



Project Name & Address: 14 N Prospect Avenue

Application Type(s): Certificate of Appropriateness for new construction in the University Heights historic district

Legistar File ID # [62132](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

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Summary

Project Applicant/Contact: Tamara Schlessinger and Niraj Nijhawan

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of an accessory 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:

41.24 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.
 - (a) Principal Structures.
 2. Materials. Materials for the exterior walls shall be the same as or similar to materials prevalent in the University Heights Historic District. Permitted materials include brick, narrow gauge horizontal clapboards four or less inches in exposed width, stone, stucco, smooth shingles or combinations of the above provided the combinations occur in a manner and location similar to the materials on existing structures in University Heights (e.g., brick on first floor with clapboard on second floor). Other materials, such as aluminum or vinyl must be visually compatible with structures within two hundred (200) feet of the subject property. The following materials are prohibited: concrete block, asbestos, wide clapboards over four inches in exposed width, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes.
 - (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.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to construct a 12-foot x 18-foot accessory building that will serve as a screened three-season detached porch. The principal building on the property is a high-style Tudor Revival home constructed in 1911 and additions in 1924, with one of the character defining features being the board and batten detailing on the older portion of the building.

The detached porch is a simple gabled building with board and batten trim over stucco panels and decorative corbelled brackets under the eaves. Most of the walls feature full length window openings and one full light door. The building is compatible with the architectural style of the principal structure, but will read as a new building.

A discussion of the relevant ordinance sections follows:

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.
 - (a) Principal Structures.
 2. Materials. The proposed materials appear to be in keeping with those found in the district and on the existing structures on the property. Stucco and board and batten construction meets the standards for new construction.
 - (b) Accessory Structures. The accessory structure is 14-feet in height and the design is compatible with the existing structures on the parcel, and is located in the rear yard.

Recommendation

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

1. Walls be concrete or plaster stucco, not EIFS.