

PLANNING DIVISION STAFF REPORT

May 20, 2019

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 2118 Regent Street

Application Type(s): Certificate of Appropriateness for exterior alterations in the University Heights historic district

Legistar File ID # [55634](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: May 13, 2019

Summary

Project Applicant/Contact: Katie and Stephen Kilgus

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the demolition of a garage and the construction of a new garage.

Background Information

Parcel Location/Information: The subject site is located in the University Heights Historic District.

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

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.
- (2) Demolition or Removal. In determining whether to approve a certificate of appropriateness 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 - (b) Whether a landmark's designation has been rescinded.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 appropriateness 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 appropriateness 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.

41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.

- (4) Standards for the Review of New Structures in the TR-V1, TR-V2, TR-U1, TR-U2, TR-C2, TR-C3, TR-C4, MNX, TSS, and LMX Zoning Districts.
 - (a) Principal Structures.
 - 2. Materials. Materials for the exterior walls 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 structures 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 structures within two hundred (200) feet of the subject property. 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.
 - (b) Accessory Structures. Accessory structures, as defined in Section 28.211, MGO, shall be compatible with the design of the existing structures on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory structure shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal structures as set forth in Sec. 41.24(4)(a)2.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to demolish and existing single-car garage and replace it with a new two-car garage of comparable design. The existing garage does not accommodate contemporary vehicles and the structure if failing. The new garage will be sited on a reinforced concrete pad. It is a simple gable-front structure. The garage door is asymmetrical, but the orientation of the openings on the front of the house are also asymmetrical. The garage will have a pedestrian door and window on one side (east). The window is currently proposed as a slider, but the windows on the principal structure are either decorative multi-light Craftsman style or simple double-hung.

A discussion of the relevant ordinance of Chapters 41.18 & 41.24 follows:

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.

- (2) Demolition or Removal. In determining whether to approve a certificate of appropriateness 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 single-car garage is not of significant architectural or historic importance.
 - (b) N/A.
 - (c) The single-car garage does not contribute to the distinctive character of the historic district.
 - (d) The demolition of this failing single-car garage in order to construct a usable two-car garage is not contrary to policies or ordinance of the City.
 - (e) The garage is not of an exceptionally old or unusual design.
 - (f) Demolition of this structure is not contrary to the common welfare of the public.
 - (g) The deterioration of the garage is largely due to age and conditions of the site, and is not self-created through neglect on the part of the property owner.
 - (h) The proposed new structure appears to be compatible with the other accessory structures within 200 feet.

Staff does not believe that the garage warrants additional documentation prior to demolition.

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- (4) Standards for the Review of New Structures in the TR-V1, TR-V2, TR-U1, TR-U2, TR-C2, TR-C3, TR-C4, MNX, TSS, and LMX Zoning Districts.
 - (a) Principal Structures.
 2. Materials. The materials of the garage are in keeping with the character of those within 200 feet and of the subject property.
 - (b) Accessory Structures. The new accessory structure is compatible with the existing structures on the lot and it does not exceed 15 feet in height. The wall materials comply with the requirements in Sec. 41.24(4)(a)2.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness have been with and recommends the Landmarks Commission approve the request with the following conditions:

- Garage and pedestrian door specifications be approved by staff
- The window on the side of the garage be a simple double-hung window.