



Project Name/Address: 2121 Van Hise Avenue

Application Type: PUBLIC HEARING

Certificate of Appropriateness for demolition of existing garage and construction of new garage and exterior alteration in historic district

Legistar File ID # [34623](#)

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Summary

Project Applicant/Contact: Laura Burns

Requested Action: The Applicant is requesting three actions for the Landmarks Commission:
Certificate of Appropriateness for the demolition of the existing garage
Certificate of Appropriateness for the construction of a new garage
Certificate of Appropriateness for the exterior alteration of the residence

Background Information

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

Relevant Landmarks Ordinance Sections:

33.19(5)(c)3. Standards. (for Demolition)

In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- e. Whether retention of the building or 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;
- f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;

- g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

33.19(1) Purpose and Intent It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this section is to:

- (a) Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history.
- (b) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts.
- (c) Stabilize and improve property values.
- (d) Foster civic pride in the beauty and noble accomplishments of the past.
- (e) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Strengthen the economy of the City.
- (g) Promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the City.

33.19 (12)(f)2. Accessory Buildings. Accessory buildings, as defined in Section 28.211 of the Madison General Ordinances, shall be compatible with the design of the existing buildings on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory building shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal buildings as set forth in Section 33.19(12)(f)1.c.*

*Reference is not correct. The correct section is 33.19(12)(f)1.b.

33.19(12)(f)1.b. Materials. Materials for the exterior walls of new buildings and structures 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 buildings 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 buildings in the visually related area. 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.

Sec. 33.19(12)(d)7. Additions and Exterior Alterations Not Visible from the Street. Additions and exterior alterations that are not visible from any streets contiguous to the lot lines upon which the building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building and, further, if the materials used are compatible with the existing materials in texture, color and architectural details. Additions and alterations shall harmonize with the architectural design of the building rather than contrast with it. (Renum. by ORD-08-00122, 11-22-08)

Analysis and Conclusion

The Applicant is requesting three Certificates of Appropriateness from the Landmarks Commission and each action will be discussed separately below.

Certificate of Appropriateness for the demolition of the existing garage

A discussion of the demolition standards 33.19(5)(c)3. follows:

- a. The existing garage is a metal utility structure and while interesting as a garage solution, is not of any architectural or historic significance and its demolition would not be detrimental to the public interest and not contrary to the general welfare of the people of the City and the State;
- b. The existing garage does not contribute to the distinctive architectural or historic character of the District as a whole;
- c. The existing garage is not a cultural resource. The demolition of the existing garage would allow for the construction of a new garage which would be more architecturally appropriate in the historic district and would more closely align with the purpose and intent of the Ordinance;
- d. While the existing garage is old and unusual as a garage type, its uniqueness is not related to its character as a cultural resource which is what the language of this standard is referencing.
- e. The retention of the existing garage would not 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;
- f. The applicant is not claiming a hardship based on the condition of the garage. The existing garage has outlived its useful life and its condition is appropriate for its age and use.
- g. The new garage proposed to be constructed in this location is compatible with the buildings and environment of the district.

Certificate of Appropriateness for the construction of a new garage

A discussion of the standards for the construction of Accessory Buildings 33.19(12)(f)2. and for Materials 33.19(12)(f)1.b. follows:

The proposed garage is compatible with the design of the residence, does not exceed fifteen feet in height and is as unobtrusive as possible. The proposed garage is being constructed in the rear yard. The proposed garage is will have beveled siding as the exterior material which is prevalent in the University Heights Historic District.

Staff has reviewed the submission information and requests that the applicant provide the following information for a complete Commission review:

1. Manufacturer cut sheet product information for the exterior side door.
2. Confirm that the garage windows are proposed to be Pella single hung 3-0/2-6 units.
3. Explain the use of single hung windows for the garage when the windows of the residence are casement.
4. Confirm that the strap hinges shown on the proposed garage door can be removed.

Certificate of Appropriateness for the exterior alteration of the residence

A discussion of the standards for the exterior alteration not visible from the street 33.19(12)(d)7. follows:

The infill of the existing garage door opening in the foundation wall of the residence does not seem to be visible from any streets contiguous to the lot lines upon which the building or structure is located. The proposed infill design is compatible with the scale of the existing building and the materials are compatible with the existing materials in texture, color and architectural details.

The alteration does not contrast with the architectural design of the building. The proposed infill includes the installation of a metal Bilco door system to the left and the installation of three casement windows to the right. The door and windows will fill the width of the existing opening. Below the windows and on each side the of Bilco door system, concrete foundation wall will be installed. The grade will be raised in this area.

Staff has reviewed the submission information and requests that the applicant provide the following information for a complete Commission review:

1. Confirm that the texture and color of the new concrete will closely resemble the existing adjacent concrete.
2. Confirm that there will not be additional flashing on the wall above the Bilco door system.

3. Confirm that the Bilco door system and related flashing is able to be installed under the existing brick soldier course header so that no part of the soldier course is obscured.

Recommendation

Certificate of Appropriateness for the demolition of the existing garage

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

Certificate of Appropriateness for the construction of a new garage

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of a new garage may be met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The appearance of the exterior side door shall be reviewed and approved by Staff.
2. The type of windows used in the garage shall be reviewed and approved by Staff.
3. The garage door shall not have strap hinges.

Certificate of Appropriateness for the exterior alteration of the residence

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration of the residence may be met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The texture and color of the new concrete shall closely resemble the existing adjacent concrete.
2. The Bilco door system and related flashing shall be installed under the existing brick soldier course header so that no part of the soldier course is obscured.