

Regarding: **209 North Prospect Avenue – University Heights Historic District – construction of a new single-family home in the University Heights Historic District and adjacent to a designated landmark (Ely House)
PUBLIC HEARING
(Legistar #20928)**

Date: February 28, 2011
Prepared By: Amy Scanlon

General Information:

The Applicant is proposing to construct a new modestly sized residence on the parcel located at 209 North Prospect Avenue in the University Heights Historic District. This parcel was subdivided from the adjacent landmark property, the Ely House, at 205 North Prospect. The parcel is Lot 2 on the Certified Survey Map dated May 30, 2008 (I.D. #09438) which states:

Any new construction or exterior alterations on proposed Lots 1 and 2 will be subject to the criteria and standards for alterations and new construction on landmark properties as set forth in the Landmarks Commission ordinance, section 33.19 of the Madison General Ordinances as per document 1388858.

A tree survey and tree preservation plan shall be submitted as part of any plans for new construction on Lot 2 and shall be approved by planning division staff and the Landmarks Commission.

Relevant sections of the Landmarks Ordinance:

Due to the conditions of the Certified Survey Map, this proposal must be subject to the criteria for new construction in the University Heights Historic District and to the criteria for alterations and new construction on landmark properties.

Relevant sections related to University Heights Historic District

In the left hand columns, staff has indicated whether they believe the proposal meets each criteria.

<u>Yes</u>	<u>No</u>	
		33.19 (12)(f) <u>Criteria for the Review of New Construction in the R2, R4, R4A, R5, R6, C1, C2 and OR Zoning Districts.</u>
		1. Principal Buildings.
Y		a. <u>Height.</u> The maximum height for new buildings and structures in the R2, R4 and R4A Zoning Districts shall be 35 feet and shall not exceed 2-1/2 stories except as provided in Section 28.08(5)(e) of the Madison General Ordinances.
		The front façade height ranges from 21’ to 31’.

Y
The proposal notes the use of brick laid in running bond and 3 1/2" horizontal cedar siding.

Y
Proposal = 1215 sf
VRA Average = 1453 sf
125% of average = 1816 sf

Y
There is no dominant roof shape in the VRA.

Flat roof
not visible from ground.

- b. Materials. Materials for the exterior walls of new buildings and structures shall be the same as or similar to materials prevalent in the University Heights Historic District. Permitted materials include brick, narrow gauge horizontal clapboards four or less inches in exposed width, stone, stucco, smooth shingles or combinations of the above provided the combinations occur in a manner and location similar to the materials on existing buildings in University Heights (e.g., brick on first floor with clapboard on second floor). Other materials, such as aluminum or vinyl must be visually compatible with buildings in the visually related area. The following materials are prohibited: concrete block, asbestos, wide clapboards over four inches in exposed width, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes.
- c. Visual Size. The gross area of the front facade, i.e., all walls facing the street, of a single-family, two-unit or commercial building shall be no greater than 125% of the average gross area of the front facades of buildings in the visually related area.
- d. Roof Shape. The shapes and pitches of roofs on new buildings and structures shall be similar to the roof shapes and pitches on existing buildings within the visually related area.
- e. Roof Materials. Roofing materials on new buildings or structures shall be similar in appearance to roofing materials used on buildings within the visually related area. 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. 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.

Relevant sections related to Landmark Properties

In the left hand column, staff has commented about whether they believe the proposal meets each criteria.

<u>Comment</u>	33.19(5)(b) <u>Regulation of Construction, Reconstruction and Exterior Alteration.</u>
N/A	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; and
The modest size and setback do not adversely affect the adjacent improvements.	b. Whether, in the case of the construction of a new setback improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and
N/A	c. Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6)(d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.

33.19 (6)(d) Creation of Historic Districts.

3. The guideline criteria for construction of and alterations and additions to buildings and structures in historic districts are designed to provide an understandable set of standards to ensure that alterations to the exterior of existing buildings and the creation of new buildings will be done in a manner sensitive to the character of each historic district. It is not the intent of this ordinance to discourage contemporary architectural expression that is visually compatible with its environment and otherwise meets the standards in the ordinance, to encourage the rote emulation of existing building styles or to prevent the prior lawful conforming use of buildings that are reconstructed following destruction by fire or other natural disaster. A sensitively designed building in a contemporary style may better preserve and enhance the inherent characteristics of a historic district than a mediocre adaptation of a more traditional style. (Cr. by Ord. 8690, 10-10-85 & 11-14-85; Am. by Ord. 13,001, 2-8-02)

Staff Comments and Recommendation:

The tree survey and tree preservation plan and related addendum are included in your packet for your review. Planning Division Staff suggested that the Applicants submit a final tree planting and preservation plan for final administrative approval prior to issuance of building permits.

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of the new residence are met and recommends approval by the Landmarks Commission with the following conditions:

1. The Applicants shall submit window information including cut sheets, frame and sash material and color, and window details.
2. The Applicant shall submit door information including cut sheets, frame and door material and color, and door details.
3. The Applicants shall submit a wall section drawing to explain the details and relationship of adjacent materials.
4. The Applicants shall explain rain water conduction methods.
5. The Applicants shall submit final construction document floor plans and elevations.
6. The Applicants shall submit a final tree planting and preservation plan prior to issuance of building permits.

The above conditions shall be reviewed and finalized with Staff or by the Landmarks Commission at Staff's discretion.