

**Regarding:** 111 East Gilman Street –Mansion Hill Local Historic District – Mansion Hill National Register Historic District - Exterior alteration involving the construction of a third floor addition and other minor exterior alterations. (Legistar #25386)

**Date:** February 27, 2012  
**Prepared By:** Amy Scanlon, Preservation Planner

**General Information:**

The Property Owner is requesting to add an addition to the roof thus creating a partial third story on the existing carriage house at 111 E Gilman in the Mansion Hill Historic District to use the structure as a residence.

The Visually Related Area map is attached to this report.

**Relevant sections of the Landmarks Ordinance:**

**33.19(10)(d)** Regulation of Construction, Reconstruction, Exterior Alteration and Demolition. The Commission shall act in these matters specifically as they regard the Mansion Hill Historic District in the manner specified by Madison General Ordinance, Sections 33.19(5)(b) and (c).

**33.19(5)(b)(4)** Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:  
c. Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6)(d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.

**33.19(5)(c)** Regulation of Demolition. NOT APPLICABLE

**33.19(6)(d)** Creation of Historic Districts.  
2. Guideline criteria to be considered in the development of Historic District plans are as follows:

- Note 1 a. All new structures shall be constructed to a height visually compatible with the buildings and environment with which they are visually related.
- Note 2 b. The gross volume of any new structure shall be visually compatible with the buildings and environment with which it is visually related.
- N/A c. In the street elevation(s) of a building, the proportion between the width and height in the facade(s) should be visually compatible with the buildings and environment with which it is visually related.
- N/A d. The proportions and relationships between doors and windows in the street facade(s) should be visually compatible with the buildings and environment with which it is visually related.
- Note 3 e. The rhythm of solids to voids, created by openings in the facade, should be visually compatible with the buildings and environment with which it is visually related.

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| N/A    | f. | The existing rhythm created by existing building masses and spaces between them should be preserved.   |
| Note 4 | g. | The materials used in the final facade(s) should be visually compatible with the buildings and environment with which it is visually related.  |
| Note 5 | h. | The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related.   |
| Note 6 | i. | Colors and patterns used on the facade (especially trim) should be visually compatible with the buildings and environment with which it is visually related.   |
| Note 7 | j. | The design of the roof should be visually compatible with the buildings and environment with which it is visually related.   |
| N/A    | k. | The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related. |
| N/A    | l. | All street facade(s) should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.                    |
| Note 8 | m. | Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.   |
3. The guideline criteria for construction of and alterations and additions to buildings and structures in historic districts are designed to provide an understandable set of standards to ensure that alterations to the exterior of existing buildings and the creation of new buildings will be done in a manner sensitive to the character of each historic district. It is not the intent of this ordinance to discourage contemporary architectural expression that is visually compatible with its environment and otherwise meets the standards in the ordinance, to encourage the rote emulation of existing building styles or to prevent the prior lawful conforming use of buildings that are reconstructed following destruction by fire or other natural disaster. A sensitively designed building in a contemporary style may better preserve and enhance the inherent characteristics of a historic district than a mediocre adaptation of a more traditional style. (Cr. by Ord. 8690, 10-10-85 & 11-14-85; Am. by Ord. 13,001, 2-8-02)

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**Staff Comments and Recommendations:**

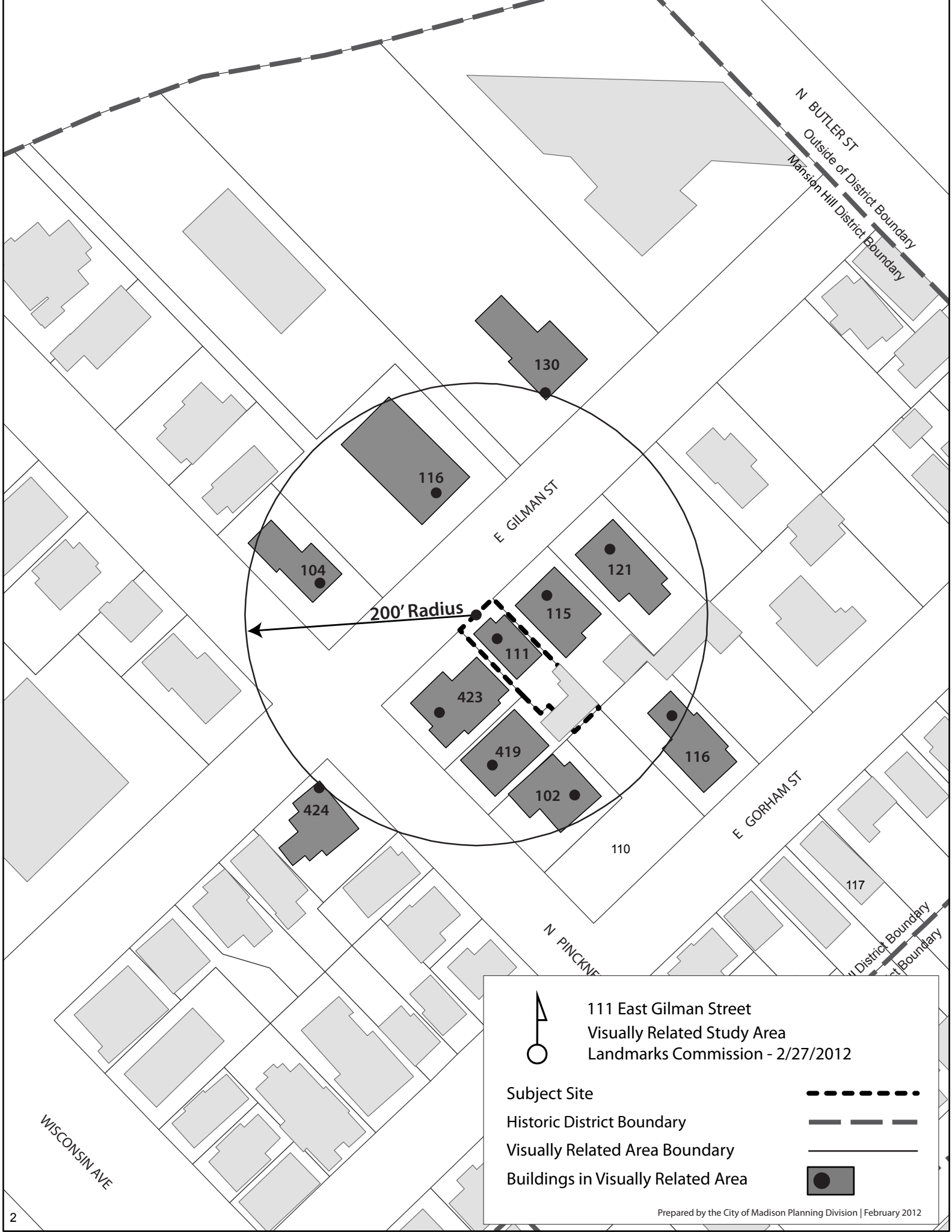
Staff has had numerous conversations with the Applicant about the design of the proposed addition. Staff has encouraged an addition with a simple form and expression that is complimentary to and compatible with the existing building and with neighboring buildings. A discussion of the Ordinance standards follows:

1. Staff believes the intent of this section of the Ordinance is to include large additions as a “new structure” or as “new development”. Staff believes the addition is held to a minimum height. In addition, the overall height is compatible with the buildings in the visually related area.
2. Staff believes the intent of this section of the Ordinance is to include large additions as a “new structure” or as “new development”. Staff believes the volume of the addition is as minimal as possible to allow a comfortable programmatic interior space. In addition, the overall building volume is compatible with the buildings in the visually related area.

3. Staff encourages the Applicant to use the size of the window shown on the southeast elevation of the addition on all other elevations (except the northwest elevation) of the addition in single form (not paired) to unify the window types and minimize the grouped windows to better relate to the existing single window pattern found on the carriage house.  
In addition, Staff supports of the creation of two new windows on the northwest elevation and the new door on the first floor of the southwest elevation of the carriage house. Windows cannot be added to other existing elevations of the carriage house due to issues with property lines. The proposed new windows and door will match the existing details and are compatible with windows and doors of the buildings in the visually related area.
4. Staff is concerned about the use of the proposed synthetic stucco material and suggests that the Applicant consider true stucco or metal panel materials. Staff understands that the Applicant must use a light-weight wall material due to structural issues and that synthetic stucco may look like true stucco when viewed from the ground: however, Staff would prefer the use of true stucco.
5. Staff believes the addition is intentionally simple in design and material selection to allow it to fade into the context of the visually related area.
6. The Applicant shall discuss the proposed colors to be used for the addition and the carriage house.
7. The proposed flat roof of the addition is compatible with other roofs in the visually related area and it matches the roof of the carriage house.
8. Staff believes the architectural details relate the old with the new and preserve and enhance the characteristics of the area. More specifically:
  - The addition wall material is monolithic to relate to the brick of the carriage house. This allows the new windows and window trim to relate to the plane of the wall material similarly to the relationship of the existing windows and trim to the plane of the brick wall.
  - The addition eave is treated with two parts to complement the two part cornice of the carriage house.
  - The railing design appears to be simple and thin to disappear into the context. The Applicant shall clarify the materials used for the railing elements.
  - The windows of the addition have large divided lights to complement the numerous existing window styles and light configurations found on the carriage house.
  - The proposed new door on the first floor of the carriage house matches the details of the adjacent existing door.
  - The treatment of the proposed removed door allows the “story” of the wall to be read.

**Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends that the Landmarks Commission approve a Certificate of Appropriateness with the condition that the Applicant provide additional information as noted below for Staff review:**

1. **Garage door manufacturer information.**
2. **Railing details.**
3. **Window and door manufacturer information for addition.**
4. **Window repair information for carriage house.**
5. **New door manufacturer information for carriage house.**
6. **Colors used for addition and exterior alterations unless approved at the meeting.**



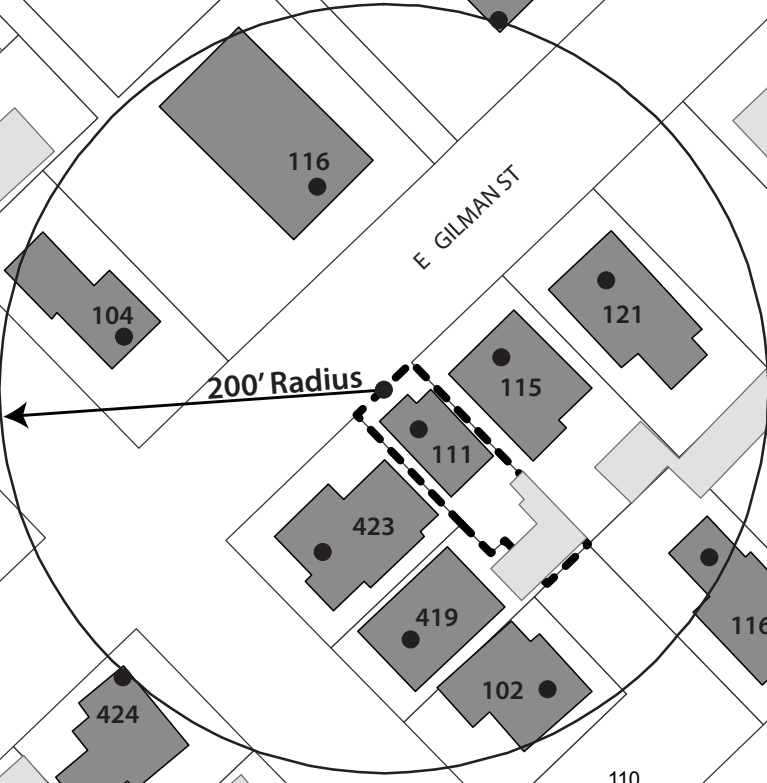
N BUTLER ST  
 Outside of District Boundary  
 Mansion Hill District Boundary


E GILMAN ST





E GORHAM ST

N PINCKNEY

WISCONSIN AVE




 111 East Gilman Street  
 Visually Related Study Area  
 Landmarks Commission - 2/27/2012

Subject Site   
 Historic District Boundary   
 Visually Related Area Boundary   
 Buildings in Visually Related Area 

Prepared by the City of Madison Planning Division | February 2012