



Project Name/Address: 211 N Spooner
Application Type: Certificate of Appropriateness
Legistar File ID # [40644](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: November 11, 2015

Summary

Project Applicant/Contact: Tom Haver
Requested Action: The Applicant is requesting a Certificate of Appropriateness for the demolition of an existing garage and the construction of a new garage in the University Heights Historic District.

Background Information

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

Relevant Historic Preservation 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 historical 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 - (b) Whether a landmark’s designation has been rescinded.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.
- (i) 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.

41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT

- (4) Standards for the Review of New Structures in the TR-V1, TR-V2, TR-U1, TR-U2, TR-C2, TR-C3, TR-C4, MNX, TSS, and LMX Zoning Districts.
 - (a) Principal Structures.
 - 2. Materials. Materials for the exterior walls 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 structures 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 structures within 200 feet of the subject property. 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.
 - (b) Accessory Structures. Accessory structures, as defined in Section 28.211 of the Madison general ordinances, shall be compatible with the design of the existing structures on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory structure shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal structures as set forth in sec. 41.24(4)(a)2.

Analysis and Conclusion

Certificate of Appropriateness for demolition of garage

A brief discussion of 41.18(2) related to the demolition of the garage follows:

- (a) The existing garage 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; however, the previous garage was likely constructed at the same time as the residence.
- (b) The property is not a designated landmark and has never been a designated landmark.
- (c) The previous garage did contribute to the distinctive architectural character of the historic district as a whole. Its form and design details related to the architectural character of the historic district as an accessory structure, but not in the same manner as a landmark structure as this standard infers.
- (d) The existing garage was a historic resource that was in poor condition. The demolition of the existing garage would allow for the construction of a new garage which would be architecturally appropriate in the historic district and would align with the purpose and intent of the Ordinance.
- (e) While the previous garage was old and likely constructed at the same time as the residence, its design and method of construction could be reproduced using standard modern materials to achieve a similar appearance from the exterior.
- (f) The retention of the 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.
- (g) The current property owner recently purchased the property with the garage in poor condition and removed the upper portion of the garage so that it would not harm anyone.
- (h) The new garage proposed to be constructed in this location is compatible with the buildings and environment of the historic district.

Certificate of Appropriateness for construction of new garage

The proposed garage design uses details and features of the existing primary building, is less than 15' in height, and is being constructed in the rear yard. The proposed exterior materials are painted cedar shingle siding. The trim and soffit/fascia materials are not noted in the submission materials.

Recommendation

Certificate of Appropriateness for demolition of garage

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

Certificate of Appropriateness for construction of new garage

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

1. The Applicant shall explain the proposed materials for trim, fascia and soffit, doors, etc.
2. The Applicant shall discuss the placement of windows on side and rear elevations of the garage to make its appearance more compatible in the historic district.