

**Historic District Self-Guided Tours  
Materials for First Settlement  
September 18, 2019**

At its August 20, 2019 meeting, the LORC requested that staff assemble materials to facilitate members taking self-guided tours of the local historic districts. A map and staff reports are attached for the projects listed below in the First Settlement district.

Alterations

- 512 E Main (general – staff report not available)
- 101 S Franklin (general – staff report not available)
- 126 S Hancock (windows and general)

Additions

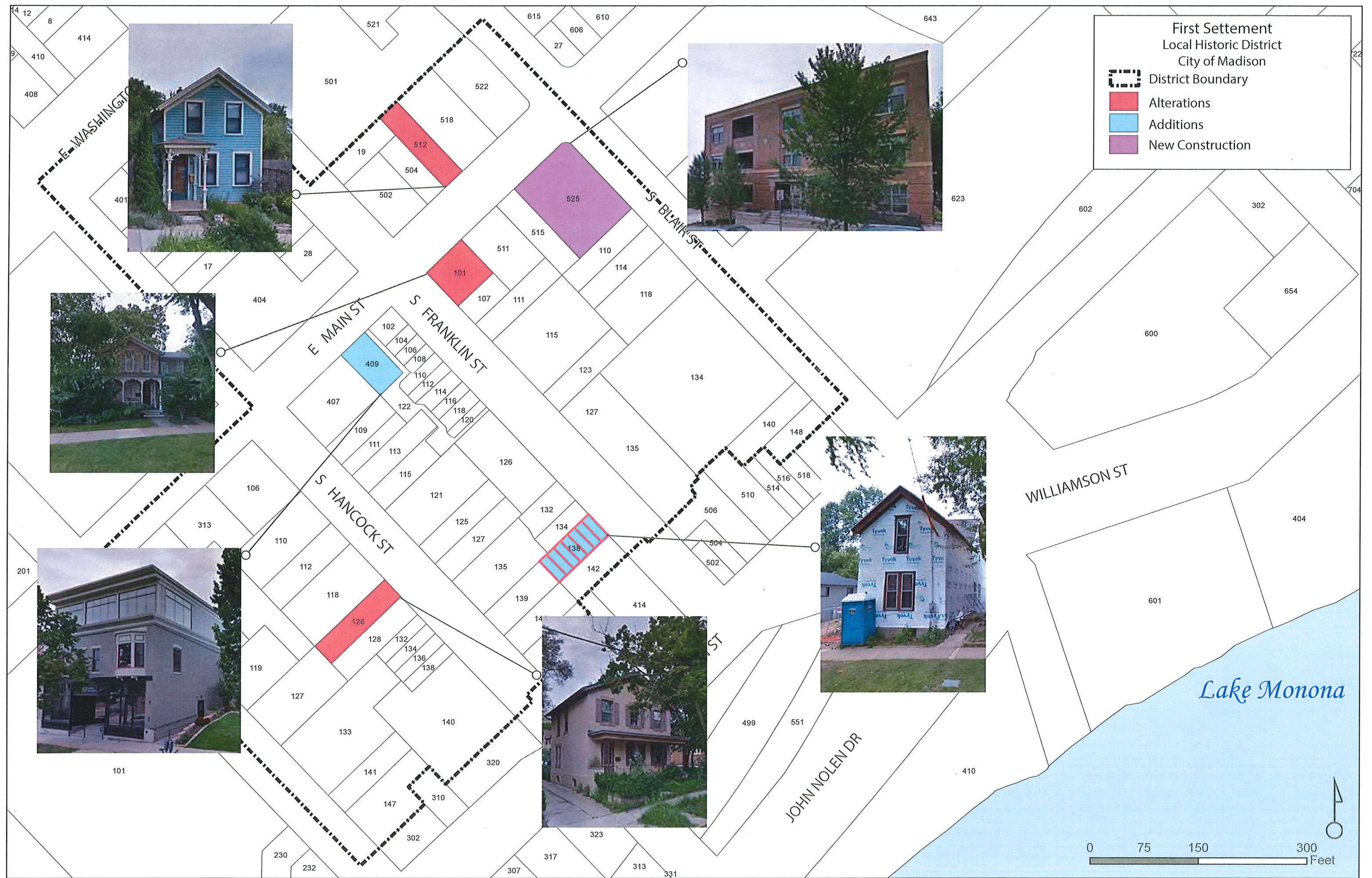
- 138 S Franklin (rear addition and alteration)
- 409 E Main (roof top)

New Construction

- 525 E Main

Note that some addresses may have changed slightly from the time the application was submitted to the final assigned address. The materials in this packet are keyed to the address shown on the staff report. Please refer to the maps and photos in the packet for additional information.







## PLANNING DIVISION STAFF REPORT

June 18, 2018

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name & Address:** 126 S Hancock, Festner House  
**Application Type(s):** Certificate of Appropriateness for exterior alteration on a landmark site located in a historic district  
**Legistar File ID #** 51825  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** June 11, 2018

### Summary

**Project Applicant/Contact:** Chris Hacker, Chads Design Build  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the replacement of all windows and trim,

### Background Information

**Parcel Location/Information:** The landmark site is located at 126 S Hancock Street in the First Settlement Historic District.

#### 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 will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
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.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

#### **41.26 FIRST SETTLEMENT HISTORIC DISTRICT.**

- (5) Standards for the Review of Exterior Alterations and Repairs. All additions, exterior alterations and repairs must be compatible with the historic character of the structure and the First Settlement Historic District. The standards listed below are intended to maintain a historically accurate appearance. Modern materials that do not meet the exact requirements of the standards but which duplicate the historic appearance may be considered on an individual basis for a variance as listed in sec. 41.19 of this chapter.
  - (a) Porches. Not applicable
  - (b) Decks. Not applicable
  - (c) Accessibility Ramps. Not applicable
  - (d) Windows. On the front facade and on side facades within ten (10) feet of the front facade, all original windows or pre-1930 windows that are compatible with the historic character of the structure shall retain their existing historic size, appearance, and trim detail. If any of the original windows or pre-1930 windows that are compatible with the historic character of the structure have true divided lights (i.e., with small panes of glass between muntin bars), replacement sash shall duplicate the existing appearance and have true divided lights. If windows have been altered in the past, restoration to the original appearance is encouraged. On side facades not within ten (10) feet of the front facade and on rear facades of the structure, the sills of original windows or pre-1930 windows that are compatible with the historic character of the structure may be raised to serve bathrooms and kitchens. In other respects, the design shall duplicate the original appearance of the existing window. On side facades more than ten (10) feet from the front facade and on rear facades, new windows in locations where no window previously existed may be approved, provided they retain a similar ratio of height to width as original windows on the structure, are the same type of window as others on the structure (e.g., double-hung or casement), and are trimmed and finished to match the appearance of the other windows.
  - (e) Entrance Doors. If the entrance door is original or is pre-1930 and blends with the historic character of the structure, it should be retained unless the owner can demonstrate to the Landmarks Commission that it is beyond repair. Metal doors may be



approved, provided they blend with the historic appearance of the structure.

Unpaneled, modern-style doors, and doors with a fake wood grain are prohibited. All doors shall be painted or varnished.

- (f) Double or Multiple Doors. Not applicable
- (g) Storm Windows and Doors. Storm windows and doors shall be enameled, painted or otherwise coated with a colored surface to resemble a painted surface. Raw aluminum or other metallic finishes on storm windows and doors are prohibited. Painted or varnished storm doors of wood and glass to match the original design on the structure or on similar structures in the district are encouraged. Storm doors of simple design with no stylistic references may be used. Full view storm doors will be permitted. Storm doors with metal grills are prohibited.
- (h) Skylights. Not applicable.
- (i) Roof Materials. Not applicable
- (j). Dormers and Other Roof Alterations. Not applicable
- (k) Chimneys. Not applicable
- (l) Siding. Original wood siding or pre-1930 siding that blends with the historic character of the structure shall be retained and restored as necessary, except that if the owner can demonstrate to the Landmarks Commission that the original siding is beyond repair, it may be replaced with wood, composite wood, or concrete clapboard siding to match the original or existing pre-1930 appearance. Restoration of original wood decorative details is encouraged. Soffits may be replaced or sided with wood or artificial materials, provided the appearance of the proposed material matches as closely as possible the original appearance.

Original brick, stone and stucco siding shall be retained. Installation of artificial siding on such structures is prohibited. Painting of unpainted brick is prohibited. Mortar and other materials used in brick repair shall match the original in color, hardness, and appearance.
- (m) Foundations. Not applicable
- (n) Additions. Not applicable
- (o) Fire Escapes and Rescue Platforms. Not applicable
- (p) Lighting Fixtures. Not applicable
- (q) Permanently Installed Air Conditioners. Not applicable.
- (r) Shutters. The installation of new shutters requires approval of the Landmarks Commission. Shutters will be permitted, provided they are compatible with the historic character of the structure and are of a size that, if the shutters were workable, would cover the window opening.
- (s) Repairs. Repairs to structures shall either match the existing or the original appearance. Restoration to the original appearance is encouraged.
- (t) Alterations to Post-1930 Structures. Not applicable

## Analysis and Conclusion

41.18(1)(a) instructs the Landmarks Commission to review the alteration request using the Secretary of the Interior's Standards for Rehabilitation. Only the standards that seem applicable to this alteration request are discussed below.

1. The property is being used as it was historically.
2. The historic character of this property is being retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize this property will be retained. The applicant explained that most of the windows are already replacements.



3. Conjectural features are not being added. The applicant is requesting to alter a rear door and make it a window with infill brick below. The brick infill will be set back from the wall plane so that the original opening is conveyed in the wall appearance.
4. Not applicable
5. Retention of original windows is preferred to replacement, but the applicant notes that the majority of the windows have already been replaced.
6. The deteriorated windows are proposed to be replaced to match the original in design and appearance.
7. Not applicable
8. Not applicable
9. The new windows will replicate the appearance of the original windows so that the character of the property can be retained. Window trim is being milled to match existing profiles. The infill of the original rear door is being executed so that the door opening is conveyed in the appearance of the wall. The brick infill will be held back from the existing wall plane to indicate an area of later infill. This will help to differentiate the infill from the original construction of the rear addition. The infill materials shall match the size of the existing adjacent materials. Any additional repairs to soffit, fascia, brackets, etc. shall be completed in-kind.
10. Not applicable

41.18(1)(d) instructs the Landmarks Commission to determine if the alteration request frustrates the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources. Alterations to designated landmark buildings and properties in historic districts should be carefully evaluated to ensure appropriate treatment of the building and the retention of architectural, cultural or historic significance.

41.18(1)(c) instructs the Commission to review the applicable standards in 41.26(5). A brief discussion of the applicable standards follows:

- (d) Windows. The existing windows will be removed and replaced with replacement windows that will replicate the appearance of the original windows. The replacement windows will have simulated divided lights. The window trim detail will be replicated in new material to match the existing profile. On the rear addition, this standard stipulates that a new window can be installed in locations where no window previously existed provided the window retains a similar ratio of height to width as original windows, are the same type of window (double hung), and are trimmed and finished to match the appearance of the other windows.
- (e) Entrance Doors. The rear door is being proposed for replacement. The existing rear door is possibly already a replacement door, but may be pre-1930s. The applicant explains that the existing door is warped and does not close. The existing door does not have an applied frame at the glass, but the proposed door does. It is unclear if the proposed door has simulated divided lights. Muntins must project past the plane of the glass instead of being tape-like or held between the glass.
- (g) Storm Windows and Doors. The current door system has a storm door, but a storm door is not being proposed to be installed.
- (l) Siding. This section is applicable to the review because of the brick infill proposed to be installed under the window where the rear door is being removed. The area under the window is proposed to be infilled with brick. The area of brick infill will be painted to match the adjacent painted brick. New mortar shall match the existing adjacent mortar in joint profile and size.
- (r) Shutters. The existing shutters may not be the actual original shutters, but the current proposal requests the removal of the shutters altogether.
- (s) Repairs. Repairs to related trim, soffits, fascia, brackets, etc. shall be in-kind to retain the original appearance.



## Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the exterior alterations may be met and recommends approval of the Certificate of Appropriateness with the following conditions of approval:

1. The applicant notes that the proposal includes removing the existing shutters and not replacing them. While the existing shutters may not be the originals, the existence of shutters on the house may be important for its historic character. The Commission shall discuss the removal of the shutters and determine if it is appropriate to not replace the shutters.
2. The applicant shall provide more information about the proposed rear door. The Commission shall discuss the existing door and the appropriateness of the applied trim detail at the glass. In addition, the applicant shall confirm that the proposed new door has simulated divided lights. Muntins must project past the plane of the glass instead of being tape-like or held between the glass.



## PLANNING DIVISION STAFF REPORT

June 6, 2016

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name/Address:** 138 S Franklin  
**Application Type:** Certificate of Appropriateness for exterior alteration and addition in historic district  
**Legistar File ID #** 43002  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** June 1, 2016

### Summary

**Project Applicant/Contact:** Daniel Gorman  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the proposed exterior alteration which includes the removal of a portion of the residence and an addition in the First Settlement Historic District.

### Background Information

**Parcel Location:** The subject site is located in the First Settlement Historic District.

#### Relevant Landmarks Ordinance Section:

##### 41.26 FIRST SETTLEMENT HISTORIC DISTRICT.

- (5) Standards for the Review of Exterior Alterations and Repairs. All additions, exterior alterations and repairs must be compatible with the historic character of the structure and the First Settlement Historic District. The standards listed below are intended to maintain a historically accurate appearance. Modern materials that do not meet the exact requirements of the standards but which duplicate the historic appearance may be considered on an individual basis for a variance as listed in sec. 41.19 of this chapter.
- (a) Porches. Porches that are original to the structure, or that pre-date 1930 and blend with the historic character of the structure, shall be retained, rehabilitated or rebuilt to match the original in all details. Porches on street facades may be enclosed with wood-framed screens, on the condition that the railing must be retained or restored in a design compatible with the historic character of the structure. Porches on street facades shall not be enclosed as a heated space. If a porch is on a street facade and the owner can demonstrate to the Landmarks Commission that it is beyond repair, then a new porch must be constructed in its place. Construction of new porches to approximate the dimensions of original porches is encouraged.
- All porches shall present a finished appearance, e.g., all floor joists shall be hidden from view and all porches shall be finished with ceilings and frieze boards. Porch ceilings shall have the appearance of narrow beaded boards, unless another original material is approved by the Landmarks Commission. First floor porch flooring shall be tongue-in-groove boards; carpeting and two-by-four (2 x 4) decking are prohibited. All wood on exterior porches, except flooring and stair treads, shall be painted or opaque stained.

All railings on porches shall be constructed of wood, or another material that duplicates the appearance of wood, with top and bottom rails. Bottom rails shall be raised above the floor level and shall be no higher than three and one-half (3 1/2) inches from the floor. All balusters on porch railings shall be square posts, unless the owner can demonstrate to the Landmarks Commission that a different design is original to the structure. If the building code requires a forty-two (42) inch high railing, the lower portion of the railing may be solid framed panels. Railings on stairways may be either wood to match the railings on the porch or wrought iron with one-by-one (1 x 1) plain vertical balusters. Twisted or other decorative wrought iron is prohibited. All balusters shall be constructed such that a four (4) inch ball may not pass through the railing at any point. All balusters shall be located in between the top and bottom rail and shall not extend across the face of either. Siding on porch rails is prohibited unless the existing rail is sided. Porch posts shall be trimmed with decorative molding at the top and bottom of the posts.

All porches and stairways shall be enclosed between the frieze under the first floor and the ground with a framed lattice of crisscross design, narrow vertical boards or other openwork design. The lattice shall be designed such that a three-(3) inch ball could not pass through any portion of the lattice. All stairways shall have solid wood risers.

Porches on street facades may be enclosed by storm windows. Storm windows on porches shall have the appearance of double-hung windows, with or without a transom, and shall fill the space between the top of the railing and the upper frieze board. When porches are enclosed, the railing area underneath may be filled in with solid framed panels. Porches on street facades shall not be enclosed as a four-season heated space.

- (b) Decks. Decks in rear yards will be approved by the Landmarks Commission provided that the design complies with par. 1., except that tongue-in-groove flooring is not required. Decks in front and side yards may be permitted if they are not replacing an entrance porch, do not detract from the historic character of the structure and neighborhood, and if they comply with par.1.
- (c) Accessibility Ramps. Not applicable
- (d) Windows. On the front facade and on side facades within ten (10) feet of the front facade, all original windows or pre-1930 windows that are compatible with the historic character of the structure shall retain their existing historic size, appearance, and trim detail. If any of the original windows or pre-1930 windows that are compatible with the historic character of the structure have true divided lights (i.e., with small panes of glass between muntin bars), replacement sash shall duplicate the existing appearance and have true divided lights. If windows have been altered in the past, restoration to the original appearance is encouraged. On side facades not within ten (10) feet of the front facade and on rear facades of the structure, the sills of original windows or pre-1930 windows that are compatible with the historic character of the structure may be raised to serve bathrooms and kitchens. In other respects, the design shall duplicate the original appearance of the existing window. On side facades more than ten (10) feet from the front facade and on rear facades, new windows in locations where no window previously existed may be approved, provided they retain a similar ratio of height to width as original windows on the structure, are the same type of window as others on the structure (e.g., double-hung or casement), and are trimmed and finished to match the appearance of the other windows.
- (e) Entrance Doors. If the entrance door is original or is pre-1930 and blends with the historic character of the structure, it should be retained unless the owner can demonstrate to the Landmarks Commission that it is beyond repair. Metal doors may be



- (m) Foundations. All original foundation masonry, such as brick, stone, or rusticated concrete block, shall be retained unless the owner can demonstrate to the Commission that significant repairs are required, in which case replacement with materials to duplicate the original appearance is encouraged. If duplicating the original appearance is not practical, other materials may be approved, provided they blend with the historic character of the structure and the district.
- (n) Additions. Additions on the front of the structure are prohibited, except for open porches. Additions on the sides or rear shall be permitted if they are compatible with the structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids, and proportion of widths to heights of doors and windows. Additions that exactly duplicate the original materials in composition are encouraged. Additions that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the main facade. Siding on new additions shall be the same as the structure, unless the structure is masonry, in which case narrow-gauge clapboards will be permitted. Foundation material on additions shall duplicate the original foundation material whenever practical. Other foundation materials may also be permitted, provided they do not detract from the historic character of the structure.
- (o) Fire Escapes and Rescue Platforms. Fire escapes and rescue platforms shall be located such that they are as unobtrusive from the street as possible. No fire escapes or rescue platforms shall be permitted on the front facade of a structure unless the owner can demonstrate to the Landmarks Commission that no other location is practical. The design of fire escapes and rescue platforms shall comply with the requirements of par. 1., except that balusters on fire escapes and second exit platforms may be metal with one-by-one plain vertical balusters, painted to blend with the colors of the structure. Twisted or other decorative wrought iron is prohibited.
- (p) Lighting Fixtures. Lighting fixtures that are visible from the street shall be of a design that is compatible with the historic appearance of the structure.
- (q) Permanently Installed Air Conditioners. Permanently installed air conditioners shall be as inconspicuous as possible. Ground air conditioners shall be screened with landscaping where possible.
- (r) Shutters. Not applicable
- (s) Repairs. Repairs to structures shall either match the existing or the original appearance. Restoration to the original appearance is encouraged.
- (t) Alterations to Post-1930 Structures. Not applicable

## Analysis and Conclusion

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness for the removal of the rear one story shed roof portions of the existing residence and the construction of a rear addition.

According to the preservation file, the existing residence was constructed circa 1880 as an investment property for George B. Smith and W.L. Smith who were a family of prominent attorneys. The preservation file also notes that during the survey performed in 1983, there were abstract floral motifs in the bargeboard and original windows present.

A brief discussion of the standards of 41.26(5) follows:

- (a) Porches. It is unlikely that the existing front porch is original, but the porch may be the same size and/or in the location of the original porch. Portions of the existing porch may pre-date 1930, but it has been altered and the resulting porch does not complement the historic character of the residence. . The



approved, provided they blend with the historic appearance of the structure. Unpaneled, modern-style doors, and doors with a fake wood grain are prohibited. All doors shall be painted or varnished.

- (f) Double or Multiple Doors. Not applicable
- (g) Storm Windows and Doors. Storm windows and doors shall be enameled, painted or otherwise coated with a colored surface to resemble a painted surface. Raw aluminum or other metallic finishes on storm windows and doors are prohibited. Painted or varnished storm doors of wood and glass to match the original design on the structure or on similar structures in the district are encouraged. Storm doors of simple design with no stylistic references may be used. Full view storm doors will be permitted. Storm doors with metal grills are prohibited.
- (h) Skylights. Not applicable.
- (i) Roof Materials. Reroofing shall be done with asphalt. Fiberglass or other rectangular composition shingles similar in appearance to 3-in-1- tab asphalt shingles. Sawn wood shingles also may be approved. Modern style shingles such as thick wood shakes, Dutch lap, French method, and interlock shingles are prohibited. Vents shall be located as inconspicuously as possible and shall be similar in color to the color of the roof. Rolled roofing, tar-and-gravel, rubberized membranes, and other similar roofing materials are prohibited, except that such materials may be used on flat or slightly sloped roofs that are not visible from the ground.
- (j). Dormers and Other Roof Alterations. New dormers shall match the appearance of original dormers on the structure in roof shape and material, width of overhang, siding, window design, and trim details whenever feasible. If the original roof shape is not practical, another shape may be approved, provided that it does not detract from the historic character of the structure or the neighborhood. New dormers shall be no less than twelve (12) feet from the front edge of the roof. The ridge line of a new dormer shall not extend above the ridge line of the main roof of the structure unless such higher roof line is not visible from the ground. Shed dormers behind existing dormers or gables on non-street sides of the structure may be approved, provided that the roof material, siding, window design and trim details match the original features of the structure. Other roof alterations shall be compatible with the roof shape and other historic features of the structure, such as siding and trim details, and shall not extend above the ridge line of the structure unless such extension is not visible from the ground.
- (k) Chimneys. The exterior appearance of original or pre-1930 chimneys visible from the street shall be maintained in good repair. The removal of the exterior portions of such chimneys is prohibited. Chimneys not visible from the street may be removed. New chimneys shall be constructed of brick, stone, stucco, or other compatible material. Metal chimneys are prohibited.
- (l) Siding. Original wood siding or pre-1930 siding that blends with the historic character of the structure shall be retained and restored as necessary, except that if the owner can demonstrate to the Landmarks Commission that the original siding is beyond repair, it may be replaced with wood, composite wood, or concrete clapboard siding to match the original or existing pre-1930 appearance. Restoration of original wood decorative details is encouraged. Soffits may be replaced or sided with wood or artificial materials, provided the appearance of the proposed material matches as closely as possible the original appearance.

Original brick, stone and stucco siding shall be retained. Installation of artificial siding on such structures is prohibited. Painting of unpainted brick is prohibited. Mortar and other materials used in brick repair shall match the original in color, hardness, and appearance.



existing front porch is on the side of the gabled building on the street facade and does not run along the entire length of the side of the residence. The proposed new front porch is located away from the front corner. To meet this ordinance standard, staff believes the proposed porch should have a similar width as the existing porch and have the same relationship with the street facade elevation.

The front porch for the residential unit toward the back is shown in elevation with an upper deck, but without a door to access the deck. In addition, the floor plans do not show a deck or roof at the upper level of this porch. The Applicant shall confirm the treatment of this porch at the upper level.

It is not clear from the submission materials that the porch floor joists will be hidden from view by the use of a narrow beaded board ceiling. The submission materials call out 5/4 x 6 composite deck boards instead of tongue and groove boards as specified in the ordinance and the deck board and column materials are called out as composite materials instead of wood with painted or opaque stained finish.

The porch railings are proposed to be constructed of composite materials that appear to duplicate the appearance of wood with a few exceptions that should be discussed. The composite collar trim at the newel posts and columns does not have the appearance of traditional wood construction methods. The collar trim does not meet the standard of having the porch posts trimmed with decorative molding at the top and bottom of the posts.

The submission materials indicate that the lower portions of the porches will be covered with framed lattice panels. In the development of the construction details, staff encourages the applicant to construct the lattice panels with a frame that can be attached to the porch structure. The submission materials do not indicate the material to be used on the porch stairs.

- (b) Decks. The entrance porch related to the residential unit located in the back could have 5/4 x 6 deck boards, but all other comments related to porches are applicable to this porch.
- (c) Accessibility Ramps. Not applicable
- (d) Windows. The submission materials indicate that all windows are being replaced. The windows on the front facade will retain their existing historic location, size, appearance, and trim detail. All other proposed windows will retain a similar ratio of height to width as original windows and will be the same window type. The submission materials show the window trim "picture-framed" around the windows which does not match the appearance of the traditional window. The windows should have a projecting show sill with head and jamb trim that terminates into the top of the show sill. The head and jamb trim should not be mitered. The submission materials indicate that the windows on the front facade will have trim details that match the existing original trim. The submission materials also show a slider window at the rear basement areaway and an opening on the front elevation that should be discussed.
- (e) Entrance Doors. The submission materials do not provide any information about the existing entrance door except that its location is being removed and infilled. The applicant shall provide information about the existing entrance door for Commission review. The ordinance states, "If the entrance door is original or is pre-1930 and blends with the historic character of the structure, it should be retained unless the owner can demonstrate to the Landmarks Commission that it is beyond repair." The submission materials show 6 paneled exterior doors, but the material of the doors is unspecified. The applicant shall provide information about proposed new exterior doors.
- (f) Double or Multiple Doors. Not applicable
- (g) Storm Windows and Doors. Storm windows and storm doors are not specified in the submission materials and are therefore not approved.
- (h) Skylights. Not applicable.
- (i) Roof Materials. Reroofing shall be done with asphalt. Fiberglass or other rectangular composition shingles similar in appearance to 3-in-1- tab asphalt shingles. Sawn wood shingles also may be approved. Modern style shingles such as thick wood shakes, Dutch lap, French method, and interlock shingles are prohibited. Vents shall be located as inconspicuously as possible and shall be similar in color to the color of the roof. Rolled roofing, tar-and-gravel, rubberized membranes, and other similar roofing materials are prohibited, except that such materials may be used on flat or slightly sloped roofs that are not visible from the ground.



- (j) Dormers and Other Roof Alterations. The roof of the existing historic resource is not being altered. The rear addition is taller than the existing ridge and the addition will be visible from the ground. Generally, the roof of the addition is compatible with the existing roof in slope, material, and form. The addition roof has compatible but different eave details to differentiate it from the historic portion.
- (k) Chimneys. The non-original, but possible pre-1930 existing chimney will remain.
- (l) Siding. The existing siding is non-original composite siding known as transite. The submission materials do not indicate if the original wood siding is under the transite or if the original siding or transite siding is in a condition that could be repaired. The applicant is proposing to remove the existing non-original siding and install new vinyl siding. The ordinance allows the use of wood, composite wood, or concrete clapboard replacement siding if the original siding is beyond repair. It does not allow vinyl siding. As the non-original siding is removed, the applicant shall document ghosts and nailing patterns that will inform the location of missing original decorative features and craftsmanship.
- (m) Foundations. The existing foundation is parged and the original foundation material is unknown. The submission materials indicate that the existing foundation is concrete block which may be inconsistent with the original construction date of 1880. The existing foundation walls are being retained. The proposed addition will have poured concrete walls that will have a similar appearance to the parged existing walls.
- (n) Additions. The addition is a rear addition, but it is visible from the sides and the front. Generally the addition is compatible with the historic resource in architectural design, scale, color, texture, proportion and rhythm of solids to voids, and proportion of widths to heights of doors and windows. The construction of the addition requires the removal of existing one-story shed roof portions on the rear, but these portions do not appear to be significant architectural features. While the addition is visible from the side, it is set behind the existing resource which allows the main façade of the historic resource to read along the street without the proposed addition detracting from its historic context. The design of the main façade is affected by the rear addition, but it is not affected in a negative way as the language of this standard suggests.
- (o) Fire Escapes and Rescue Platforms. The applicant is treating the upper level of the front porch as a potential rescue platform, but not in the way that this standard intends; therefore, this standard is not applicable.
- (p) Lighting Fixtures. The submission materials do not specify any exterior light fixtures; therefore, fixtures are not being approved at this time.
- (q) Permanently Installed Air Conditioners. The site plan shows that exterior HVAC equipment will be located on the north elevation. The site plan does not indicate landscape screening or other screening.
- (r) Shutters. Not applicable
- (s) Repairs. The proposed alterations to the structure are more involved than a repair. Generally, the alterations to the existing historic resource will match the existing or original appearance.
- (t) Alterations to Post-1930 Structures. Not applicable

## Recommendation

Staff believes that there is currently not enough information to conclude that the standards for granting a Certificate of Appropriateness for the removal of the rear one-story shed roof portions and the construction of the rear addition and related alterations are met and recommends that the Landmarks Commission refer the request to a future meeting to allow the applicant to provide additional information.

If the Commission finds that the standards for granting a Certificate of Appropriateness may be met with the information provided by the Applicant at the meeting, staff recommends that the Landmarks Commission approve the Certificate of Appropriateness with the following conditions of approval:

1. Work with staff to finalize all details related to this staff report and the relevant discussion of this item during the Landmarks Commission meeting.



2. The Applicant shall modify the proposed front porch to have a similar width as the existing porch and have the same relationship with the street façade elevation as the existing porch.
3. The front porch for the residential unit toward the back is shown in elevation with an upper deck, but without a door to access the deck. In addition, the floor plans do not show a deck or roof. The Applicant shall confirm the treatment of this porch.
4. The Applicant shall confirm the treatment and materials of porch components to meet the ordinance standards including that the porch floor joists will be hidden from view by the use of beaded board ceilings, the use of tongue and groove deck boards, and the use of wood deck boards and columns with painted or opaque stained finish.
5. The Applicant shall provide information about the materials and details to be used on the stairs.
6. The Applicant shall provide information about the existing entrance door for Commission review. The ordinance states, "If the entrance door is original or is pre-1930 and blends with the historic character of the structure, it should be retained unless the owner can demonstrate to the Landmarks Commission that it is beyond repair."
7. The Applicant shall provide additional information about the proposed exterior doors.
8. The Applicant shall provide information about exterior light fixtures for staff review and possible approval.
9. The Applicant shall describe proposed screening for the exterior HVAC equipment.
10. As the non-original siding is removed, the applicant shall document "ghosts" and nailing patterns that will inform the original craftsmanship and possible locations of missing original decorative features.
11. The Landmarks Commission shall discuss the use of the slider window at the rear basement areaway and the Applicant shall modify drawings to reflect the Commission's discussion as needed.
12. The Landmarks Commission and the Applicant shall discuss the treatment of an existing masonry opening in the foundation of the front elevation.

## PLANNING DIVISION STAFF REPORT

July 6, 2015

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name/Address:** 409 E Main  
**Application Type:** Exterior alteration and addition in historic district – VARIANCE HEARING  
**Legistar File ID #** 38968  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** June 29, 2015

### Summary

**Project Applicant/Contact:** William Parsons, Hawks Quindel  
**Requested Action:** The Applicant is requesting a variance from the First Settlement Historic District standards for a Certificates of Appropriateness for an addition to a commercial building in the historic district.

### Background Information

**Parcel Location:** The subject site is located on East Main Street in the First Settlement Historic District

#### Relevant Landmarks Ordinance Sections:

33.19(14)(d) Criteria for the Review of Additions, Exterior Alterations and Repairs. All additions, exterior alterations and repairs must be compatible with the historic character of the building and the First Settlement Historic District. The criteria listed below are intended to maintain an historically accurate appearance. Modern materials that do not meet the exact requirements of the criteria but which duplicate the historic appearance may be considered on an individual basis in the variance procedure listed in Section 33.01(15) below.

1. Porches. Porches that are original to the building, or that pre-date 1930 and blend with the historic character of the building, shall be retained, rehabilitated or rebuilt to match the original in all details. Porches on street facades may be enclosed with wood-framed screens, on the condition that the railing must be retained or restored in a design compatible with the historic character of the building. Porches on street facades shall not be enclosed as a heated space. If a porch is on a street facade and the owner can demonstrate to the Landmarks Commission that it is beyond repair, then a new porch must be constructed in its place. Construction of new porches to approximate the dimensions of original porches is encouraged.

All porches shall present a finished appearance, e.g., all floor joists shall be hidden from view and all porches shall be finished with ceilings and frieze boards. Porch ceilings shall have the appearance of narrow beaded boards, unless another original material is approved by the Landmarks Commission. First floor porch flooring shall be tongue-in-groove boards; carpeting and two-by-four decking are prohibited. All wood on exterior porches, except flooring and stair treads, shall be painted or opaque stained.

All railings on porches shall be constructed of wood, or another material that duplicates the appearance of wood, with top and bottom rails. Bottom rails shall be raised above the floor level and shall be no higher than three and one half (3 1/2) inches from the floor. All balusters on porch railings shall be square posts, unless the owner can demonstrate to the Landmarks Commission that a different design is original to the building. If the building code requires a forty two (42) inch high railing, the lower portion of the railing may be solid framed panels. Railings on stairways may be either wood to match the railings on the porch or wrought iron with one-by-one plain vertical balusters. Twisted or other



decorative wrought iron is prohibited. All balusters shall be constructed such that a four (4) inch ball may not pass through the railing at any point. All balusters shall be located in between the top and bottom rail and shall not extend across the face of either. Siding on porch rails is prohibited unless the existing rail is sided. Porch posts shall be trimmed with decorative molding at the top and bottom of the posts.

All porches and stairways shall be enclosed between the frieze under the first floor and the ground with a framed lattice of criss-cross design, narrow vertical boards or other openwork design. The lattice shall be designed such that a three (3) inch ball could not pass through any portion of the lattice. All stairways shall have solid wood risers.

Porches on street facades may be enclosed by storm windows. Storm windows on porches shall have the appearance of double-hung windows, with or without a transom, and shall fill the space between the top of the railing and the upper frieze board. When porches are enclosed, the railing area underneath may be filled in with solid framed panels. Porches on street facades shall not be enclosed as a four-season heated space.

2. Decks. Not applicable
3. Accessibility Ramps. It is the intent of this section to permit accessibility ramps wherever possible, especially when required by ADA guidelines. Accessibility ramps shall be as inconspicuous as possible. Landscape screening shall be provided where possible. The details of such ramps shall conform to the guidelines for porches in Par. 1.
4. Windows. On the front facade and on side facades within ten (10) feet of the front facade, all original windows or pre-1930 windows that are compatible with the historic character of the building shall retain their existing historic size, appearance, and trim detail. If any of the original windows or pre-1930 windows that are compatible with the historic character of the building have true divided lights (i.e., with small panes of glass between muntin bars), replacement sash shall duplicate the existing appearance and have true divided lights. If windows have been altered in the past, restoration to the original appearance is encouraged. On side facades not within ten (10) feet of the front facade and on rear facades of the building, the sills of original windows or pre-1930 windows that are compatible with the historic character of the building may be raised to serve bathrooms and kitchens. In other respects, the design shall duplicate the original appearance of the existing window. On side facades more than ten (10) feet from the front facade and on rear facades, new windows in locations where no window previously existed may be approved, provided they retain a similar ratio of height to width as original windows on the building, are the same type of window as others on the building (e.g., double-hung or casement), and are trimmed and finished to match the appearance of the other windows.
5. Entrance Doors. If the entrance door is original or is pre-1930 and blends with the historic character of the building, it should be retained unless the owner can demonstrate to the Landmarks Commission that it is beyond repair. Metal doors may be approved, provided they blend with the historic appearance of the building. Unpaneled, modern-style doors, and doors with a fake wood grain are prohibited. All doors shall be painted or varnished.
6. Double or Multiple Doors. Double or multiple doors, such as doors leading onto patios or decks, may be permitted, provided they have frames similar to full view doors. Raw aluminum or other metallic finishes are prohibited. Patio doors shall be painted or finished with a material that resembles a painted finish. Such doors on street facades shall be hinged doors, rather than sliding doors.
7. Storm Windows and Doors. Not applicable
8. Skylights. Not applicable
9. Roof Materials. Reroofing shall be done with asphalt, fiberglass or other rectangular composition shingles similar in appearance to 3-in-1- tab asphalt shingles. Sawn wood shingles also may be approved. Modern style shingles such as thick wood shakes, Dutch lap, French method, and interlock shingles are prohibited. Vents shall be located as inconspicuously as possible and shall be similar in color to the color of the roof. Rolled roofing, tar-and-gravel, rubberized membranes, and other similar roofing materials



are prohibited, except that such materials may be used on flat or slightly sloped roofs that are not visible from the ground.

10. Dormers and Other Roof Alterations. New dormers shall match the appearance of original dormers on the building in roof shape and material, width of overhang, siding, window design, and trim details whenever feasible. If the original roof shape is not practical, another shape may be approved, provided that it does not detract from the historic character of the building or the neighborhood. New dormers shall be no less than twelve (12) feet from the front edge of the roof. The ridge line of a new dormer shall not extend above the ridge line of the main roof of the building unless such higher roof line is not visible from the ground. Shed dormers behind existing dormers or gables on non-street sides of the building may be approved, provided that the roof material, siding, window design and trim details match the original features of the building. Other roof alterations shall be compatible with the roof shape and other historic features of the building, such as siding and trim details, and shall not extend above the ridge line of the building unless such extension is not visible from the ground.
11. Chimneys. Not applicable
12. Siding. Original wood siding or pre-1930 siding that blends with the historic character of the building shall be retained and restored as necessary, except that if the owner can demonstrate to the Landmarks Commission that the original siding is beyond repair, it may be replaced with wood, composite wood, or concrete clapboard siding to match the original or existing pre-1930 appearance. Restoration of original wood decorative details is encouraged. Soffits may be replaced or sided with wood or artificial materials, provided the appearance of the proposed material matches as closely as possible the original appearance. Original brick, stone and stucco siding shall be retained. Installation of artificial siding on such buildings is prohibited. Painting of unpainted brick is prohibited. Mortar and other materials used in brick repair shall match the original in color, hardness, and appearance.
13. Foundations. All original foundation masonry, such as brick, stone, or rusticated concrete block, shall be retained unless the owner can demonstrate to the Commission that significant repairs are required, in which case replacement with materials to duplicate the original appearance is encouraged. If duplicating the original appearance is not practical, other materials may be approved, provided they blend with the historic character of the building and the district.
14. Additions. New additions on the front of the building are prohibited, except for open porches. Additions on the sides or rear shall be permitted if they are compatible with the building in architectural design, scale, color, texture, proportion of solids to voids, and proportion of widths to heights of doors and windows. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the main facade. Siding on new additions shall be the same as the building, unless the building is masonry, in which case narrow-gauge clapboards will be permitted. Foundation material on new additions shall duplicate the original foundation material whenever practical. Other foundation materials may also be permitted, provided they do not detract from the historic character of the building.
15. Fire Escapes and Rescue Platforms. Not applicable
16. Lighting Fixtures. Lighting fixtures that are visible from the street shall be of a design that is compatible with the historic appearance of the building.
17. Permanently Installed Air Conditioners. Permanently installed air conditioners shall be as inconspicuous as possible. Ground air conditioners shall be screened with landscaping where possible.
18. Shutters. Not applicable
19. Repairs. Repairs to buildings shall either match the existing or the original appearance. Restoration to the original appearance is encouraged.
20. Alterations to Post-1930 Buildings. Alterations of buildings that post-date 1930 shall be compatible with the original character of the building and shall not detract from the historic character of older buildings in the district. Alterations that bring the building into compliance with the regulations of this section regarding siding, decks, foundations, porches, the proportion of windows and doors, and the proportion



of solids to voids of the street facades of such buildings are encouraged. It is not the intent of this ordinance to create fake historic buildings, but to allow modern style buildings to retain their essential style while still blending with the appearance of historic buildings in the district.

33.19(15) Variances.

- (a) Authority. The Landmarks Commission may vary the criteria for review of additions, exterior alterations or repairs for designated landmarks, landmark sites and improvements in any Historic District and the criteria for new construction in any Historic District in harmony with the general purpose and intent to preserve the historic character of landmarks, landmark sites and of each Historic District only in the specific instances hereinafter set forth and only if the proposed project will be visually compatible with the historic character of all buildings directly affected by the project and of all buildings within the visually related area.

The variance procedure and standards are designed to prevent undue hardships caused by application of the strict letter of the regulations of this chapter and to encourage and promote improved aesthetic design by allowing for greater freedom, imagination and flexibility in the alteration of existing buildings and the construction of new buildings within an Historic District while ensuring substantial compliance with the basic intent of the ordinance.

- (b) Application for Variance and Notice of Hearing. Section Not Applicable.

- (c) Standards. The Landmarks Commission shall not vary the regulations of this ordinance unless it makes findings of fact based upon the evidence presented to it in each specific case that one or more of the following conditions is present:

1. The particular physical characteristics of the specific building or site involved would result in a substantial hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out, provided that the alleged difficulty or hardship is created by this ordinance and has not been created by any person presently having an interest in the property.
2. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the ordinance but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.
3. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the ordinance but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

- (d) Authorized Variances. Variances shall be granted by the Landmarks Commission only in accordance with the standards set forth in (13)(c)\* above, and may be granted only in the following instances:

1. To permit residing with a material or in a manner not permitted under this chapter.
2. To allow additions visible from the street or alterations to street facades which are not compatible with the existing building in design, scale, color, texture, proportion of solids to voids or proportion of widths to heights of doors and windows.
3. To allow materials and/or architectural details used in an alteration or addition to differ in texture, appearance and design from those used in the original construction of the existing building.
4. To permit the alteration of a roof shape otherwise prohibited under this chapter.
5. To permit the use of roofing materials otherwise prohibited under this chapter.



6. To allow use of materials for new construction which use would be otherwise prohibited under Sec. 33.19(12)(f)1.b.

*\*(13)(c) is an incorrect reference. It should be (15)(c).*

## Analysis and Conclusion

The Landmarks Commission received an informational presentation related to this project on March 16, 2015. At this presentation, there was general discussion and consensus that this request would require a variance from the First Settlement Historic District standards because 33.19(14)(d)14. Additions and 10. Dormers and Other Roof Alterations would not be met by the request to construct an addition on the commercial building.

A brief discussion of 33.19(14)(d) standards follows:

1. Porches. The front entry porch of this building will be retained in its original location and configuration. The porch is a commercial entrance and is not a residential porch as this standard suggests.
2. Decks. Not applicable.
3. Accessibility Ramps. The front entrance approach slopes toward the front door and is as inconspicuous as possible.
4. Windows. The majority of the existing windows are replacements that were installed after 1930 and are being requested for replacement. The proposed replacement windows will be compatible with the historic character of the building will retain their existing historic size, appearance, and trim detail. Muntins shall have a raised profile and not be flat like tape. Simulated divided lights are encouraged.
5. Entrance Doors. The existing front entrance door is part of a storefront system that was installed after 1930. With the proposed reconstruction of the storefront, the front entrance doors will blend with the historic character of the building. The doors will likely be aluminum with a powder coat finish.
6. Double or Multiple Doors. Not applicable.
7. Storm Windows and Doors. Not applicable.
8. Skylights. Not applicable.
9. Roof Materials. The proposed new roof is flat and the roofing material will not be visible from the ground.
10. Dormers and Other Roof Alterations. The proposed addition affects the roof, but is not a dormer. The ordinance specifically allows for an impractical original roof shape to be changed provided that it does not detract from the historic character of the building or the neighborhood. The proposed addition creates a flat roof that is similar to the existing flat roof form. The ordinance also states, "other roof alterations...shall not extend above the ridge line of the building unless such extension is not visible from the ground." This language assumes that the roof form is gabled or has a slope, but does provide for alteration to the roof.
11. Chimneys. Not applicable.
12. Siding. The proposed addition is clad in cement board panels. The original building is brick that has been painted. Mortar and other materials used in the repair of the existing brick shall match the original in color, hardness, and appearance.
13. Foundations. The applicant shall provide information about the original and proposed foundation materials and related condition. The corner base elements are proposed to be limestone.
14. Additions. The ordinance states that, "new additions on the front of the building are prohibited." The proposed addition is not on the front of the building, but becomes part of the front of the building because it is visible from the front. The proposed addition is also visible on the sides and the rear. The design of the addition is generally compatible with the building, but the addition alters the two story architecture. The proposed addition on the roof and at the rear are visible as part of the side elevations, but do not detract from the design composition of the main facade. The proposed siding is cement



board panels instead of narrow-gauge clapboards as prescribed in the ordinance. Foundation material at the addition will need to be discussed.

15. Fire Escapes and Rescue Platforms. Not applicable.
16. Lighting Fixtures. Lighting fixtures shall be discussed.
17. Permanently Installed Air Conditioners. The applicant shall describe where HVAC equipment will be located and how it will be screened.
18. Shutters. Not applicable.
19. Repairs. The applicant shall describe any proposed repairs to the existing building.
20. Alterations to Post-1930 Buildings. The building was built before 1930, but underwent significant alterations after 1930. The proposed alterations are attempting to restore the original appearance of the original building. The proposed addition is a modern element that blends with the appearance of historic buildings in the district.

Variance standards 1 and 3 allow the variance option to be considered for this project. The hardship is not created by the applicant rather the hardship is created by the strict language of the ordinance and the addition is the new construction of an addition structure, but is not the new construction of a new primary building.

The Secretary of the Interior's Standards suggest that the design of new additions be different from the original building and that traditional architectural details not be replicated. The proposed addition is consistent with this preservation practice. The First Settlement historic district standards do not specifically anticipate additions on top of existing buildings as it does for more typical front, side or rear additions, thus variances are being requested. In conjunction with the proposed addition, the existing building will be restored to a more historically appropriate appearance.

Per the variance authority, the Commission should determine if the proposed project will be visually compatible with the historic character of all buildings directly affected by the project and of all buildings within the visually related area (VRA). The VRA Map is attached.

## Recommendation

Staff recommends that the standards for granting the requested variances and a Certificate of Appropriateness for the proposed exterior alterations may be met and recommends that the Landmarks Commission approve the requests with the following conditions of approval:

1. The applicant shall provide information and details related to the proposed window replacement units.
2. The applicant shall confirm that the front doors have a powder coat finish instead of paint.
3. The applicant shall provide information about the extent and location of brick repair work.
4. Mortar and other materials used in brick repair shall match the original in color, hardness, and appearance.
5. The applicant shall describe the material and condition of the existing foundation material and the proposed foundation material.
6. The applicant shall provide information about any decorative light fixtures on the front elevation.
7. The applicant shall provide information about the location and size of exterior HVAC equipment.

## Madison Landmarks Commission

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First Settlement Historic District  
Criteria for the review of new construction

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Address: 517-523 E Main Street  
Date: June 14, 2010 Landmarks Commission Meeting  
Form Prepared By: R. Cnare and B. Fruhling

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Does the project meet the following guideline criteria?

(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(14)(e) and (f), available on the web at [www.cityofmadison.com](http://www.cityofmadison.com))

Yes	<u>X</u>	No	<u>          </u>	1.	Building height, scale, proportion and rhythm.
Yes	<u>X</u>	No	<u>          </u>	2.	Siding materials.
Yes	<u>X</u>	No	<u>          </u>	3.	Roof materials.
Yes	<u>X</u>	No	<u>          </u>	4.	Roof shape.
Yes	<u>X</u>	No	<u>          </u>	5.	Façade design.
Yes	<u>X</u>	No	<u>          </u>	6.	Windows and doors.
Yes	<u>n/a</u>	No	<u>          </u>	7.	Accessory buildings.
Yes	<u>X</u>	No	<u>          </u>	8.	Fences.
Yes	<u>X</u>	No	<u>          </u>	9.	Retaining walls in front yards.

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### Explanation:

There are two Certificates of Appropriateness that will need to be discussed for this proposal. The first Certificate is required for the approval of the demolition of the existing building at 517-523 East Main Street. The second Certificate is required for the construction of a new three-story 21-unit apartment building that is proposed on the site.

### Project Description:

The owner wishes to demolish the 6,000 square foot, 1946 brick commercial building (the former Madison Water Utility Building), and replace it with a 21-unit three-story residential building over a partially exposed 1-story basement parking garage.

The site is 13,028 square feet with 99 feet of frontage along East Main Street and 132 feet of frontage along South Blair Street. There is approximately 12 feet of grade change from the low end found on southern end of South Blair Street to the highest point at the west end of East Main Street. The grade differential proposes some challenges in developing the site.

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X Please see continuation sheets



## **Certificate of Appropriateness #1: Demolition**

The existing building proposed for demolition was built in 1946 as the home of the Automatic Temperature Supplies Inc. Company. In later years the building was acquired by the City of Madison and housed offices for the Madison Water Utility.



### *Section 33.19(5)(c) Regulation of Demolition*

*(3) Standards. In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:*

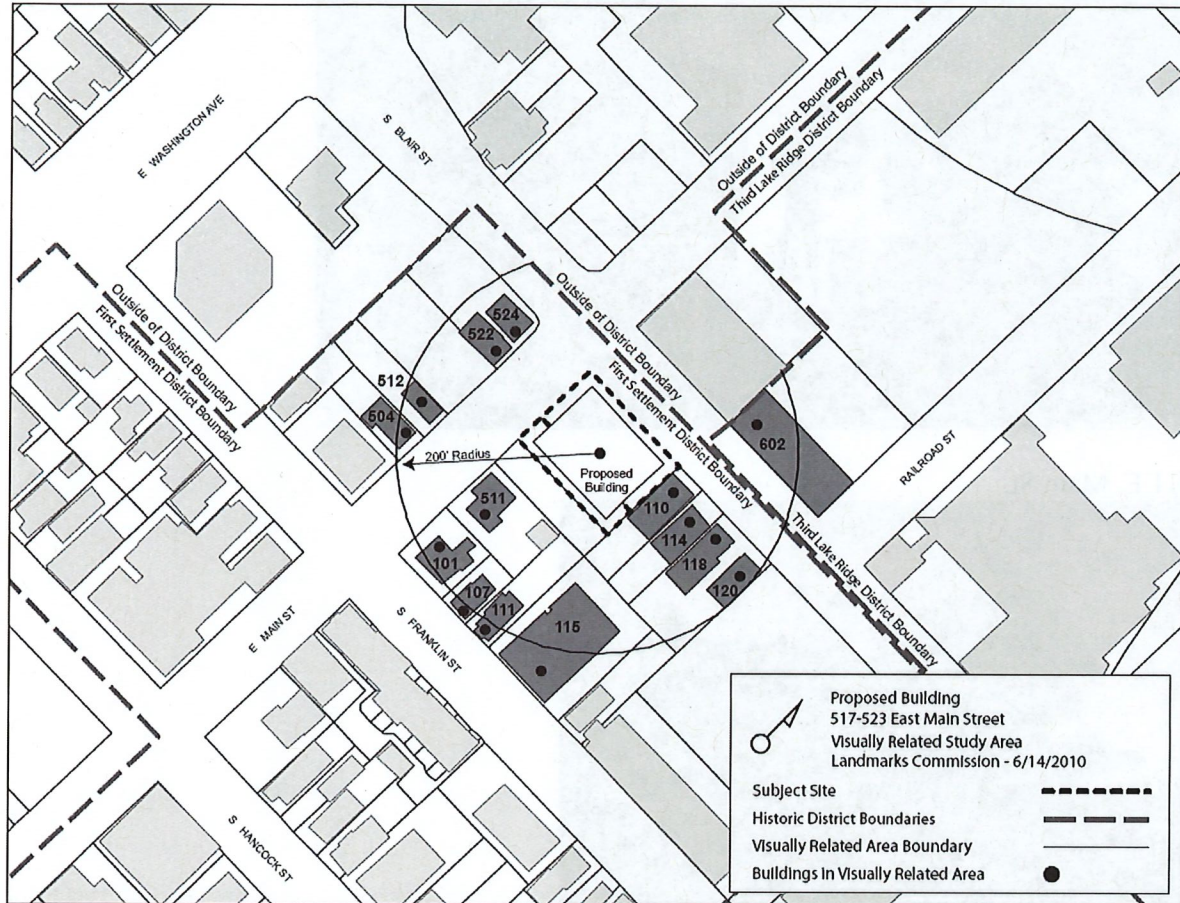
- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;*
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;*
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;*
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;*
- e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;*

**Staff believes that this building does not contribute to the distinctive architecture or historic character of the District, and therefore recommends that the Certificate of Appropriateness for the demolition of 517-523 East Main Street be approved.**



## Certificate of Appropriateness #2: Proposed New Primary Building in the First Settlement Local Historic District

Visually Related Area Map:



### *Buildings included in the visually related area:*

504 E. Main St.

Designated Landmark:

Louis and Catherine Nelson House



512 E. Main St.

Designated Landmark:

Mattermore-Malaney House





*Buildings included in the visually related area continued:*

522 E. Main St. (two buildings)



511 E. Main St.



110 S. Blair St.



114 S. Blair St.





***Buildings included in the visually related area continued:***

118 S. Blair St. (two buildings)



101 S. Franklin St.

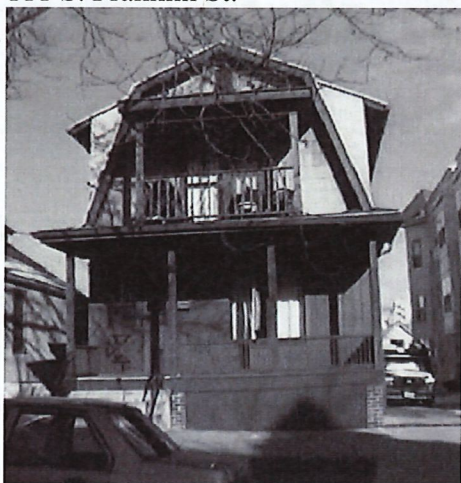
Designated Landmark: Emily Thompson House



107 S. Franklin St



111 S. Franklin St.



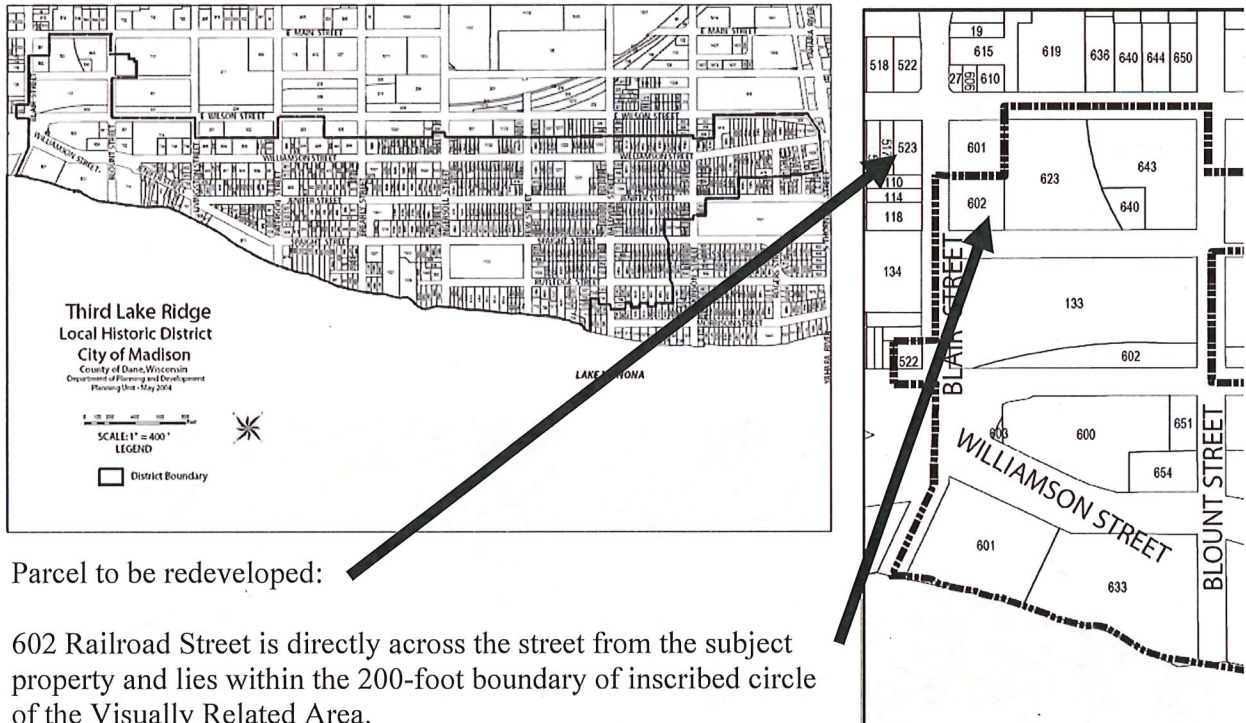
115 S. Franklin St.





***Adjacent Historic District: Third Lake Ridge***

Additionally, directly across South Blair Street lies the boundary of the Third Lake Ridge Local Historic District:





**33.19(14)(e) Criteria for the Review of New Primary Buildings.**

*33.19(14)(e) 1. Building Height, Scale, Proportion and Rhythm. New primary buildings shall be similar in height to the buildings directly adjacent to each side. If the buildings directly adjacent to each side are different in height, the new building shall be of a height compatible with the buildings within the visually related area of the proposed building. New primary buildings shall be compatible with the scale, proportion, and rhythm of masses and spaces of buildings within the visually related area of the proposed building.*

The development site has a large grade differential of 12-feet across the diagonal of the lot which presents some challenges for redevelopment. The building is proposed to be three stories at the northwest corner on East Main Street and sloping to four stories at the southeast corner along South Blair Street, where the parking garage is partially exposed. The parcel directly adjacent on East Main Street is an empty lot; however the next parcel at 511 East Main Street has a building that is 2.5 stories tall. The building directly adjacent at 110 South Blair Street is a raised 2.5 story building which essentially feels like a 3 story building. The buildings at 511 East Main Street and 110 South Blair Street both have gable roofs. The proposed building has a flat roof which allows its height to be very close to the adjacent buildings.

The scale, proportion, and rhythm of masses and spaces are very consistent with the buildings within the Visually Related Area. **Staff believes that the proposal meets this criterion.**

*33.19(14)(e) 2. Siding Materials. Narrow gauge clapboards made of wood, composite wood material, or concrete, and/or brick and stone may be permitted. Stucco and split-faced concrete block may be permitted only as trim, rather than the primary siding material. Stucco panels and pebble dash are prohibited. If the first two floors of a proposed building are masonry, the Landmarks Commission may permit the use of artificial siding (i.e. vinyl or aluminum) on the upper floor or floors. In such circumstances, the artificial siding must conform to the following requirements:*

*(Sub-units a-f are not applicable, as they refer to artificial siding.)*

The primary proposed material is brick trimmed with cast stone and pre-cast concrete bands. **Staff believes that the proposal meets this criterion.**

*33.19(14)(e) 3. Roof Materials. Roofing materials shall be asphalt shingles; fiberglass or other composition shingles similar in appearance to multi-layered architectural shingles or 3-in-1 tab; or Dutch lap, French method or interlock shingles. Sawn wood shingles may also be approved. Thick wood shakes are prohibited. Vents shall be located as inconspicuously as possible and shall be similar in color to the color of the roof. Rolled roofing, tar-and-gravel, rubberized membranes and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs that are not visible from the ground.*

The flat roof will be hidden by the parapet wall. **Staff believes that the proposal meets this criterion.**

*33.19(14)(e) 4. Roof Shape. If a primary building does not have a flat roof, the pitch of the new roof shall be no less than 4-in-12.*

The flat roof will be hidden by the parapet wall. **Staff believes that the proposal meets this criterion.**

33.19(14)(e) 5. *Façade Design.* Street facades shall be modulated with setbacks incorporated into the design at the first floor level. The entrance shall either be inset or projecting from the plane of the main facade. Porches on main entrances are encouraged. Street facades shall reflect the rhythm and directional expression of pre-1930 buildings within the visually related area.

The mass of the building is setback approximately 8-feet on both east Main and South Blair streets. Both facades incorporate recessed balconies and appear to be well modulated through architectural details. All of the pre-1930 buildings in the Visually Related Area are houses except for the historic warehouse across the street at 602 Railroad Street, which is in the Third Lake Ridge Historic District. The rhythm and directional expression of the proposal are consistent with the buildings. **Staff believes that the proposal meets the criterion.**

33.19(14)(e) 6. *Windows and Doors.* The proportion of width to height of doors and windows and the proportion of solids to voids in the front and side facade designs shall be similar to pre-1930 buildings within the visually related area. Windows trimmed with bead molds similar in design to other pre-1930 window trim in the district and windows and doors shall be inset at least one (1) inch from the exterior trim. The main entrance to the building shall be on the front facade. Garage doors shall be located on the side or rear facades whenever feasible. If it is not feasible to locate the garage door on the sides or rear facades, one-car garage doors will be permitted on the front facade.

The proportion of width to height of doors and windows and projection of solids and voids are consistent with the pre-1930's buildings in the visually Related Area. The main entrance is appropriately located on the front of the building along East Main Street, and the garage door is located on the rear façade. **Staff believes that the proposal meets the criterion.**

**33.19(14)(f) Criteria for the Review of Accessory Buildings, Fences and Retaining Walls.**

33.19(14)(f) 2. *Fences.* Chain link and rustic style fences, such as rough sawn wood or split rails, are prohibited in the front yard.

The only proposed fence is on the side yard, and is a wooden fence. The front railing is metal and of a style that is appropriate. **Staff believes that the proposal meets this criterion.**

33.19(14)(f) 3. *Retaining Walls in Front Yards.* For retaining walls in front yards, railroad ties, landscape timbers, boulders, and concrete blocks are prohibited. Poured concrete walls with a smooth rubbed finish and under twenty-four (24) inches in height, flagstone and stone ashlar are permitted. Proposals to construct front yard retaining walls of other materials must be submitted to Landmarks Commission for approval prior to installation.

There are two proposed retaining walls. One is incorporated into the front façade and includes an accessible entrance. It is composed of concrete and other materials found within the building. The other wall is on the south and west property lines, and not in the front yard. **Staff believes that the proposal meets this criterion.**

**Staff Recommendation:** Staff recommends that Certificates of Appropriateness for both the demolition of the existing building and the construction of the new building at 517-523 East Main Street be approved with the following conditions:

- That staff approve the construction drawings to review details, including but not limited to window and door specifications, glass block style, material samples and railing specifications.