



**Project Name & Address:** 1722 Regent Street  
**Application Type(s):** Certificate of Approval for new construction  
**Legistar File ID #** [92802](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** April 30, 2026

## Summary

**Project Applicant/Contact:** Jordan Mack  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Approval for new construction of an accessory structure

## Background Information

**Parcel Location/Information:** The subject property is located within the University Heights local historic district

### Relevant Ordinance Sections:

#### 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROVAL

A Certificate of Approval 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 Approval 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 Approval 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.
- (2) Demolition or Removal. In determining whether to approve a Certificate of Approval for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
  - (a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
  - (b) Whether a landmark's designation has been rescinded.
  - (c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.

- (d) Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.
- (e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
- (f) Whether retention of the 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.
- (g) The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a Certificate of Approval for demolition or removal.
- (h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.

Prior to approving a Certificate of Approval for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission.

#### **41.27 STANDARDS FOR NEW STRUCTURES.**

(1) General.

- (a) Primary Structures. The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:
  - 1. Building Placement. When determining visual compatibility for building placement, the Landmarks Commission shall consider factors such as lot coverage, setbacks, building orientation, and historic relationships between the building and site.
  - 2. Street Setback. When determining visual compatibility for street setbacks, the Landmarks Commission shall consider factors such as the average setback of historic resources on the same block face within two hundred (200) feet, and the setback of adjacent structures.
  - 3. Visual Size. When determining visual compatibility for visual size, the Landmarks Commission shall consider factors such as massing, building height in feet and stories, the gross area of the front elevation (i.e., all walls facing the street), street presence, and the dominant proportion of width to height in the façade.
  - 4. Building Form. When determining visual compatibility for building form, the Landmarks Commission shall consider factors such as building type and use, roof shape, symmetry or asymmetry, and its dominant vertical or horizontal expression.
  - 5. Architectural Expression. When determining visual compatibility for architectural expression, the Landmarks Commission shall consider factors such as the building's modulation, articulation, building planes, proportion of building elements, and rhythm of solids to voids created by openings in the façade.
- (b) Accessory Structures.
  - 1. Comply with requirements for new primary structures with other historic accessory structures serving as comparables.
  - 2. Minimally visible from the developed public right-of-way, or be minimally visible from the front of the property for corner lots.
  - 3. Clearly be secondary to the primary structure.

(3) Exterior Walls.

(a) General.

1. Materials used for new structures shall be similar in design, scale and architectural appearance to materials that date to the period of significance on historic resources within two hundred (200) feet, but differentiated enough so that it is not confused as a historic building.
- (4) Roofs.
- (a) Form.
    1. Roof form and pitch shall be similar to the form and pitch of the roofs on historic resources within two hundred (200) feet.
  - (b) Materials.
    1. Roof materials shall replicate materials found on historic resources within two hundred (200) feet.
- (5) Windows and Doors.
- (a) General.
    1. Door and window styles should both match the style of the new structure and be compatible with those on historic resources within two hundred (200) feet.
  - (b) Windows and Storm Windows.
    1. Multi-light windows shall have true divided lights or simulated divided lights with muntin grids on the exterior and interior with spacer bars between the panes of glass.
  - (c) Entrance Doors and Storm Doors.
    1. Sliding glass doors shall not be installed on the ground floor elevation along any street frontage.
- (6) Entrances, Porches, Balconies and Decks.
- (a) Porch Elements.
    1. Entrances and porches shall be of a size and configuration consistent with the historic resources in the district.
    2. The primary entrance for the structure shall be located on the front elevation, or, structures on a corner lot may have a corner entrance.
- (7) Building Systems.
- (a) Mechanical Systems.
    1. Mechanical equipment shall be screened if it is visible from the developed public right-of-way.
    2. Static vents, electric vents, wind turbines, and attic fans visible from the developed public right-of-way are prohibited.
    3. Grilles, vents, equipment, and meters shall be finished or painted to match adjacent building materials.
  - (c) Lighting and Electrical Systems.
    1. Decorative light fixtures shall be compatible in style and location with the overall design of the building.

## Analysis and Conclusion

The proposed project is to construct an accessory structure to replace the existing accessory structure. The principal structure on the property is a simple side-gabled, two-story Craftsman house constructed in 1923. The project proposal would demolish the existing small garage at the back of the property and replace that accessory structure with a 1-½ story residential structure. The existing garage is small with simple clapboard siding and doors. The new structure is proposed to be side gabled with a long dormer on the front of the structure. A simple gabled stoop would provide entrance on the front of the structure, and a more contemporary open porch would be located on the rear of the structure.

The applicant has compiled comparables for other residential-style structures in the vicinity. The proposed new accessory structure is architecturally compatible with the historic house on the property while also drawing strong references to the design of the house at 1722 Chadbourne. The proposed building materials all appear to meet historic district standards.

A discussion of relevant standards follows:

**41.27 STANDARDS FOR NEW STRUCTURES.**

- (2) Demolition or Removal. In determining whether to approve a Certificate of Approval for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
  - (a) The small garage is not such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
  - (b) N/A
  - (c) The simple accessory structure does not contribute to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.
  - (d) Removal of this accessory structure to replace it with a larger accessory structure is not contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.
  - (e) The garage is not of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
  - (f) Retention of the structure would not 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.
  - (g) N/A
  - (h) The proposed replacement structure appears to be compatible with the historic resources of the University Heights historic district in which the subject property is located.

Staff does not believe we need additional documentation of the garage prior to its demolition.

**41.27 STANDARDS FOR NEW STRUCTURES.**

- (1) General.
  - (a) Primary Structures. The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:
    - 1. Building Placement. The new accessory structure would be located in the rear of the property, replacing an existing accessory structure. This is where we expect to find accessory structures in this historic district.
    - 2. Street Setback. The proposed new structure would be located at the rear of the property, which is where we expect to find accessory structures in the district.
    - 3. Visual Size. The proposed accessory structure will be minimally visible from the public right-of-way. What will show is 5' shorter than the historic house and designed as a 1 ½ story building whereas the house is 2 stories. This will give a smaller visual size, which is what we expect for an accessory structure.
    - 4. Building Form. The side-gabled residential form with a shed-style dormer is architecturally compatible with the historic resource on the property and with other similar historic buildings in the vicinity.
    - 5. Architectural Expression. The new accessory structure has minimal details, which is in keeping with the simple details on the historic house on the property. The rhythm of the window openings is similar to those on the house at 1722 Regent and 1722 Chadbourne. It

is also following the precedent of simple accessory structures on the properties in the vicinity.

- (b) Accessory Structures.
  - 1. See discussion above. The new accessory structure blends being both architecturally compatible with the historic house on the property and the simple accessory structures found on properties in this historic district.
  - 2. The location of the new accessory structure would be minimally visible from the developed public right-of-way.
- (3) Exterior Walls.
  - (a) General.
    - 1. The proposed smooth LP Smartside, trim, and soffit vents would be similar in design, scale and architectural appearance to materials that date to the period of significance on historic resources within two hundred (200) feet, but differentiated enough so that it is not confused as a historic building.
- (4) Roofs.
  - (a) Form.
    - 1. The application materials provide many examples of roofs on historic resources that have a similar form and pitch of their roofs.
  - (b) Materials.
    - 1. The proposed shingle roofing material is compatible with the historic resources in the vicinity.
- (5) Windows and Doors.
  - (a) General.
    - 1. The doors and windows replicate the appearance of the materials and openings on the historic house on the property.
  - (b) Windows and Storm Windows.
    - 1. Multi-light windows shall have true divided lights or simulated divided lights with muntin grids on the exterior and interior with spacer bars between the panes of glass. It is unclear what type of muntins the applicant is proposing.
- (6) Entrances, Porches, Balconies and Decks.
  - (a) Porch Elements.
    - 1. The proposed entrance and porch would be of a size and configuration consistent with the historic resources in the district. Specifically, it looks very similar to the entrance on the house at 1722 Chadbourne.
    - 2. The primary entrances for the two units in the building would be on the front elevation of the accessory structure.
- (7) Building Systems.
  - (a) Mechanical Systems.
    - 1. There is no information on any mechanical equipment. That will need a Certificate of Approval before securing a building permit.
    - 2. Static vents, electric vents, wind turbines, and attic fans visible from the developed public right-of-way are prohibited.
    - 3. The grilles and vents are proposed to be finished or painted to match adjacent building materials.
  - (c) Lighting and Electrical Systems.
    - 1. The proposed exterior lighting is of a simple Craftsman style, which is compatible with the overall design of the building.

## **Recommendation**

Staff believes that the standards for granting a Certificate of Approval are met and recommends the Landmarks Commission approve the project with the following conditions

1. Multi-light windows shall have true divided lights or simulated divided lights with muntin grids on the exterior and interior with spacer bars between the panes of glass.
2. Any exterior mechanicals will need to secure a Certificate of Approval