



**Project Name & Address:** 126 N Spooner Street  
**Application Type(s):** Certificate of Appropriateness for demolition and new construction  
**Legistar File ID #** [72401](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** July 20, 2022

## Summary

**Project Applicant/Contact:** Meri Tepper  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for a garage and sunroom demolition and replacement.

## Background Information

**Parcel Location/Information:** The subject property is a contributing resource to the University Heights Local 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.
  - (c) Replacement
    1. Existing features shall be replaced in-kind if they are too deteriorated to repair.
- (5) Windows and Doors
  - (c) Windows

2. Only when original windows are too deteriorated or hazardous to repair may they be replaced with new windows that replicate all design details.
3. Replacement multi-light windows shall use true divided lights or simulated divided lights with window grids on the exterior and interior with spacer bars between the panes of glass.

#### **41.26 STANDARDS FOR ADDITIONS**

- (1) General
  - (a) General
    1. New additions on the front of the principal structure are prohibited, except for restoring or reconstructing missing historic features that can be documented.
    2. A new addition shall be designed to be subordinate and compatible with the character of the structure.
    3. The addition shall be visually separated from the principal building.
    4. The alignment, rhythm, and size of the window and door openings of the new addition shall be similar to those of the historic building.
  - (b) Materials and Features
    1. A new addition shall be constructed on a secondary or non-character defining elevation so that historic materials and features are not obscured, damaged or destroyed.
    2. New additions that destroy significant historic materials or character-defining features are prohibited.
- (2) Building Site
  - (a) General
    1. Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.
- (3) Exterior Walls
  - (a) General
    1. Materials used for exterior walls of the addition shall be similar in design, scale, architectural appearance, and other visual qualities of the historic building, but differentiated enough so that it is not confused as historic or original to the building.
  - (b) Wood
    1. Products that replicate wood shall have a smooth surface without textured faux wood grain.
- (4) Roofs
  - (a) General
    1. The form and pitch of the addition roof shall be similar to and compatible with the existing roof form and pitch.
  - (b) Materials
    1. Visible roof materials shall be similar to the historic roof materials on the structure.
- (5) Windows and Doors
  - (a) General
    1. Openings and the windows or doors in them shall be compatible with the overall design of the historic building.
    2. The new openings shall have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.
  - (b) Windows and Storm Windows
    1. Simulated divided lights are permitted with window grids on the exterior and interior with spacer bars between the panes of glass.
  - (c) Entrance Doors and Storm Doors
    1. Doors shall be compatible with the overall design of the building.
    2. New door openings shall have a similar height to width ratio, components, and finish as the historic doors of the structure.
  - (d) Garage Doors
    1. Garage doors shall be similar in design, scale, architectural appearance, and other visual qualities prevalent within the historic district.

## Analysis and Conclusion

The proposed project is to demolish the existing nonhistoric garage and first-floor addition to the side of the house and construct a new addition that is slightly wider and of a style more in keeping with the architectural character of the historic structure. The Tudor Revival house at 126 N Spooner was constructed in 1923 by Frank Riley for Andrew T. Weaver. Weaver was a professor of speech at the University of Wisconsin and was a pioneer in the field. The Tudor Revival style is noted for its stucco with faux half-timbering, and wood decorative elements.

The current attached garage is very narrow and the retaining wall leading to it is failing. The proposal would widen the driveway, replace the retaining wall, widen the garage so that a car can be parked and the door opened once inside, and then replace the addition that sits atop the garage. The current enclosed space above the garage has a shed roof and reads like the former side porch space that it was. The new addition would replicate the hipped roof form on the historic structure and maintain the chimney that projects through its roof. The siding is proposed as stucco with fiber cement trim colored to match the house. The window areas will follow a similar multi-light pattern found on the house with fiber cement panels at the base. The rear of the addition will feature a multi-light French door that uses the same architectural vocabulary found on the other rear entrance to the house and found on the windows.

Finally the proposal is to replace the remaining historic windows on the structure due to deterioration. A window assessment is included in the application materials.

A discussion of the relevant ordinance sections 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 proposed replacement of the historic windows are in keeping with the proposed design and character of the building.
  - (c) Replacement
    1. The applicant's assessment determined that the windows are too deteriorated to repair, although it does recommend repair of some of the window openings and replacement of some of the sashes, with possible reuse of historic glass. But the final recommendation of the report is replacement of the windows with the style found on the rest of the structure.
- (5) Windows and Doors
  - (c) Windows
    2. The window assessment represents that each of the historic windows are too deteriorated for repair and are likely to have lead paint. The proposal is to replicate the design details. Staff would request details showing the current documentation of the profiles of the existing historic windows and how they compare to the replacements.
    3. The proposed replacements are for simulated divided lights.

### 41.26 STANDARDS FOR ADDITIONS

- (1) General
  - (a) General
    1. The new addition will replace an existing side addition on the structure. While the existing addition has a continuous wall plane with the historic structure, the new addition will have a slight inset to help visually separate it from the front façade.
    2. The addition is subordinate and compatible with the character of the structure.
    3. The inset on the front of the addition provides for the separation from the principal building.
    4. The symmetrical alignment of the windows on the addition are typical of what is found on Tudor Revival structures. The unusual asymmetrical pattern of windows on the historic structure is atypical of the style of architecture and for the buildings designed by Frank Riley.

- (b) Materials and Features
  - 1. The addition is replacing a nonhistoric side addition and will not cover character-defining features on the historic structure.
  - 2. The addition will not destroy significant historic materials or features.
- (2) Building Site
  - (a) General
    - 1. The University Heights historic district frequently features additions to one side of a structure because the site is constrained by a driveway on the other side. In this instance, the grading and width of the lot constrained development further. But an addition to only one side is typical of historic resources in the vicinity.
- (3) Exterior Walls
  - (a) General
    - 1. The stucco and fiber cement siding will replicate the architectural vocabulary of the historic structure.
  - (b) Wood
    - 1. The fiber cement trim and panels located below the windows will need to be smooth-surfaced in order to replicate the appearance of historic materials.
- (4) Roofs
  - (a) General
    - 1. The form of the roof on the addition will be similar and compatible to the hipped roof on the historic structure.
  - (b) Materials
    - 1. The style of roofing will match that on the rest of the structure.
- (5) Windows and Doors
  - (a) General
    - 1. The openings, windows, and door are compatible with the overall design of the historic building.
    - 2. There are a variety of window configurations on the historic structure. The proposed groupings mimic the general pattern and the multi-light design of the historic windows and doors.
  - (b) Windows and Storm Windows
    - 1. The windows should have simulated divided lights.
  - (c) Entrance Doors and Storm Doors
    - 1. The doors located on the rear of the addition are compatible with the overall design of the building.
    - 2. The double doors have a similar height to width ratio of the individual doors on the structure and follow the pattern for the size of the openings on the addition.
  - (d) Garage Doors
    - 1. The proposed garage doors replicate the style found on other historic garages in the vicinity and will also blend with the architectural character of the historic structure.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness can be met and recommends the Landmarks Commission approve the project with the following conditions:

- 1. Fiber cement trim and siding must be smooth-surfaced
- 2. Submit window details to staff documenting the historic profiles and how they compare to proposed replacements.