

PLANNING DIVISION STAFF REPORT

June 19, 2017

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 1803 Regent

Application Type: PUBLIC HEARING
Certificate of Appropriateness for exterior alteration

Legistar File ID # [47516](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: June 9, 2017

Summary

Project Applicant/Contact: Sam Breidenbach

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the demolition of the existing garage and new construction of a 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) NA
 - (b) NA
 - (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 historic 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 - (b) Whether a landmark's designation has been rescinded.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.

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.
 - (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.
 - (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.

Analysis and Conclusion



The existing garage is proposed to be demolished which requires a public hearing. In addition, the proposed garage is a new structure that is over 100 square feet and therefore requires a public hearing.

COA for demolition

The existing garage structure appears to have been constructed concurrently with the house, but it is possible that it is more recent. The structure is utilitarian and is not architecturally or historically significant although its appearance is compatible with the existing structure. The utilitarian form and placement contribute to the distinctive architectural and historic character of the historic district. The proposed garage has a similar appearance and will be located in a similar place on the site as the existing garage.

COA for new construction

A brief discussion of 41.24(4)(b) follows:

The garage is compatible with the design of the existing structure on the lot and is being constructed in the rear yard. The proposed garage exterior wall material is horizontal beveled siding at a 6" exposure. The proposed material for the soffits and fascia is not noted. The window and door materials are not noted. The garage door material is not noted. The height and site placement shall be reviewed with Zoning, but the proposed height appears to be under 15 feet and the garage is being located in the rear yard.

Recommendation

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

Staff believes the standards for granting the Certificate of Appropriateness for the new construction of the garage are met and recommends approval by the Landmarks Commission with the following conditions of approval to be finalized with the Preservation Planner:

1. The Applicant shall provide information about the material of the soffit and fascia, the windows, the person door and the garage door.
2. The Applicant shall confirm that the garage will have mitered siding at the corners to match the residence.
3. The Applicant shall select a garage door without a curved head so that the glass lights are rectilinear. In addition, the garage door shall not have faux hinges.