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Committee: Landmarks Commission	Meeting Date: 3/6/2024
Item Number: ID#24-9115	
Subject: Landmarks Commission Certificate of Appropriateness for 1307 E. Broadway. Review a request to replace the roof (East Broadway Historic District).	

Details:The applicants, Jimmy Dakolias and Allison Ippolite have replaced the roof, gutters, and downspouts at 1307 E. Broadway. The work has already been completed. The applicants did not realize roof replacements needed Landmarks Commission approval. They also needed to start the work immediately due to water damage caused by the old roof.

The new roof has CertainTeed Landmark series shingles, with Prairiewood color. The new gutters are k-style to match the old gutters, but the applicants have chosen to use copper rather than the more typical aluminum gutters. Copper gutters would have been common during the period of historic significance for the East Broadway Historic District, but k-style copper gutters were not invented until the 1940's. The Landmarks Commission typically approves new k-style gutters when they are replacing existing k-style gutters. The Landmarks Commission's Design Policies and the Wisconsin Historical Society's recommendations do not specify the material for gutter replacements.

The applicants would also like to replace one of the house's two chimneys. The chimney on the west side of the house is all red brick, while the one on the east side is red brick to a few feet above the roofline and stone to match the house below that. The applicants would like to remove the brick portion of the chimney to the east and replace it. Any replacement brick will be the best available match to the existing.

1307 E. Broadway, the Stanley Christoph House, was built in 1937 and has English Revival Architectural Style.

Relevant Secretary of the Interior Standards:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will 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 elements from other historic properties, will not be undertaken.



5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Paint and Repair Grant info: The work at this property is potentially eligible for a Paint and Repair Grant but the applicant has not one at this time. Total cost of the roof and gutter replacement was \$34,820.00. Total estimated cost of the \$17,200.00.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for replacement of the roof, gutters, and chimney at 1307 E. Broadway with the following condition:

- Chimney mortar and replacement brick must match the hardness and texture of existing brick and mortar and must match the color as closely as possible.