



Project Name/Address: 2131 Chadbourne Avenue

Application Type: Certificate of Appropriateness for exterior alterations in historic district

Legistar File ID # [37498](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: June 30, 2015

Summary

Project Applicant/Contact: Tracy & Cayle Tompkins

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations involving the front porch in the University Heights Historic District

Background Information

Parcel Location: The subject site is located in the University Heights Historic District.

Relevant Landmarks Ordinance Sections:

33.19(12)(d) Criteria for the Review of Additions, Exterior Alterations and Repairs in TR-C2 and TR-C3 and TR-C4 Zoning Districts.

1. Height. All additions shall be no higher than the existing building; however, if the existing building is already a nonconforming one, no addition shall be made thereto except in accordance with Section 28.192 of the Madison General Ordinances. Roof additions resulting in an increased building volume are prohibited unless they meet the standards in Section 33.19(12)(d)6. and are permitted under Chapter 28 of the Madison General Ordinances, or approved as a variance pursuant to Sections 28.08(2)(e) and 28.12(8)(d) or approved as a conditional use or as part of a planned residential development in accordance with Section 28.184.
2. Second Exit Platforms and Fire Escapes.
3. 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. (Renum. by ORD-08-00122, 11-22- 08)
4. Restoration. Projects that will restore the appearance of a building or 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. (Renum. by ORD-08-00122, 11-22-08)
5. Re-Siding.
6. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions 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 building or of other buildings 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 building where the existing building materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade.

7. 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 building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building 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 building rather than contrast with it. (Renum. by ORD-08-00122, 11-22-08)
8. Roof Shape. The roof shape of the front of a building or 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 building and similar in location and shape to original dormers on buildings of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a building or structure shall be visually compatible with the architectural design of the existing building.
9. Roof Material.
 - a. If the existing roof of a building or structure is tile, slate or other material that is original to the building or 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.
 - b. 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.
 - c. 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

A brief discussion of the related sections of 33.19(12)(d) follows:

1. Height. The height of the existing building is not being modified.
2. Second Exit Platforms and Fire Escapes. NA
3. Repairs. Repairs to stucco shall match existing adjacent stucco texture and appearance.
4. Restoration. The ordinance states "Projects that will restore the appearance of a building or 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."

According to the evidence provided to date, the second floor of the garage (columns, floor structure, and roof) was constructed in 1936. The original garage would have had a flat roof with “eyebrow” roof detail at the perimeter. The 1936 two story structure is being retained and is being altered as part of the work.

According to the submission materials, the front porch hipped roof was framed over the original flat roof in 1936 and the parapet was constructed. The original front porch roof would have been flat with “eyebrow” roof detail at the perimeter. A portion of the 1936 alteration is being retained.

The submission materials indicate that the applicants are willing to remove the over-framed hip roof from 1936 and restore the flat roof of the front porch. **The existing hip roof changes its slope at the eyebrow so the existing overframed hip roof would need to be overframed to have a consistent slope.**

Staff viewed the parapet framing on site and when looking in to the parapet from above the framing is open to below. The parapet is not framed on top of the sheathing of the hipped roof or the original flat roof. This indicates to staff that a parapet element is original to the roof structure. Staff believes that the existing parapet may be a later interpretation of an original feature that visually separated the eyebrow roof from the flat roof beyond. It is very possible that a similar parapet was on the original garage roof.

5. Re-Siding. NA The exterior cladding on this building is stucco. Any repairs or installation of stucco shall match the existing adjacent stucco texture and mixture in appearance.
6. Additions Visible from the Street and Alterations to Street Facades. The sleeping porch enclosure was approved at a previous meeting.

The replacement of the French doors in the existing opening is compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. It is unclear if the existing French doors are original to the building.

7. Additions and Exterior Alterations Not Visible from the Street. All currently proposed alterations are visible from the street.
8. Roof Shape. The front porch roof is proposed to be changed which would remove the existing parapet detail that may be a later interpretation of an original feature.
9. Roof Material. The drawings do not indicate the replacement of the roof shingles, but it is assumed that the proposed modifications to the front porch would suggest that a new roof will be installed at the front porch.

Recommendation

Staff appreciates the evidence that has been collected to determine the construction date of the alterations to the residence. Given the information submitted and the treatment of other roofs of residences in the historic district, Staff believes that a parapet was original to the front porch and the removal of the parapet does not meet standard 33.19(12)(d)4 and 6.

If the Landmarks Commission believes the standards for granting a Certificate of Appropriateness for the proposed exterior alterations are met, staff recommends approval with the following conditions of approval:

1. The Applicant shall continue to provide documentation of physical evidence to the Preservation Planner as the porch roof and parapet are removed.
2. If the front porch roof is being replaced, the shingles shall match the existing main roof shingles in type and color.