certificate of Appropriateness for an alteration to a structure in a historic district

**Legistar File ID #** [83623](#)

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

**Date Prepared:** May 29, 2024

**Summary**

**Project Applicant/Contact:** Tammy Bieberstein

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an alteration to a structure in the Third Lake Ridge Historic District

**Background Information**

**Parcel Location/Information:** The subject property is in the Third Lake Ridge historic district.

**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.

**41.25 STANDARDS FOR ALTERATIONS.**

- (1) General
  - (a) Alterations are defined as any change to any portion of the exterior of a building or site that replaces existing materials or changes its appearance. This section provides standards for building alterations.
  - (b) Materials and Features
    - 1. Alterations shall be in keeping with the original design and character of the building.

3. The introduction of conjectural architectural features without historic precedent on the building is prohibited.
- (4) Roofs
- (b) Materials.
    1. A roof feature may be replaced in kind if it is too deteriorated to repair.
    2. Replacement materials shall replicate the appearance of historic roofing materials found on the structure or be compatible with roofing found on historic resources in the district.

## Analysis and Conclusion

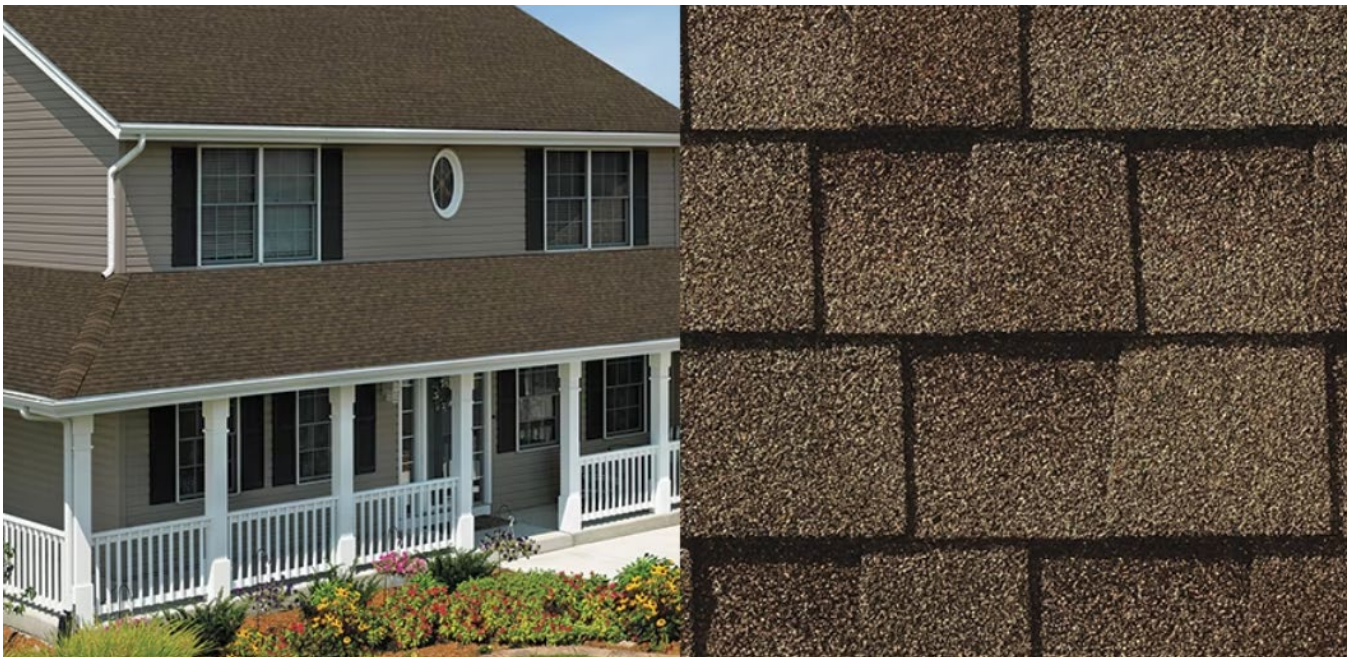
The applicant would like to reshingle their house with an architectural shingle that staff believes does not meet the historic district standards or previous precedent for a replacement roof that replicates the appearance of historic roofing materials in the historic district. Staff has worked with the applicant and their contractor to explain the standards and precedent, and provided the project team the list of shingle types we know we can easily approve (see attached). The applicant has included in their application request that they want a shingle with a long warranty. Staff compiled information on the warranties associated with the shingles on our list of approvable shingles and there are options that meet their warranty requirements. While the length of warranty is not one of the requirements in the ordinance, staff was looking to find the intersection between the homeowner's needs and the ordinance requirements. However, the applicant would like to proceed with the shingle product they first proposed. As staff cannot approve a project that they believe does not meet the standards of approval, as a matter of due process, the applicant has the right to have their project reviewed by the Landmarks Commission.

The applicant is proposing to use the GAF Ultra High Definition shingle, which features "patent-pending Dual Shadow Line for dramatic sunset shadows all day long." Of the shingles manufactured by GAF, staff recommended the GAF Natural Shadow line, which does not have the exaggerated shadow lines and features a "natural shadow effect." Buildings in the Third Lake Ridge Historic District predominantly either had wood shingles or asphalt shingles originally. Roof cladding with exaggerated shadow lines replicates the appearance of wood shake, which was a much older form of roof cladding that featured thick pieces of hand-hewn wood rather than the thinner and more uniform wood shingles or original asphalt shingles. The precedent of not approving products with exaggerated shadow lines predates the current ordinance and when updating the historic district ordinance, that precedent was codified in the new standards.

The list of roofing products that meet the standards is available on the Madison Landmarks Commission website and was developed in collaboration with the Wisconsin Historical Society to ensure that the types of roofing we were approving would also meet WHS standards for preservation tax credit projects. We do regularly review new product lines as people propose them and then update our list accordingly. There are shingles available on this list that both meet the historic district standards and the warranty requirements of the property owner.



[GAF Timberline UHDZ, Barkwood](#)



[GAF Timberline NS, Barkwood](#)

A discussion of relevant standards follows:

**41.25 STANDARDS FOR ALTERATIONS.**

(1) General

- (a) Alterations are defined as any change to any portion of the exterior of a building or site that replaces existing materials or changes its appearance. This section provides standards for building alterations.

(b) Materials and Features

1. The alteration of the existing roofing material to one that replicates the design of a wood shake instead of a wood shingle or early asphalt shingle is not in keeping with the original design and character of the building.
3. Creating the appearance of a wood shake roof introduces a conjectural architectural features without historic precedent on the building and is therefore prohibited.

(4) Roofs

(b) Materials.

1. There are options available that meet this design standard of replacing the roofing material with one that visually replicates the historic materials, but the current roofing material does not do this.
2. The proposed replacement shingle style does not replicate the appearance of historic roofing materials found on the structure and is not compatible with roofing found on historic resources in the district.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends that the Landmarks Commission place this project on file without prejudice so that the applicant can resubmit with a roofing material that meets historic district standards.

**List of Roof Shingles to be Administratively Approved in  
City of Madison Local Historic Districts**

3-Tab shingles  
CertainTeed Landmark  
GAF Timberline HDZ Harvest Blend  
GAF Timberline Natural Shadow  
TAMKO Heritage  
Owens Corning Oakridge  
Atlas Pinnacle Pristine  
IKO Dynasty  
Tesla solar shingles

F-Wave Designer Slate American Blends: Charcoal Blend – approved test case at 1430 Williamson on 10/27/2023

**Staff Analysis of Shingle Warranties**

Proposed shingle

GAF UHDZ  
Dual Shadow Line  
30 year algae stain warranty  
Limited lifetime warranty for shingle

Approvable shingles

CertainTeed Landmark  
25 year algae stain warranty  
40 year warranty for shingle

Tamko Heritage  
Limited lifetime warranty for shingle  
10 year algae stain warranty

GAF HDZ Harvest Blend  
25 year algae stain warranty  
Limited lifetime warranty for shingle

GAF NS  
10 year algae stain warranty  
Limited lifetime warranty for shingle

Owens Corning Oakridge  
25 year algae stain warranty  
Limited lifetime warranty for shingle

Atlas Pinnacle Pristine  
Lifetime algae stain warranty  
Limited lifetime warranty for shingle

IKO Dynasty  
10 year algae stain warranty  
Limited lifetime warranty for shingle