



Project Name/Address: 1609 University Avenue
Application Type: Certificate of Appropriateness
Legistar File ID # [41022](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: December 6, 2015

Summary

Project Applicant/Contact: Ray White
Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations involving the replacement of front entry steps and the construction of an accessible ramp in the University Heights Historic District.

Background Information

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

Parcel Zoning: HIS-UH, TR-U1

Relevant Historic Preservation 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.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness 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 appropriateness 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.
- 41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT**
- (6) Standards for the Review of Exterior Alterations and Repairs in the TR-VI, TR-V2, TR-U1, TR-U2, NMX, TSS and LMX Zoning Districts.
 - (a) Height. No alterations shall be higher than the existing structure; however, if the existing structure is already nonconforming, no alteration shall be made thereto except in accordance with Section 28.192 of the Madison General Ordinances. In addition, all alterations, including

- alterations to the top of a structure, shall conform to the height restrictions for the zoning district in which the structure is located.
- (b) Alterations. Alterations shall be compatible in scale, materials and texture with the existing structure.
 - (c) Repairs. Materials used in repairs shall harmonize with the existing materials in texture, color and architectural detail.
 - (d) Re-Siding. The standards for the review of re-siding are the same as the standards for review of re-siding in the TR-C2, TR-C3 and TR-C4 Zoning Districts set forth in sec. 41.24(5)e.
 - (e) Roof Shape. Roof alterations to provide additional windows, headroom or area are prohibited unless permitted under Chapter 28 of the Madison General Ordinances or otherwise approved pursuant thereto as a variance or as part of a conditional use. In addition, all roof alterations shall be visually compatible with the architectural design of the structure.
 - (f) Roof Materials. All repairs shall match in appearance the existing roofing materials; however, when a roof is covered or replaced, roofing materials shall duplicate as closely as practicable the appearance of the original materials. Thick wood shakes, French method, interlock and Dutch lap shingles are prohibited. Rolled roofing, tar and gravel and other similar roof materials are also prohibited except on flat or slightly sloped roofs which are not visible from the street.
 - (g) Parking Lots. No new parking lots will be approved unless they are accessory to and on the same zoning lot as a commercial structure or multiple family dwelling.

Analysis and Conclusion

The proposed alteration to the entrance steps to add an accessible ramp relates to 41.24(6)(b) Alterations. The proposed alterations generally mimic the existing conditions, materials, and textures of the existing elements and are therefore compatible.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration of the proposed steps and ramp are met and recommends that the Landmarks Commission approve the request as submitted.