



Project Address: 1717 Kendall Avenue
Application Type: Certificate of Appropriateness for removal of existing attached garage and construction of new addition and detached garage in historic district
Legistar File ID # [31945](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Scott & Jennifer LaMontagne

Requested Action/Proposal Summary: The applicant is requesting that the Landmarks Commission grant a Certificate of Appropriateness for the demolition of the existing attached garage, the construction of a mud room/kitchen addition, the future alteration of select windows and doors, and the construction of a new garage structure at the property located at 1717 Kendall Avenue in the University Heights Historic District.

Applicable Regulations & Standards: Section 33.19 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is located in the University Heights (local) historic district and in the University Heights National Register 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(12)(d) Criteria for the Review of Additions, Exterior Alterations and Repairs in R2 and R4A Zoning Districts.

1. Height. All additions shall be no higher than the existing building; however, if the existing building is already a nonconforming one, no addition shall be made thereto except in accordance with Section 28.05(3)(c) of the Madison General Ordinances. Roof additions resulting in an increased building volume are prohibited unless they meet the standards in Section 33.19(12)(d)6. and are permitted under Chapter 28 of the Madison General Ordinances, or approved as a variance pursuant to Sections 28.08(2)(e) and 28.12(8)(d) or approved as a conditional use or as part of a planned residential development in accordance with Section 28.085(e).
2. Second Exit Platforms and Fire Escapes. *Not applicable*
3. Repairs. Materials used in exterior repairs shall duplicate the original building materials in texture and appearance, unless the Landmarks Commission approves duplication of the existing building materials where the existing building materials differ from the original. Repairs using materials that exactly duplicate the original in composition are encouraged. (Renum. by ORD-08-00122, 11-22-08)
4. Restoration. *Not applicable*
5. Re-Siding. *Not applicable*
6. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing building or of other buildings in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing building where the existing building materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade. (Renum. by ORD-08-00122, 11-22-08)
7. Additions and Exterior Alterations Not Visible from the Street. *Not applicable*
8. Roof Shape. The roof shape of the front of a building or structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the building and similar in location and shape to original dormers on buildings of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a building or structure shall be visually compatible with the architectural design of the existing building. (Renum. by ORD-08-00122, 11-22-08)
9. Roof Material.
 - a. *Not applicable*
 - b. *Not applicable*
 - c. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground. (Renum. by ORD-08-00122, 11-22-08)
10. Parking Lots. *Not applicable*

33.19(12)(f)2. Accessory Buildings. Accessory buildings, as defined in Section 28.03(2)* 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 33.01(12)(f)1.c.**

*Section 28.03(2) is not correct. See section 28.211.

**Section 33.01(12)(f)1.c 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.

Analysis and Conclusion

A brief discussion of 33.19(5)(c)3 for the demolition of the 1930s garage addition follows:

The existing attached garage was constructed before 1940, but was not part of the original building campaign. The existing garage is not architecturally significant, does not contribute to the architectural character of the district, and is not of uncommon or unusual design. The garage is deteriorated and is not functional. The removal of the existing garage structure will not negatively affect the character or historic integrity of the residence. The proposed new mud room/kitchen addition and detached garage are compatible with the buildings and environment of the district.

A brief discussion of 33.19(12)(d) for the addition and exterior alterations to the existing residence follows:

1. The proposed addition is not taller than the existing building.
2. Not applicable
3. The exterior materials will be duplicated where repairs are needed related to the removal of the existing garage.
4. Not applicable
5. Not applicable
6. The proposed addition and related alterations are visible from the street and are compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. The proposed materials duplicate the texture and appearance and architectural details of the original construction of the residence and of other buildings in the district. The existing rear porch details are being replicated in the proposed new porch.
7. Not applicable
8. The roof shape of the rear addition is visually compatible with the architectural design of the existing building.
9. The roof is a low pitched roof that will require a roofing material that can be used in low pitch applications. Due to the low slope, the roof is not visible from the ground.

A brief discussion of 33.19(12)(f)2. for the construction of a new garage follows:

The design of the proposed garage is compatible with the architectural design and materials of the existing residence.

Recommendation

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

1. The Applicants should return for approval of the items noted as alterations that will be made "at a future date".

2. The overhang depth of the proposed addition should be reduced to match the overhang depth that exists on the rear and front/side wrap porches.
3. The Applicants shall describe the difference between the beveled siding of the residence and the “lap siding” that is noted for the garage. Staff assumes the different labels mean the same siding type.
4. The Applicants shall provide staff with wood window manufacturer information.
5. The Applicants shall consider the use of brick instead of stone to subtly differentiate the addition from the main house.