

**Regarding:** 25 North Prospect Avenue – University Heights Historic District - Construction of a new single-family residence in the University Heights Historic District.  
**INFORMATIONAL PRESENTATION**  
**(Legistar #25301)**

**Date:** February 13, 2012  
**Prepared By:** Amy Scanlon, Preservation Planner

**General Information**

The Applicant is proposing to construct a new residence on the parcel located at 25 North Prospect Avenue in the University Heights Historic District. The massing is situated within the existing trees on the site.

The property is zoned R2.

The Visually Related Area Map is attached to this report.

**Relevant sections of the Landmarks Ordinance:**

33.19 (12)(f) Criteria for the Review of New Construction in the R2, R4, R4A, R5, R6, C1, C2 and OR Zoning Districts.

1. Principal Buildings.
  - a. Height. 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 maximum height for new buildings and structures in the R5, C1 and C2 Zoning Districts shall be 40 feet. The maximum height in the R6 Zoning District for new buildings and structures shall be 50 feet. All new buildings and structures in all zoning districts within University Heights shall be no less than 15 feet high.
  - 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. The gross area of the front façade of

a multiple family dwelling shall be no more than 125% of the average gross area of the front facades of all buildings within the visually related area or variations in the setback shall be designed in the front facade of the building to repeat the rhythm and proportions of buildings to space between them within 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.
  - f. Parking Lots. No new parking lots will be approved unless they are accessory to and on the same zoning lot as a commercial building or multiple family dwelling. (Renum. by ORD-08-00122, 11-22-08)
2. Accessory Buildings. Accessory buildings, as defined in Section 28.03(2) of the Madison General Ordinances, shall be compatible with the design of the existing buildings on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory building shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal buildings as set forth in Section 33.19(12)(f)1.c.

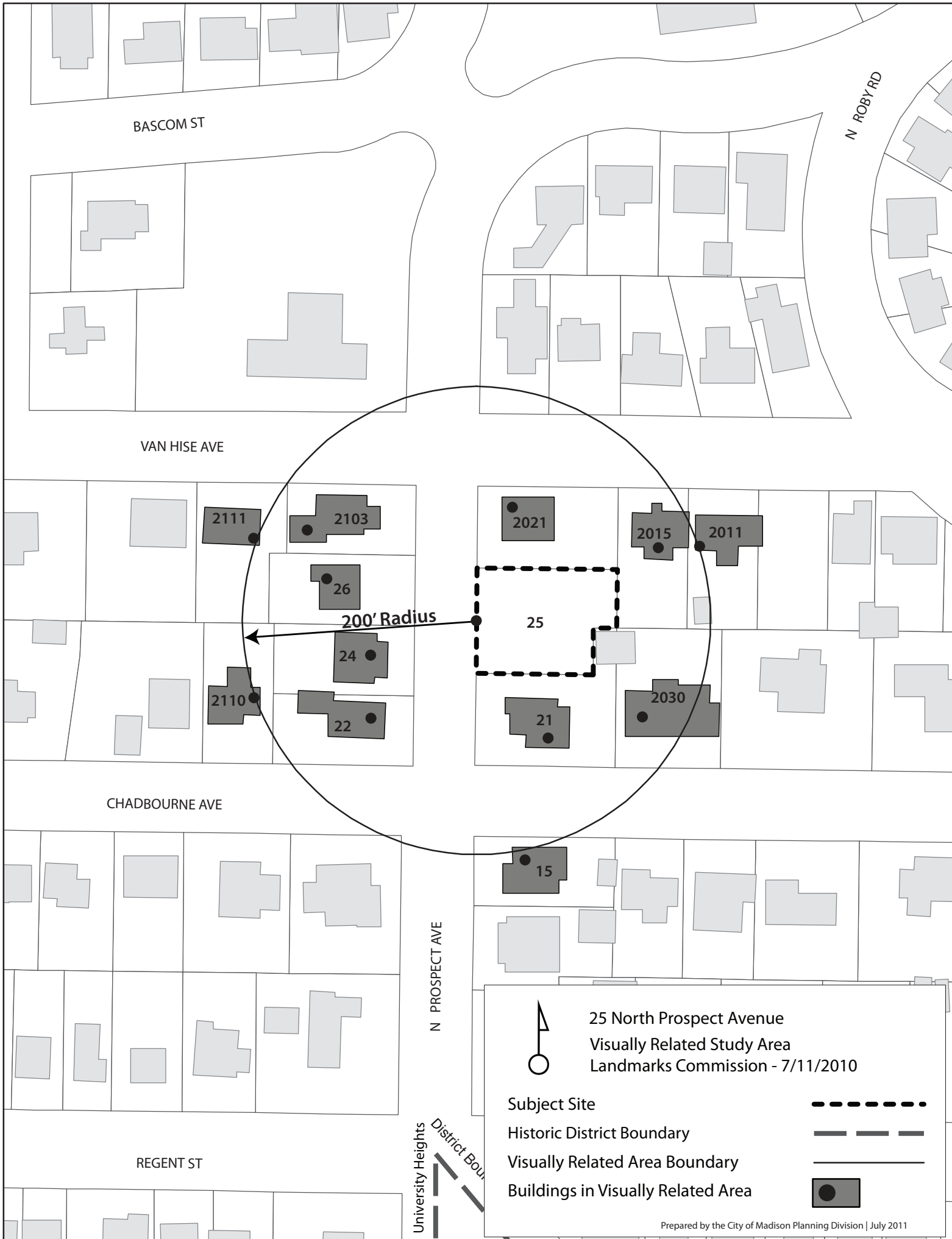
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### **Staff Comments**

Since this is an informational presentation, a staff recommendation is not provided at this time. However, Staff has concerns related to the proposed building materials and their visual compatibility with buildings in the visually related area. Staff is interested in understanding (through possibly a tree inventory and topographic information) if it is possible to set the garage further back on the site so that it is as unobtrusive as possible per criteria 2 above.

Staff has determined that this is a 2 ½ story structure and is 31 feet tall.

The Applicants are interested in understanding the Landmarks Commission position on the massing, roof shape and building materials before they move forward with developing the final design proposal.



BASCOM ST

N ROBY RD

VAN HISE AVE

2111

2103

2021

2015

2011

26

200' Radius

25

24

2110

22


21





2030

CHADBOURNE AVE

15

N PROSPECT AVE


**25 North Prospect Avenue**  
 Visually Related Study Area  
 Landmarks Commission - 7/11/2010

Subject Site   
 Historic District Boundary   
 Visually Related Area Boundary   
 Buildings in Visually Related Area 

Prepared by the City of Madison Planning Division | July 2011

REGENT ST

University Heights District Boundary