

## Madison Landmarks Commission

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University Heights Historic District  
Criteria for the review of additions, exterior alterations and repairs  
Parcels zoned R2 and R4A

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Address: 2021 Van Hise Avenue  
Date: October 10, 2009  
Form Prepared By: R. Cnare and B. Fruhling

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Does the project meet the following guideline criteria?

(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(12)(d), available on the web at [www.cityofmadison.com](http://www.cityofmadison.com))

Yes	<u>  X  </u>	No	<u>      </u>	1.	Height.
Yes	<u>  n/a  </u>	No	<u>      </u>	2.	Second exit platforms and fire escapes.
Yes	<u>  n/a  </u>	No	<u>      </u>	3.	Solar apparatus.
Yes	<u>  n/a  </u>	No	<u>      </u>	4.	Repairs.
Yes	<u>  n/a  </u>	No	<u>      </u>	5.	Restoration.
Yes	<u>  n/a  </u>	No	<u>      </u>	6.	Re-siding.
Yes	<u>      </u>	No	<u>  ?  </u>	7.	Additions visible from the street and alterations to street façades.
Yes	<u>      </u>	No	<u>  ?  </u>	8.	Additions and exterior alterations not visible from the street.
Yes	<u>  X  </u>	No	<u>      </u>	9.	Roof shape.
Yes	<u>  n/a  </u>	No	<u>      </u>	10.	Roof material.
Yes	<u>  n/a  </u>	No	<u>      </u>	11.	Parking lots.

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### Explanation:

After substantial revisions and a neighborhood meeting, the new owners of the Sellery House, 2021 Van Hise Avenue, would like to add a large side addition and 2 car garage. They came before the Landmarks Commission on July 27, 2009 for an informational presentation, and had a public hearing on September 14, 2009 where the Commission referred the matter to a future meeting.

The staff notes for both the July 27th and September 14<sup>th</sup> meeting are attached to this report.

### Changes between proposals:

#### Two-Car Garage:

The proposed garage is now detached and set back approximately 48 ft, 4.75 inches from the front property line. The architect is currently working on developing a few different driveway design options to help mitigate the expanse of pavement, while saving a large oak tree in the tree terrace.

Changes between proposals (continued):

Side Addition:

The revised proposal sets the side addition back an additional 1-foot from the previous proposal, for a total setback of 5 feet 9.5 inches behind the original façade. Also, the new side addition is now approximately 1-foot thinner than previously designed (the additional foot is gained in between the gap of the two facades.)

The original façade is approximately 45 feet wide. The revised addition, without the garage, adds slightly less than 21 feet in width. Although offset by almost 6 feet, the addition adds approximately 46% to the effective width of the front façade.

The door to the side addition has also been moved to the side in order to have a symmetrical front.

Staff would like the Commission to take special note of the new modern railing details on the rear façade. Staff believes that a more traditional railing style that would match the style of the house would be more appropriate, as the new addition seeks to retain the same design aesthetic.

Staff also has concerns about the size of the second story windows on the south and west elevations. The design of those windows is inconsistent with the very regular pattern of windows found on the rest of the house and proposed addition. The lowered sill makes the windows longer than the others.

In light of the discussion at the public hearing, staff has again excerpted the language from the Section 33.19(12)(d)6 of the Landmarks Ordinance - Additions Visible from the Street and Alterations to Street Facades, which states the following: “side additions shall not detract from the design composition of the original facade.”

Staff believes that these revisions make significantly strides in addressing many of issues from the first proposal. Staff remains somewhat concerned about the proportions of the original house and its relationship to the large addition and whether a relatively shallow (less than 6 feet) offset is enough to “not detract from the design composition of the original façade” as required by the Landmarks Ordinance. However, when considering the overall architectural detailing, the proposed addition fits well with the design of the original house and staff feels that this standard can be met and the project approved subject to:

1. Revising the railing design for the first and second story rear porches to one more compatible with the design of the house, subject to staff approval.
2. Raising the sill height of the second story windows on the south and west facades to match the other second story windows.

Respectfully submitted,  
Rebecca Cnare & Bill Fruhling  
October 10, 2009

## Madison Landmarks Commission

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University Heights Historic District  
Criteria for the review of additions, exterior alterations and repairs  
Parcels zoned R2 and R4A

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Address: 2021 Van Hise Avenue  
Date: September 8, 2009  
Form Prepared By: R. Cnare and B. Fruhling

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Does the project meet the following guideline criteria?

(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(12)(d), available on the web at [www.cityofmadison.com](http://www.cityofmadison.com))

Yes	<u>  X  </u>	No	<u>      </u>	1.	Height.
Yes	<u>  n/a  </u>	No	<u>      </u>	2.	Second exit platforms and fire escapes.
Yes	<u>  n/a  </u>	No	<u>      </u>	3.	Solar apparatus.
Yes	<u>  n/a  </u>	No	<u>      </u>	4.	Repairs.
Yes	<u>  n/a  </u>	No	<u>      </u>	5.	Restoration.
Yes	<u>  n/a  </u>	No	<u>      </u>	6.	Re-siding.
Yes	<u>      </u>	No	<u>  X  </u>	7.	Additions visible from the street and alterations to street façades.
Yes	<u>  n/a  </u>	No	<u>      </u>	8.	Additions and exterior alterations not visible from the street.
Yes	<u>  X  </u>	No	<u>      </u>	9.	Roof shape.
Yes	<u>  n/a  </u>	No	<u>      </u>	10.	Roof material.
Yes	<u>  n/a  </u>	No	<u>      </u>	11.	Parking lots.

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### Explanation:

The new owners of the Sellery House, 2021 Van Hise Avenue would like to add a large side addition and 2 car garage. They came before the Landmarks Commission in July of 2009 for an informational presentation. The staff note which includes a lot of background information on the house and the architect, and July 2009 meeting minutes from that meeting are attached.

The materials (although not labeled) and detailing of the proposed addition appear to meet most of the Landmarks Ordinance guidelines. However, staff remain very concerned about the width of the addition in relationship to the proportions of the original façade.

Section 33.19(12)(d)7 of the Landmarks Ordinance - Additions Visible from the Street and Alterations to Street Facades states the following: "side additions shall not detract from the design composition of the original facade."

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Even though the proposal sets the addition 4.5 feet back behind the original approximately 45 foot façade, the 2-story addition and 2-car garage add approximately 47 feet, for a total of a new front façade length of 92 feet. This more than doubles the façade length.

The existing house is very symmetrical, and while each of the two proposed elements, the 2-story addition and 2-car garage are individually symmetrical, the result of the total proposal is a very asymmetrical street façade.

While staff commends the architect on the detailing, the overall effect of the new addition dramatically changes the proportion and design of the original house. Staff does not recommend approval.

Respectfully submitted,  
Rebecca Cnare & Bill Fruhling  
September 8, 2009

**Note to Commission  
2021 Van Hise Ave  
Sellery House**

The new owners of this Prairie Style house wish to construct a sizable side addition and enclosed garage. As this is such a substantial proposal, I encouraged their architect to come before you for an informational presentation before their final submittal and subsequent public hearing. The proposal will have to be referred for final action to allow for the required public notice.

While the materials, and detailing of the proposed addition appear to follow the landmarks ordinance guidelines, staff is concerned about the broadness of the addition as it relates to the current proportion of the original facade. The last sentence of the Landmarks ordinance, section 33.19(12)(d)7 - Additions Visible from the Street and Alterations to Street Facades states the following: "side additions shall not detract from the design composition of the original facade."

The house is considered a Pivotal structure within the University Heights Local Historic District. The file notes express the following:

"2021 Van Hise is an excellent example of prairie school architecture produced by a follower of the trend in Chicago.... Not only is 2021 Van Hise impressive for design and craftsmanship, but it represents a regional expression of the prairie style and makes for interesting comparison with work in the idiom done by Madison architects."

I have also found a write up on 2021 Van Hise Ave by K Rankin from her Styles notes:

"Sellery house, 2021 Van Hise Ave., 1910: Designed by a less well known architectural firm from Chicago, Murphy and Cloyes, this house appears to a near-copy of the Schultz House in Winnetka, IL, designed by George W. Maher and built in 1907. Maher's Schultz house has the same shape of battered walls, a similar segmentally arched door hood with small horizontal ears to each side, a feature Maher used quite often for doors and also dormers. Also copied were the three planes of roof shingles, which, with the bracketed shelf under the second story windows, serves to emphasize the Prairie Style horizontality of the design. Several houses in Madison were built with this refinement of the roof shingles, but most have been reroofed and this graceful feature removed. In the casement windows of this house, the upper part of each sash has muntins in an X-shape. The Schultz house has more expensive leaded glass windows, but the creative use of non-historic forms like these unusual muntins, is what George Maher was known for."

Respectfully Submitted,  
Rebecca Cnare  
7/22/09