



Project Name & Address: 2450 Atwood Avenue
Application Type(s): Certificate of Appropriateness for exterior alterations on a landmark site
Legistar File ID # [56615](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: July 22, 2019

Summary

Project Applicant/Contact: Jason Krause – Krause Konstruktion
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the replacement of the roof and gutters.

Background Information

Parcel Location/Information: The landmark site is located at 2540 Atwood Avenue

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:

- 41.18 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.

Secretary of the Interior’s Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to replace the existing asphalt three-tab shingle roof on the northwest wing of the building and replace it with a synthetic slate shingle. The project area will also include replacement of all existing flashing and gutters with copper products to match the existing on the building.

The St. Bernard's Catholic Church building was designated as a Madison Landmark in 1981 for its Gothic Revival style architecture and use of Madison sandstone. In 2017 the City was notified of work taking place on the building that did not have a Certificate of Appropriateness. After a series of discussions and two meetings before the Landmarks Commission, the project remains unresolved. Staff is working with the applicant to install new protective window coverings over the stained glass, which the Landmarks Commission approved at their July 9, 2018 meeting. The damage to the masonry, lighting on the tower, and new signage remain unresolved. Staff will continue to work with the applicant and contractor to resolve, in particular, the damage to the distinctive masonry.

This proposed project would replace nonhistoric asphalt three-tab shingle roofing and replace it with a synthetic shingles meant to look like slate. The historic roof on the building has flat clay tile roofing. The historic shingles have moderate color variation, all of a red hue. Those shingles are thick, have a smooth surface, and a clean edge. The proposed shingle for the northwest wing of the building appears to be of a similar color palette to the historic, but the faux slate patterning make for a rough surface and irregular edges. It is not clear how the dimensions of the proposed replacement shingle compare to the historic, but the applicant has promised to provide those details at the Landmarks Commission meeting. The slate appearance would differentiate this

portion of the building as different from the main church due to the style of shingle, but as there were never slate shingles used on this building, it would create a false sense of history. If the roof needs to be replaced, it should be of a type of shingle that more accurately replicates the design and architectural appearance of existing roofing.

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) The proposal does not appear to meet the Secretary of the Interior's Standards for Rehabilitation.

Secretary of the Interior's Standards for Rehabilitation

1. This project will not change the use of the property.
2. The proposal is to remove nonhistoric roofing and associated materials.
3. While some Gothic Revival sanctuaries feature slate roofs, this building did not. It has a simple clay tile roof. Introducing a slate-style shingle would introduce a conjectural feature.
4. The current roofing on the project area is not a character defining feature that has achieved significance in its own right.
5. No distinctive features are proposed to be removed, but the new style of roofing does not replicate the distinctive character of the historic clay tile roofing of the building.
6. No historic features are being removed.
7. The applicant does not propose any chemical treatments.
8. No archaeological resources are likely to be impacted by this project.
9. The exterior alteration of the roof is not destroying historic materials. It is not clear if this portion of the building originally had clay tile roofing. The copper flashing and gutters are located elsewhere on the building and are in keeping with those features elsewhere. While the synthetic slate tile will certainly differentiate the roof from the historic roofing, it does so in a way that falsely suggests slate may have been used on this building in the past. A new clay tile or synthetic tile that more closely replicated the historic design would still be of a slightly different color and dimension to differentiate it from the historic, while being in keeping with the character of the property.
10. No new additions are proposed.

Recommendation

Staff believes that standards for granting a Certificate of Appropriateness (CoA) for replacing the roofing on the northwest wing of the building can be met and recommends that the Landmarks Commission approve the project with the following condition:

1. Applicant work with staff to find a roofing product that approximates the historic clay tile roofing.