



**Project Name & Address:** 2122 Chadbourne Avenue

**Application Type(s):** Certificate of Appropriateness for demolition, new construction, and an addition in the University Heights historic district

**Legistar File ID #** [59707](#)

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

**Date Prepared:** March 10, 2020

## Summary

**Project Applicant/Contact:** Douglas Pahl, Aro Eberle Architects

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

- (2) Demolition or Removal. In determining whether to approve a certificate of appropriateness for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
- (a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
  - (b) Whether a landmark's designation has been rescinded.
  - (c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.
  - (d) Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.
  - (e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
  - (f) Whether retention of the structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.
  - (g) The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a certificate of appropriateness for demolition or removal.
  - (h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.
- Prior to approving a certificate of appropriateness for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission.

#### **41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.**

- (4) Standards for the Review of New Structures in the TR-V1, TR-V2, TR-U1, TR-U2, TR-C2, TR-C3, TR-C4, MNX, TSS, and LMX Zoning Districts.
- (b) Accessory Structures. Accessory structures, as defined in Section 28.211, MGO, shall be compatible with the design of the existing structures on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory structure shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal structures as set forth in Sec. 41.24(4)(a)2.
- (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 demolish the existing garage structure, construct a new garage structure, and construct an addition to the principal structure. After an initial review by the Preservation Planner and Zoning, the applicant is asking to refer the demolition and construction of a new garage to a future meeting as the current proposal did not meet University Heights or Zoning requirements. A discussion of demolition standards and standards for a new accessory building will be a part of the staff report when those final items are submitted for review.

The Colonial Revival house was constructed in 1920 for Winfield Root, a History professor at UW. This Colonial Revival house features a pedimented roof over the front entry, shutters on the historic windows, and decorative elements where the gable roof terminates that mimic a capital for a Doric column.

The applicant is still proceeding with the request for the addition to the rear of the house. There is an existing single-story rear addition to the house (date of construction unknown). The proposal is to add a two-story addition on the rear of the house. On the east side, the addition will be inset from the edge of the historic house. On the west side, the existing addition is in line with the wall plane of the historic portion of the house and the addition would continue that on the second story. However, there will be a different roof pitch over the addition, which will help to differentiate the addition from the historic house. The style of windows is in keeping with the character of the windows on the rest of the house and the addition will be clad in wood clapboards that are the same dimension as the existing.

A discussion of the relevant ordinance sections follows:

### **41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.**

- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.

- (a) Height. The addition is two stories on a building that is two and a half stories. The shed roof of the addition will slope away from the lower portion of the gable roof on 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 Facades. N/A
- (g) Additions and Exterior Alterations Not Visible from the Street. The rear addition is compatible with the character of the original house. In order to accommodate an adequate roof pitch, the applicant is proposing to alter the window on the dormer that is on the back of the house by raising the sill and replacing the existing window with one that is of a similar style to that of the original.
- (h) Roof Shape. The shed roof on the addition is at a different pitch than the side-gabled house, but compliments the gable roof rather than contrasting with it.
- (i) Roof Material. The new roof will have asphalt shingles that match the existing house.
- (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 for the addition on the house and refer consideration of the demolition of the garage and construction of a new garage to a future meeting.