



Project Name & Address: 2129 Kendall Avenue

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

Legistar File ID # [64703](#)

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Summary

Project Applicant/Contact: Aaron Bowe

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the replacement of windows, siding, and roofing.

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:

- 41.18 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.
- 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 complete an extensive rehabilitation of the historic structure. Many areas on the structure are damaged due to longterm deferred maintenance by a previous property owner. In particular, extensive vegetation coverage on the building deteriorated most of the siding and windows, including infiltrating the storm windows and damaging the windows beneath. The proposed rehabilitation will include repairs to elements on the front porch and a remodel of a ca. 1970s addition on the back.

The applicant had a windows assessment completed to reflect the deterioration of both the windows and associated storms. The recommendation of the contractor who completed the assessment is that all of the windows warrant replacement. If the commission finds that they have the necessary information to determine that the existing windows are deteriorated beyond repair and are not economical to repair, then staff is working with the applicant to replicate the look of the historic windows. The repairs on the porch include stripping deteriorated paint, replacing or repairing deteriorated wood as needed, and replacement of the front door and storm door. The alteration to the rear addition will create a gable roof form more compatible with the historic structure, replicate the decorative brackets under the eaves that are found on the other elevations of the house, and introduce siding that is complimentary to the rest of the structure. The work on the rear will also include removal of a nonhistoric back window with a picture window flanked by double hung windows, and removal of a pair of double hung windows to introduce a rear entrance. The replacement siding will replicate the wider exposure on the first floor and the narrow exposure on the upper floor with the decorative belt band separating the two. The current siding is wood and the replacement is proposed as smooth-surfaced LP Smartside.

A discussion of the relevant ordinance sections 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 remodel of the ca. 1970s addition from a flat roof to a rear-facing gable will not increase the height of that portion of the structure to be taller than the rest of the structure.
 - (b) Second Exit Platforms and Fire Escapes. N/A
 - (c) Repairs. The proposed repairs either use materials in-kind or materials that replicate the historic materials.
 - (d) Restoration. N/A
 - (e) Re-Siding. The residing will replicate the reveal on the existing siding. The proposed replacement material will replicate the appearance of wood clapboard.
 - (f) Alterations Visible from the Street and Alterations to Street Facades. The alterations visible from the street are largely replicating the existing. The current proposal for the main entry is to replace the existing historic front door with a different style of door. The existing door is warped and severely damaged. There are presently several different styles of windows on the house. The storm windows present a 2-over-2 form, but the underlying windows are largely 1-over-1. This house is nearly identical to 1617 Monroe. That house features the same style of front door, the 4-over 1 windows on the second floor, 4-lite windows in the attic, the decorative leaded glass windows on the side, and otherwise there are simple one-over-one double hung windows. Previous street views show the 4-light storms on that house as well. As such, if the windows and doors are approved for replacement the replacements should match the existing window lite configurations present on the windows.
 - (g) Additions and Exterior Alterations Not Visible from the Street. The alteration to the rear of the building will address a structurally failing previous alteration that was out of character with the rest of the structure. The proposed design will harmonize with the character of the building and adapt it to new and ongoing uses.
 - (h) Roof Shape. The alteration to the roof shape on the rear addition will make the rear addition visually compatible with the rest of the structure.
 - (i) Roof Material.
 - 1. N/A
 - 2. The new asphalt shingles should replicate the historic appearance and not have exaggerated shadow lines.
 - 3. N/A

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission approve the project with the following conditions:

1. Final window specifications shall replicate the appearance of the historic windows
2. Explore repair of the historic front door with a new full-light storm door
3. New roofing shall not have exaggerated shadow lines, with final specifications to be approved by staff