



**Project Name/Address:** 14 North Prospect Avenue

**Application Type:** Certificate of Appropriateness for exterior alteration in University Heights Historic District

**Legistar File ID #** [54149](#)

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## Summary

**Project Applicant/Contact:** Torque Advisors – Torque Companies

**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for second story addition in the University Heights Historic District

## Background Information

**Parcel Location:** 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 Historic Preservation 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.

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- (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 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

The applicant is requesting a Certificate of Appropriateness to construct a second story addition on the roof of the existing flat-roofed one-story wing on the west side of the house in the University Heights Historic District. The addition will be separated from the second story of the existing structure with a flat-roofed connector, which will be stepped back from the wall planes of the existing structure and the proposed addition.

The preservation file records indicate that the existing single-story wing was constructed in 2003 after receiving a Certificate of Appropriateness. The proposed addition uses similar architectural vocabulary to the existing structure, and is designed to preserve the character-defining architectural details located in the gable-end of the second story where it connects to the historic structure. It will remove two original windows on the current second story where the addition is attached. It will also remove a non-historic railing on the rooftop of the 2003 wing.

A discussion of the relevant ordinance section of Chapter 41.24 follows:

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- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
  - (a) The proposed addition will be shorter than the existing structure and will meet the requirements of Section 28.192 (Zoning Ordinance provisions regarding nonconforming buildings or structures). The proposed roof material will be asphalt shingles to match the primary roof material of the existing structure, with a membrane roof on the new flat-roofed “gasket-like” connection between the existing structure and the addition and replacement of the existing membrane roofing on existing flat-roofed wing.
  - (b) N/A.
  - (c) N/A.
  - (d) N/A.
  - (e) N/A.
  - (f) As a corner lot, this rear addition will be visible from the street. It is compatible with the existing structure in architectural design, scale, color, and texture. The addition is separated from the existing building with a flat-roofed “gasket-like” connection, which is stepped back from the wall planes to provide an inset and will not be visible from the street. This will differentiate what is new from what is historic and preserve the architectural features located above where the “gasket” connects to the existing structure. The proposed window configuration in the addition and massing of the addition reference the window groupings on the existing structure, while still being differentiated from what is historic. The tall windows that largely comprise the walls of the addition reflect those in the adjacent street facing façade. The windows proposed in the gables are compatible with those in the gables of the existing structure. The exterior cladding will replicate the half-timbering and stucco of the Tudor-style historic structure.
  - (g) N/A.
  - (h) The roof shape of the addition uses the same cross-gable form of the existing structure with a similar pitch. The “gasket” will have a flat roof, and the roofing material will not be visible from the street.
  - (i) Roof Material.
    - 1. N/A
    - 2. The cross-gabled roof of the addition will feature asphalt shingles to match the existing structure.
    - 3. The connector will use a membrane roof as it is a flat roof. It will not be visible from the ground. The existing single-story will have a replacement of the existing membrane roof with a new membrane. This will not be visible from the ground either.

**Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness for construction of a second-story addition are met, and recommend that the Landmarks Commission approve the Certificate of Appropriateness with the following condition:

- 1. Staff approval of window, trim, and roofing material specifications.