



Project Name/Address: 2136 Regent Street

Application Type: Certificate of Appropriateness for exterior alterations in historic district

Legistar File ID # [39383](#)

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

Date Prepared: July 29, 2015

Summary

Project Applicant/Contact: James Widder

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations involving the construction of porch structure, lower level enclosed addition, and modifications to the storefronts in the University Heights Historic District

Background Information

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

Relevant Landmarks Ordinance Sections:

33.19(12)(e) Criteria for the Review of Additions, Exterior Alterations and Repairs in the TR-C2, TR-C3, TR-C4, TR-V1, TR-V2, TR-U1, TR-U2, NMX, TSS and LMX 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. In addition, all additions, including additions to the top of a building or structure, shall conform to the height restrictions for the zoning district in which the building or structure is located.
2. Additions and Alterations. Alterations and additions shall be compatible in scale, materials and texture with the existing building or structure.
3. Repairs. Materials used in repairs shall harmonize with the existing materials in texture, color and architectural detail.
4. Re-Siding. The criteria for the review of re-siding are the same as the criteria for review of re-siding in the R2 and R4A zoning districts set forth in Section 33.01(12)(d)6. of the Madison General Ordinances.
5. Roof Shape. Roof alterations to provide additional windows, headroom or area are prohibited unless permitted under Chapter 28 of the Madison General Ordinances or otherwise approved pursuant thereto as a variance or as part of a conditional use. In addition, all roof alterations shall be visually compatible with the architectural design of the building or structure.
6. Roof Materials. All repairs shall match in appearance the existing roofing materials; however, when a roof is covered or replaced, roofing materials shall duplicate as closely as practicable the appearance of the original materials. Thick wood shakes, french method, interlock and dutch lap shingles are prohibited. Rolled roofing, tar and gravel and other similar roof materials are also prohibited except on flat or slightly sloped roofs which are not visible from the street.
7. Parking Lots. No new parking lots will be approved unless they are accessory to and on the same zoning lot as a commercial building or multiple family dwelling.

Analysis and Conclusion

This project did not require a public hearing because porches and decks (framed exit canopy) do not count toward the calculation of the square footage. The lower level addition is approximately 90 square feet.

A brief discussion of the related sections of 33.19(12)(e) follows:

1. Height. The proposed wood frame exit canopy structure is not higher than the existing ridge.
2. Additions and Alterations. The proposed alterations and additions are generally compatible with the existing building in scale, materials and texture. Please review the comments related to siding below. The Applicant shall provide information about the need to remove the existing brick and install new brick/sill of the Co-Op storefront. The Applicant shall also explain the possibility of adding windows on the rear elevation.
3. Repairs. The Applicant shall provide information about the proposed repairs to the existing brick and cornice. From the submission materials, it appears that the materials used in repairs will harmonize with the existing materials in texture, color and architectural detail.
4. Re-Siding. The Applicant shall provide more information about the siding. The elevation drawings show that the existing aluminum siding will remain; however, new corner boards are being added. In addition the rear elevation calls for the retention of the existing wood siding. The Applicant shall explain the types of siding used on the building and the proposed treatment of the corners. The rear elevation also shows that siding will be installed over the existing brick at the lower level. The Applicant shall confirm the treatment of the wall at the lower level on the rear elevation.
5. Roof Shape. The roof shapes of the existing primary buildings are not being altered by the proposed additions.
6. Roof Materials. NA
7. Parking Lots. NA

Recommendation

Staff believes the standards for granting a Certificate of Appropriateness for the proposed additions and alterations are met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The Applicant shall provide information about the need to remove the existing brick and install new brick/sill of the Co-Op storefront.
2. The Applicant shall also explain the possibility of adding windows on the rear elevation.
3. The Applicant shall provide information about the proposed repairs to the existing brick and cornice.
4. The Applicant shall provide more information about the siding. The elevation drawings show that the existing aluminum siding will remain; however, new corner boards are being added. In addition the rear elevation calls for the retention of the existing wood siding. The Applicant shall explain the types of siding used on the building and the proposed treatment of the corners. The rear elevation also shows that siding will be installed over the existing brick at the lower level. The Applicant shall confirm the treatment of the wall at the lower level on the rear elevation.