

PLANNING DIVISION STAFF REPORT

October 14, 2019

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 4718 Monona Drive – Nathaniel Dean House

Application Type(s): Certificate of Appropriateness for exterior alterations on a landmark site

Legistar File ID # [57565](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: October 10, 2019

Summary

Project Applicant/Contact: Peter Rott – Isthmus Architecture

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the rehabilitation of the rear porch.

Background Information

Parcel Location/Information: The landmark site is located at 4718 Monona Drive

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 screen portions of the rear deck with a screen and glass panel system that will allow for more usage of the rear porch. The project is also proposing to replace the existing concrete flooring of the rear porch, which is extensively cracked and heaving. While making repairs to the porch area, the applicant is proposing to replace the existing beadboard ceiling in-kind and ceiling fixtures with combination ceiling fan and lighting fixtures, neither of which appear to be original. Finally, the project will involve new grading in the vicinity of the porch to direct water away from the porch area.

As this is an enclosed porch, the Landmarks Commission is only reviewing the screening modifications and the proposed porch flooring replacement as that will be visible from the exterior.

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 proposed work appears to meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) N/A
 - (c) N/A
 - (d) N/A

Secretary of the Interior's Standards for Rehabilitation

1. The building is undergoing a minimal change to allow for the expansion of programming to use the rear porch more extensively, with a minimal change to the appearance.
2. The rear porch is not original, but is a feature that has attained significance in its own right. The project will not introduce conjectural features, but instead includes sensitive modifications to the existing porch design, retaining materials where possible.
3. The modifications will be recognizably contemporary while in keeping with the architectural vocabulary of the porch addition.
4. While the porch is not original, it is an alteration that speaks to its period as a clubhouse for the golf course. Several of the elements are deteriorated and the proposed alteration will retain much of the historic fabric of the larger porch structure while allowing the use of the space to evolve.
5. The style and general design of the porch will largely be retained, while enhancing the functionality of the porch. The proposal will include modifying the function of one of the rear doors of the porch (sliding instead of outswing) and creation of another entry space (also a sliding screen door). For all of the door replacements, the proposal is to replicate the divided lowed panel of the door, but it is currently only showing a single screen space rather than the paired screens, which are divided by a single vertical muntin. The two sliding door also feature a single transom panel above the doors due to the functional nature of the sliding panels. The other replaced doors replicate the original design of a single transom over the outswing doors.
6. While there is deterioration of the porch screening, much of which would require replacement rather than repair, the proposal is for adapting the space for a wider range of use while still retaining the character of the space. No distinctive materials are proposed for replacement. The concrete porch flooring will be replaced in-kind and requires replacement at this point.
7. The applicant is not proposing any chemical treatments.
8. There is no known significant archaeology for this location and this is a previously disturbed area. However, the depth of excavation for the flooring replacement has the possibility of unearthing historic materials. Staff recommends that the applicant be sensitive to the possibility and retain the services of an archaeologist if resources are uncovered during any excavation activities.
9. Many of the elements of the rear porch appear to have been replaced over time. While the original design of the screened area appears to be similar to the original design of the porch addition, the current proposal does not involve destroying significant historic materials. The new screening and the new concrete porch will be in keeping with the character of the historic porch, while being differentiated as new.
10. The modifications of the porch screening maintain the form and design of the historic porch. The replacement of the porch flooring allow for the ongoing preservation of the porch be addressing a structural defect.

Recommendation

Staff believes that standards for granting a Certificate of Appropriateness (CoA) are met and recommends that the Landmarks Commission approve the project with the following condition:

1. Modification of the proposed doors to include a vertical muntin over the screens.