

PLANNING DIVISION STAFF REPORT

May 20, 2019

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 1718 Chadbourne Avenue

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

Legistar File ID # [55635](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: May 13, 2019

Summary

Project Applicant/Contact: Gregory Reed and Michael Zorich

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the addition of a residence.

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.

- (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 an addition to the back of the house at 1718 Chadbourne. The narrative includes information about work on the interior and future work on the exterior of the historic portion of the house, but no details for that work was included. An application for the exterior alterations to the historic house will need to be included in a future application. The drawings included in the application and the meetings the applicant had with staff were regarding the addition to the back of the house.

The current proposal largely complies with the University Heights Historic District standards. The gabled-roof on the new wing of the house and the hip roof on the new single-story porch match the roof patterns of the historic house. Staff has previously asked for the decorative roof brackets to be included on the roof of the new wing, but those do not appear in the present design. The historic windows on the house are either 4-over-1 or 3-over-1 with Mission-style vertical panes in the upper sash. The current renderings show 4-over-1 windows with a grid pattern.

A discussion of the relevant ordinance of Chapter 41.24 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 roofline of the new rear wing is not higher than the existing roofline.
 - (b) 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. The alterations to this building are located behind the house and stepped back from the sides. It is unlikely that any of the additions to the house will be visible from the street.
 - (g) Additions and Exterior Alterations Not Visible from the Street. The applicant has not specified materials at this time, but the overall design is in keeping with the architectural features of the house. The addition of the three decorative brackets to the gable end on the rear of the house and Mission-style windows will meet this requirement.
 - (h) Roof Shape. The roof on the addition is a gable, but it will not have the same look as the roofline does not extend as far down the length of the building. However, this slight variation will allow the addition to read as new construction while keeping with the

architectural vocabulary of the house. The hipped roof on the porch and stoop repeat the pattern of the hipped roof on the single-story side wing of the historic house.

(i) Roof Material.

The applicant has not provided information on the type of roofing material, but in discussions with staff, staff has recommended that the roof be a similar product so as to blend with the main house.

3. N/A

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness have been met and recommends the Landmarks Commission approve the request with the following conditions:

1. Installation of three roof brackets on the rear gable of the new wing, to replicate the pattern on the side gables of the house.
2. Mission-style windows for the addition.
3. Roof, siding, trim, brick, railing, and door details to be finalized with staff.