

112 South Hancock Zoning Report

LOT INFORMATION

Address: 112 South Hancock Street (Legal Description: ORIGINAL PLAT, BLK 114, SE 39 FT OF LOT 3.)

Lot Area: 5148 Sq Ft; width: 39.05'; depth: 133'

Terrain: Flat; 893' ASL

Approximate Building Footprint: 1782

Building age: 1905

ZONING DISTRICT

DR1, HIS-FS, WP-17

Setbacks

Front: 15'

Side: 10% lot width

Rear: Lesser 26.6' (20% lot depth)

Max lot coverage: 75% (3861 s.f.)

Usable Open Space: 40 SF per bedroom

Allowable Encroachments into setbacks:

Open Porches (Allowed 7 feet into Front Yard)

Steps

PROJECT DESCRIPTION

The owner of the property at 112 South Hancock Street seeks to renovate the three-story building into five new apartment rental units. The property is located within the First Settlement Historic District in downtown Madison.

The house was built in 1905 by architects Claude and Starck and is known as the "Ida Tiedemann Two-Flat Residence." The house was originally two stories with a basement, and at some point in the history of the property the attic space was converted to a living space, which is now the third floor. Prominent architectural features of the house include a two-story corner turret, steeply sloped hipped roofs with flared eaves, large windows, and projecting bays.

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The multi-tenant building was damaged by fire in July 2022. The fire originated from the kitchen of the second-floor unit and damaged the second-floor unit and third floor units on the rear of the building. Some additional damage was sustained by fire-fighting operations, with all the units having some damage in them. The building currently sits vacant due to fire damage.

Along with restoring the property, the project will alter the three original unit layouts to increase the density of the project. **The goal is to provide a total of five new units** which is achieved by subdividing the first and second-story units in half front to back. The third floor will remain one unit with up to four bedrooms.

HISTORICAL DISTRICT COMPLIANCE

There are two major modifications planned to the structure:

1. Addition of gable dormers to add headroom to the third-floor
2. After removal of charred roof framing, the replacement roof on the rear will be constructed as a gable rather than a hipped roof, and a new staircase will be built to provide better egress from the units

The house is categorized stylistically as a Queen Anne. All proposed modifications have taken into consideration the historic character and features of the house and have aimed to create a compatible new third floor roof form. Reference materials used for the Queen Anne style include guidelines from "A Field Guide to American Houses" by Virginia McAlester (1984) for that particular style of home as well as similar homes within the First Settlement Historic District. All proposed roof forms visible from the public right-of-way would have been appropriate forms for that style of house.

Other proposed work includes:

1. Renovating the front balconies back to an original state depicted in photos ca. 1970;
2. Addition of a new window in the existing bay on the east elevation on the first and second floors (in a location matching the other bay);
3. Addition of a new window opening in a former door location in the front elevation indicated in historic photos;
4. Modification of the sill heights of two windows on the east elevation to accommodate new kitchen counters at 3'-0" (which are not visible from the public right-of-way);
5. Addition of two new balconies at the rear of the building, one at the first floor level and one at the second floor level.
6. Addition of a new accessible ramp at the rear of the building to access the 'Type B' unit.
7. Rehabilitation of the exterior envelope.

This letter precedes demolition work of the vinyl siding. The project will do one of the two following renovations after removal of the vinyl is complete:

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- a. If the original wood siding is present and in restorable condition, the team would opt to strip the old paint and restore the original siding, replacing it with matching where damaged beyond repair.
- b. If the original wood siding is damaged beyond repair, then we may opt to replace it with clapboard siding that has the closest profile match achievable based on today's material availability.

We plan to leave existing, undamaged windows in place at this time. Replacement windows, where necessary, will have a matching stile, rail and sash dimension and profile. New storm windows may be manufactured to provide thermal efficiency for the single-pane windows left in place.

The Landmarks Commission Conditionally Approved the Certificate of Appropriateness on 4/3/2023