



Project Address: 1726 Van Hise Avenue
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [30790](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Thomas G. Voss

Requested Action/Proposal Summary: The applicant is requesting that the Landmarks Commission grant a Certificate of Appropriateness for the exterior alteration to the residence located at 1726 Van Hise Avenue in the University Heights Historic District. The request installs vinyl siding to match the existing exposure.

Applicable Regulations & Standards: Section 33.19 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is located in the University Heights (local) historic district and in the University Heights National Register Historic District.

Relevant Landmarks Ordinance Sections:

33.19(12)(d)5. Re-Siding. Re-siding with aluminum or vinyl that replaces or covers clapboards or nonoriginal siding on buildings originally sided with clapboards will be approved by the Landmarks Commission provided that the new siding imitates the width of the original clapboard siding to within one (1) inch and provided further that all architectural details including, but not limited to, window trim, wood cornices and ornament either remain uncovered or are duplicated exactly in appearance. Where more than one layer of siding exists on the building, all layers except the first must be removed before new siding is applied. If insulation is applied under the new siding, all trim must be built up so that it projects from the new siding to the same extent it did with the original siding.

33.19(12)(d)6. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing building or of other buildings in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing building where the existing building materials and architectural details differ from the original. 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 original facade.

Analysis and Conclusion

The Applicant discussed the proposed work with Staff on June 21, 2013. The proposed work included the installation of a new roof, installation of new gutters and downspouts, installation of soffit and fascia “wrap” materials, repairing screens, repairing the chimney, painting exposed wood and the installation of vinyl siding. Staff explained that the proposed work, except for the installation of vinyl siding was administratively approvable. Staff understood from the conversation that the new siding will likely be installed over insulation board and the existing wood siding.

A brief discussion of 33.19(12)(d) follows:

Staff believes that the alteration is compatible with the architectural design, scale, color, and texture and that the material, while not wood, duplicates in texture and appearance, and architectural details the materials and details used in the original construction of the existing building. Because the existing siding will remain in situ and the new siding will match the existing exposure, Staff believes architectural features are not being destroyed.

Recommendation

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

1. The original/existing siding shall remain on the building.
2. Window and door trim and other architectural detail shall be built out to have the same relationship with the plane of the new siding as currently exists if insulation is being installed.