



Project Name/Address: 854 Jenifer Street

Application Type: Certificate of Appropriateness for exterior alterations to an improvement on a landmark site in an historic district

Legistar File ID # [33861](#)

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Summary

Project Applicant/Contact: Mick Klein Kennedy, Wisconsin Landscapes and Remodeling, Inc.

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations to an improvement (detached garage) on a landmark site in a historic district.

Background Information

Parcel Location: The subject site is a designated landmark site located in the Third Lake Ridge Historic District

Relevant Landmarks Ordinance Sections:

33.19(5)(b)4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:

- a. Whether in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done;

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.

- (a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
4. Alterations of the roof of any existing structure shall retain its existing historical appearance.

Analysis and Conclusion

As described in the submission materials, the existing garage was likely constructed in the 1920s and was later altered (perhaps in the 1950s). The Applicants are requesting to alter the garage in an effort to make the site more functional and to repair the remaining garage structure and related slab.

Because the garage structure is not the designated landmark building and because the garage size and appearance will remain largely the same as it currently exists, the proposed work would not detrimentally change, destroy or adversely affect any exterior architectural feature of the landmark site.

The Third Lake Ridge section of the Ordinance does not have criteria related to the appropriate treatment of accessory buildings; therefore, a brief discussion of the criteria of 33.19(11)(i) follows:

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g). Those criteria are listed below:
 1. The height of the garage is not being changed.
 2. The street facade of the garage will continue to have a large (full width) garage door.
 3. The existing materials of the street façade of the garage will be retained and wood columns and a beam that are visible from the street will be added.
 4. The existing roof is being retained.
2. The proposed alteration will not change the existing historical finishes.
3. The proposed alteration retains the historical rhythm of masses and spaces. The size and configuration of any accessory structures near the original Hyer-Jacquish Hotel are unknown. Garages were not part of the circa 1860 vernacular built environment, but the garage was built within the period of significance for the historic district. When the garage was originally constructed in the 1920s, there was a space between the landmark building and the garage. When the garage was altered in the 1950s, that space was filled and the garage touched the corner of the landmark building. While the roof will remain, the proposed alteration will create the space below the garage roof to be more compatible with the historic rhythm of masses and spaces. The alteration to the garage will not affect the masses and spaces of the primary buildings in the contextual area.
4. The original landscape plan is unknown. The proposed alteration of the site will improve site drainage. The alterations of the site/landscape plan are consistent with other residential properties in the immediate area.
5. Garage doors are not historical elements in the circa 1860 vernacular built environment. The appearance of the circa 1920 garage structure and the size of the original door are not known. The proposed garage door will be made smaller than the existing door, but the design of the door is appropriate.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval by the Landmarks Commission.