



Project Name & Address: 417 Cantwell Court

Application Type(s): Certificate of Appropriateness for demolition and new construction in a historic district

Legistar File ID # [53923](#)

Prepared By: William Fruhling, Acting Preservation Planner, Planning Division

Date Prepared: December 10, 2018

Summary

Project Applicant/Contact: Mary and Howard Paul

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

Background Information

Parcel Location/Information: The site is located at 417 Cantwell Court in the Third Lake Ridge Local 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 Landmarks 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.

- (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.

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT

- (8) Standards for New Structures in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use. Any new structures on parcels zoned for mixed-use and residential use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: (Am. by ORD-16-00082, 9-15-16)
- (a) Gross Volume.
 - (b) Height.
 - (c) The proportion and rhythm of solids to voids in the street facades.
 - (d) Materials used in the street facades.
 - (e) The design of the roof.
 - (f) The rhythm of buildings and masses.
 - (g) Directional expression.
 - (h) Materials, patterns and textures.
 - (i) Landscape treatment.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness for the demolition of a non-original detached garage structure and the construction of a new garage structure. The new garage will be 18' x 24' had have a 6' wide roof covered porch along the side.

A discussion of the relevant ordinance section of Chapter 41.18 follows:

- (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 existing garage has no architectural or historic significance.
 - (b) N/A
 - (c) The existing garage does not contribute to the distinctive architectural or historic character of the historic district.
 - (d) N/A
 - (e) N/A
 - (f) N/A
 - (g) Although the existing garage has not been well maintained by previous owners, it is not original and is structurally inadequate.
 - (h) The proposed new garage will be compatible with the historic resources of the historic district in which the subject property is located.

A discussion of the relevant ordinance section of Chapter 41.23 follows. A map of the Visually Compatible Study Area is attached for reference in applying these standards.

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 - (a) The gross volume of the new garage is similar to other detached accessory structures and historic resources within 200 feet.
 - (b) The height of the new garage is similar to other detached accessory structures and historic resources within 200 feet.
 - (c) The property is a through lot and the new garage will front on, and take access from, Thornton Avenue. The proportion and rhythm of solids to voids in the street facades is similar to other detached accessory structures and historic resources within 200 feet.
 - (d) The vinyl siding and metal garage door in the street façade are visually compatible materials to other detached accessory structures and historic resources within 200 feet. Historic resources in this area include several metal buildings, including Trachte-style accessory structures. A true standing seam metal roof may be visually compatible with those resources within 200 feet, but the metal roof being proposed would not be as it has standing "ribs" that give it more of a corrugated appearance. A traditional standing seam metal roof or the proposed alternate asphalt shingles would be appropriate.
 - (e) The design of the roof is similar to other detached accessory structures and historic resources within 200 feet.
 - (f) The rhythm of buildings and masses with the new garage is typical of the house-accessory structure relationship on properties with historic resources within 200 feet.

- (g) The directional expression of the new garage is similar to other detached accessory structures and historic resources within 200 feet.
- (h) Per staff communication with the applicant, the garage will be sided with a double 4-inch smooth faced vinyl siding. The overhead door and service doors are shown to have inset panels which is a more suburban style. These doors should be simplified by using flat panels without the rectangular insets so that they are more consistent with other detached accessory structures and historic resources within 200 feet.
- (i) N/A

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the demolition of the existing garage are met and recommends that the Landmarks Commission approve the Certificate of Appropriateness.

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of a new garage are met and recommends that the Landmarks Commission approve the Certificate of Appropriateness with the following conditions:

- 1) The overhead door and service door not include inset panels and that the final specifications be approved by staff.
- 2) The porch posts be painted or opaquely stained.
- 3) The roof is either a traditional standing seam metal as approved by staff or the asphalt shingle alternative included in the submittal materials.

