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## Madison Landmarks Commission

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University Heights Historic District  
Criteria for the review of additions, exterior alterations and repairs  
Parcels zoned R2 and R4A

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Address: 2021 Van Hise Avenue  
Date: September 8, 2009  
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(12)(d), available on the web at [www.cityofmadison.com](http://www.cityofmadison.com))

Yes	<u>  X  </u>	No	<u>      </u>	1.	Height.
Yes	<u>  n/a  </u>	No	<u>      </u>	2.	Second exit platforms and fire escapes.
Yes	<u>  n/a  </u>	No	<u>      </u>	3.	Solar apparatus.
Yes	<u>  n/a  </u>	No	<u>      </u>	4.	Repairs.
Yes	<u>  n/a  </u>	No	<u>      </u>	5.	Restoration.
Yes	<u>  n/a  </u>	No	<u>      </u>	6.	Re-siding.
Yes	<u>      </u>	No	<u>  X  </u>	7.	Additions visible from the street and alterations to street façades.
Yes	<u>  n/a  </u>	No	<u>      </u>	8.	Additions and exterior alterations not visible from the street.
Yes	<u>  X  </u>	No	<u>      </u>	9.	Roof shape.
Yes	<u>  n/a  </u>	No	<u>      </u>	10.	Roof material.
Yes	<u>  n/a  </u>	No	<u>      </u>	11.	Parking lots.

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### Explanation:

The new owners of the Sallery House, 2021 Van Hise Avenue would like to add a large side addition and 2 car garage. They came before the Landmarks Commission in July of 2009 for an informational presentation. The staff note which includes a lot of background information on the house and the architect, and July 2009 meeting minutes from that meeting are attached.

The materials (although not labeled) and detailing of the proposed addition appear to meet most of the Landmarks Ordinance guidelines. However, staff remain very concerned about the width of the addition in relationship to the proportions of the original façade.

Section 33.19(12)(d)7 of the Landmarks Ordinance - Additions Visible from the Street and Alterations to Street Facades states the following: "side additions shall not detract from the design composition of the original facade."

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Even though the proposal sets the addition 4.5 feet back behind the original approximately 45 foot façade, the 2-story addition and 2-car garage add approximately 47 feet, for a total of a new front façade length of 92 feet. This more than doubles the façade length.

The existing house is very symmetrical, and while each of the two proposed elements, the 2-story addition and 2-car garage are individually symmetrical, the result of the total proposal is a very asymmetrical street façade.

While staff commends the architect on the detailing, the overall effect of the new addition dramatically changes the proportion and design of the original house. Staff does not recommend approval.

Respectfully submitted,  
Rebecca Cnare & Bill Fruhling  
September 8, 2009

**Note to Commission**  
**2021 Van Hise Ave**  
**Sellery House**

The new owners of this Prairie Style house wish to construct a sizable side addition and enclosed garage. As this is such a substantial proposal, I encouraged their architect to come before you for an informational presentation before their final submittal and subsequent public hearing. The proposal will have to be referred for final action to allow for the required public notice.

While the materials, and detailing of the proposed addition appear to follow the landmarks ordinance guidelines, staff is concerned about the broadness of the addition as it relates to the current proportion of the original facade. The last sentence of the Landmarks ordinance, section 33.19(12)(d)7 - Additions Visible from the Street and Alterations to Street Facades states the following: "side additions shall not detract from the design composition of the original facade."

The house is considered a Pivotal structure within the University Heights Local Historic District. The file notes express the following:

"2021 Van Hise is an excellent example of prairie school architecture produced by a follower of the trend in Chicago.... Not only is 2021 Van Hise impressive for design and craftsmanship, but it represents a regional expression of the prairie style and makes for interesting comparison with work in the idiom done by Madison architects."

I have also found a write up on 2021 Van Hise Ave by K Rankin from her Styles notes:

"Sellery house, 2021 Van Hise Ave., 1910: Designed by a less well known architectural firm from Chicago, Murphy and Cloyes, this house appears to a near-copy of the Schultz House in Winnetka, IL, designed by George W. Maher and built in 1907. Maher's Schultz house has the same shape of battered walls, a similar segmentally arched door hood with small horizontal ears to each side, a feature Maher used quite often for doors and also dormers. Also copied were the three planes of roof shingles, which, with the bracketed shelf under the second story windows, serves to emphasize the Prairie Style horizontality of the design. Several houses in Madison were built with this refinement of the roof shingles, but most have been reroofed and this graceful feature removed. In the casement windows of this house, the upper part of each sash has muntins in an X-shape. The Schultz house has more expensive leaded glass windows, but the creative use of non-historic forms like these unusual muntins, is what George Maher was known for."

Respectfully Submitted,  
Rebecca Cnare  
7/22/09

the idea that the enclosure could set a precedent for other projects, and that the design, while it has nice details that are appropriate to the design of the house, will obscure the existing leaded glass windows that are on the front facade.

**A motion was made by Levitan, seconded by Rosenblum, to Refer to the LANDMARKS COMMISSION'S next meeting in order to allow the homeowner to come and discuss the project further. The motion passed by voice vote/other.**

2. [15469](#)

2021 Van Hise Avenue - University Heights Historic District

Consideration of Issuance of Certificate of Appropriateness for a side yard addition.

Contact: Colin Godding

Mr. Colin Godding, 107 N Hamilton St, gave a brief presentation about the project.

Mr. Stephans asked about the total square footage of the addition. Mr. Godding replied that the new addition will add approximately 1,500 square feet bring the house from currently 2500 square feet to approximately 4,000 square feet after the addition is complete.

Ms Slattery asked if there had been any thought to a rear addition or a detached garage. Mr. Godding replied that the configuration of the lot prevents this from working well, and that the owners want to have an attached garage.

Fred and Sara Jane Osborne, 2021 Van Hise, registered in support and were available to answer questions.

Darsi Foss, 2533 Kendall Ave, representing the Regent Neighborhood Association, register in neither support nor opposition. Mr. Levitan asked Ms Foss about the neighborhood's thoughts on the project. Ms Foss replied that this is really the first time that they have seen it, but the homeowners and the architect have been doing a lot of outreach to the neighbors and the neighborhood association.

Alder Shiva Bidar-Sielaff mentioned that as of now, she had not heard any worries from neighbors. She also mentioned that this is a very large lot with some large houses around it.

**Received an Informational Presentation**

3. [15483](#)

Edgewater Redevelopment - 666 Wisconsin Avenue - Mansion Hill Local Historic District.

Bob Dunn and Amy Supple, 22 East Mifflin, gave a brief informational presentation to the Commission.

Mr. Levitan asked to see a view of the project from the Capitol. Mr. Stephans noted that the Commission would like to see several views of the project from different sightlines in order to put the project into a neighborhood context. Mr. Dunn replied that they are working on a virtual model to show these views.

Fred Mohs, 512 Wisconsin Ave, registered in opposition. He discussed the condition of the existing tower and noted that the thought that this project would not have even been considered if the owners had not let the old tower deteriorate.

Harvey Wendell, 531 N Pinckney, registered in support. He noted that the project will bring a first class hotel back to the area, and that this project is an opportunity to improve the shoreline and lake access. He doesn't want blight to expand in the neighborhood.

Mary Mohs, 512 Wisconsin Ave, registered in opposition. She talked about the history of the neighborhood, and noted that the neighborhood is much more stable now than it had been in forty years. She said that if this project is approved, the Mansion Hill Neighborhood would be gone as we know it.

Ruth Wendtlandt, 1 Langdon Street, registered in support. She said that as an employee of the Edgewater and a resident of Kennedy Manor next door, she is very proud of this proposal to restore the hotel. She wished that we could have the beauty of Monona Terrace on Lake Mendota.