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3/14/19

City Of Madison Planning Division  
215 Martin Luther King Blvd.  
Madison, WI. 53701

RE: Landmarks Commission meeting March 25, 2019  
University Heights Historic District  
Debra Shapiro and Mark Beatty  
2122 Kendall Ave., Madison, WI 53726  
**ADDENDUM to Original Narrative dated 3/1/19**

Dear Commission Members:

Per the request from Heather Bailey I am providing the commission with additional information that addresses specific questions. Ms. Bailey's questions are italicized.

*In the ordinance, Section 41.18(2) says:*

*(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. The current structure does not appear to be of the same vintage as the home, which was built in 1923. Being of modest construction and design, the existing garage doesn't contribute to the benefit of the district any more than a new garage would, being built with near identical elements. There is nothing redeeming about the existing design, one way or the other. The overhead door is a single 16' wide door that is not indicative to a 1923 vintage. Structurally, the foundation is beyond repair and lacks the utility that our client should expect for a garage.*

*(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. As stated in my answer to paragraph 'c' above, we feel that replicating and replacing a garage that is currently beyond repair, does not adversely impact the policy and purpose stated in Chapter 41*

*For most of the garage replacement requests in the district, they have ca. 1930s or earlier single-car garages that do not function as a space for current vehicles. This garage seems like a substantial structure. Am I to infer from the survey that it is roughly the same size as the replacement you're proposing? The commission will want to know why the current garage can no longer function and why it must be replaced. The width and length of the existing and proposed garage are referenced in the*

narrative and the plans. Basically, the width of the new garage is the same as existing but the length will increase by 2' toward the rear yard.

*In the ordinance, Section 41.24(4)(b) states: "Accessory Structures. Accessory structures, as defined in Section 28.211, MGO, 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."* Yes, we have outlined the exterior materials in the narrative and updated the planset to reflect material changes. The new structure is compliant with the zoning setback requirements as it relates to the specific criteria that addresses existing/replaced accessory structures. In the revised planset you'll see that the height from the driveway is 14'4" to the peak.

*In the packet there are photos of the current garage, but none of the house itself. Since the replacement would have to be compatible with the principal structure on the property, this is an important piece of information to provide. We also need a narrative explaining how the replacement garage is architecturally compatible with the house.*

- Siding exposure on new garage is 4"; The house is 4-½". The siding will be smooth Fiber Cement lapped with a 5/16" shadow line
- Window and door casings on the new garage will be 3-½"; The house has 4-½" casings.
- Water course is 5-½" both on house and new garage
- Frieze is 7-¼" both on house and garage
- Bed Mould is 2-¼" both on house and garage.
- Roof is hipped on garage and house.

*For the new stoop and the metal railing, please refer to Section 41.24(5)(g): "Additions and Exterior Alterations Not Visible from the Street. Additions and exterior alterations that are not visible from any streets contiguous to the lot lines upon which the structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing structure and, further, if the materials used are compatible with the existing materials in texture, color and architectural details. Additions and alterations shall harmonize with the architectural design of the structure rather than contrast with it."* I believe our design for the stoop and railing is compatible to the existing railing and stoop of the existing home, although not identical. Photos of the existing front railings of the home are included below.

*We need an explanation, in particular, for how the new style of railing is compatible with materials and styles present on the property.* I believe our design for the stoop and railing is compatible to the existing railing and stoop of the existing home. Photos of the existing front railings of the home are included below. They will be steel powder coated black

*Why the current garage can no longer function and why it must be replaced. Document the existing condition.* You will notice from the photos below that the foundation is cracked and rotating. The large tree in the back has been pushing the foundation in and consequently one corner of the structure is separating due to the external rotation. The interior slab is cracked and quite uneven. The small wood stairs is beyond repair and the drainage around the existing garage simply adds to the continuing decay. It is evident that not only has the tree damaged the foundation, but also the foundation does not appear to have adequate frost protection and will continue to get worse

through the years. The siding and trim details are very similar to the house except that the siding is a 6" drop siding.

Sincerely,

Sam Breidenbach  
President

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**Side Door--Thermatru Smooth Star fiberglass door**

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**Overhead doors--Clopay Coachman series--Design and configuration as per planset**



1. Composite overlay
2. Steel
3. Painted one of four colors from factory

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**Window**--See separate attachment

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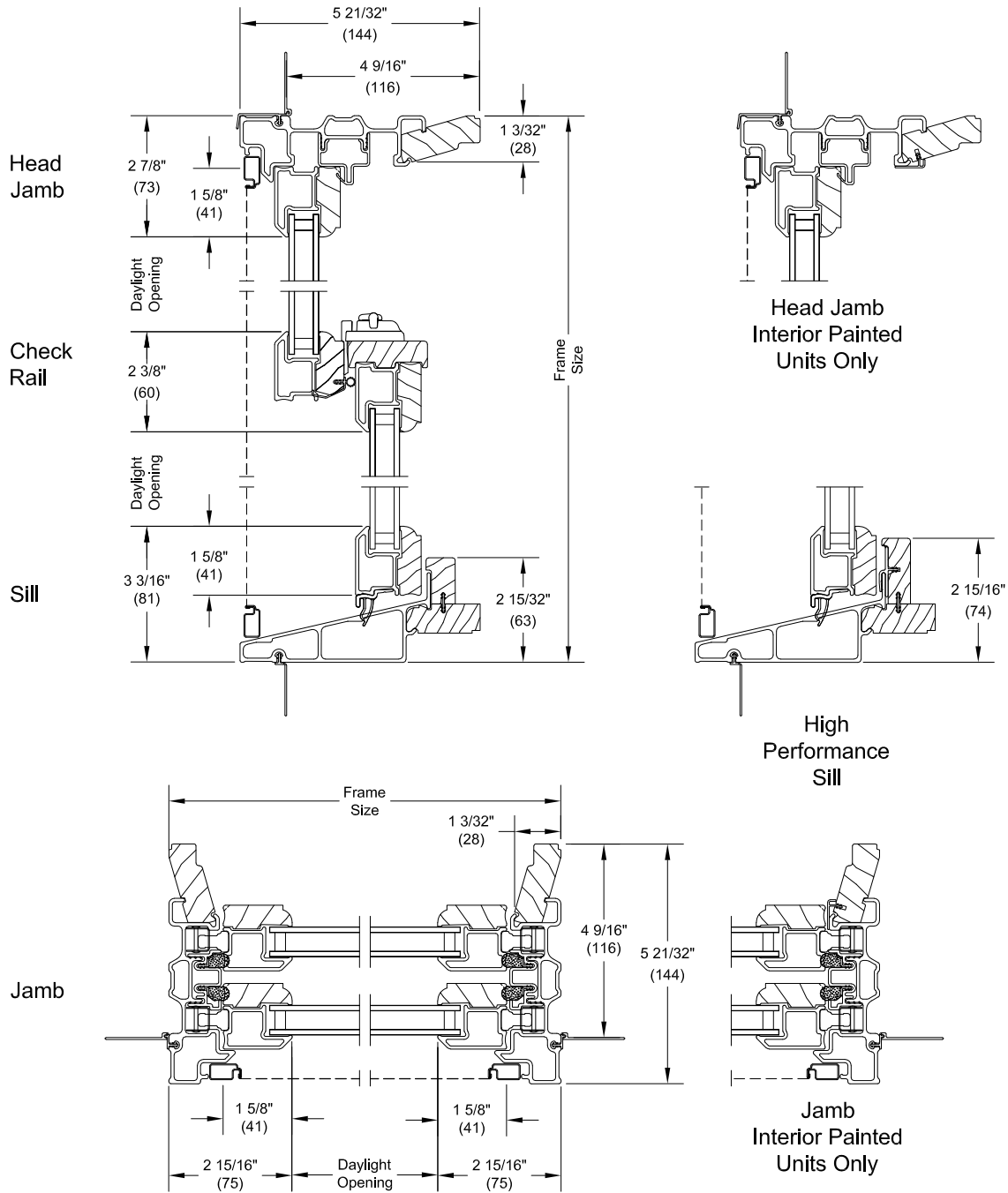
**Shingles**--3-Tab Asphalt shingles



# Wood-Ultrex Double Hung

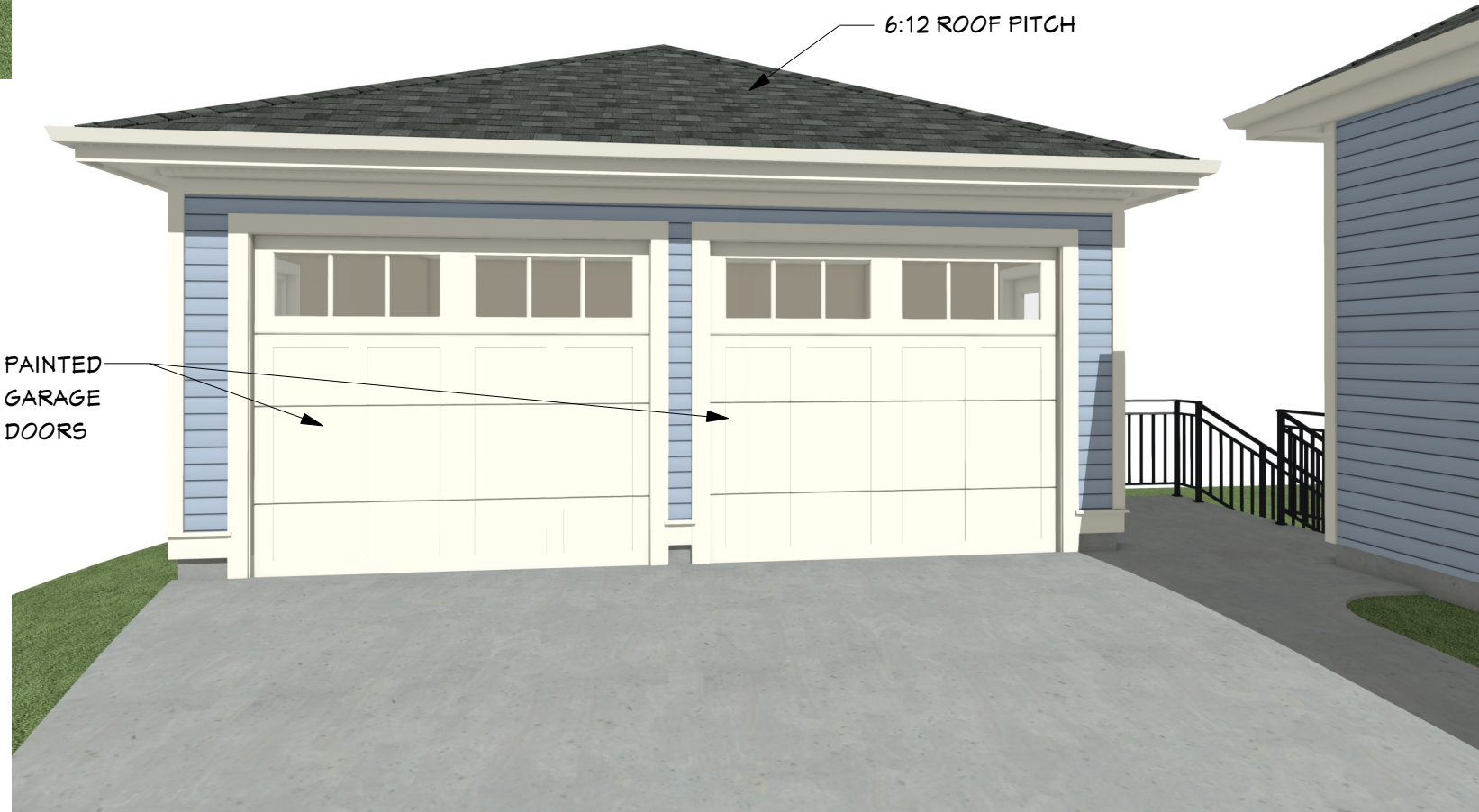
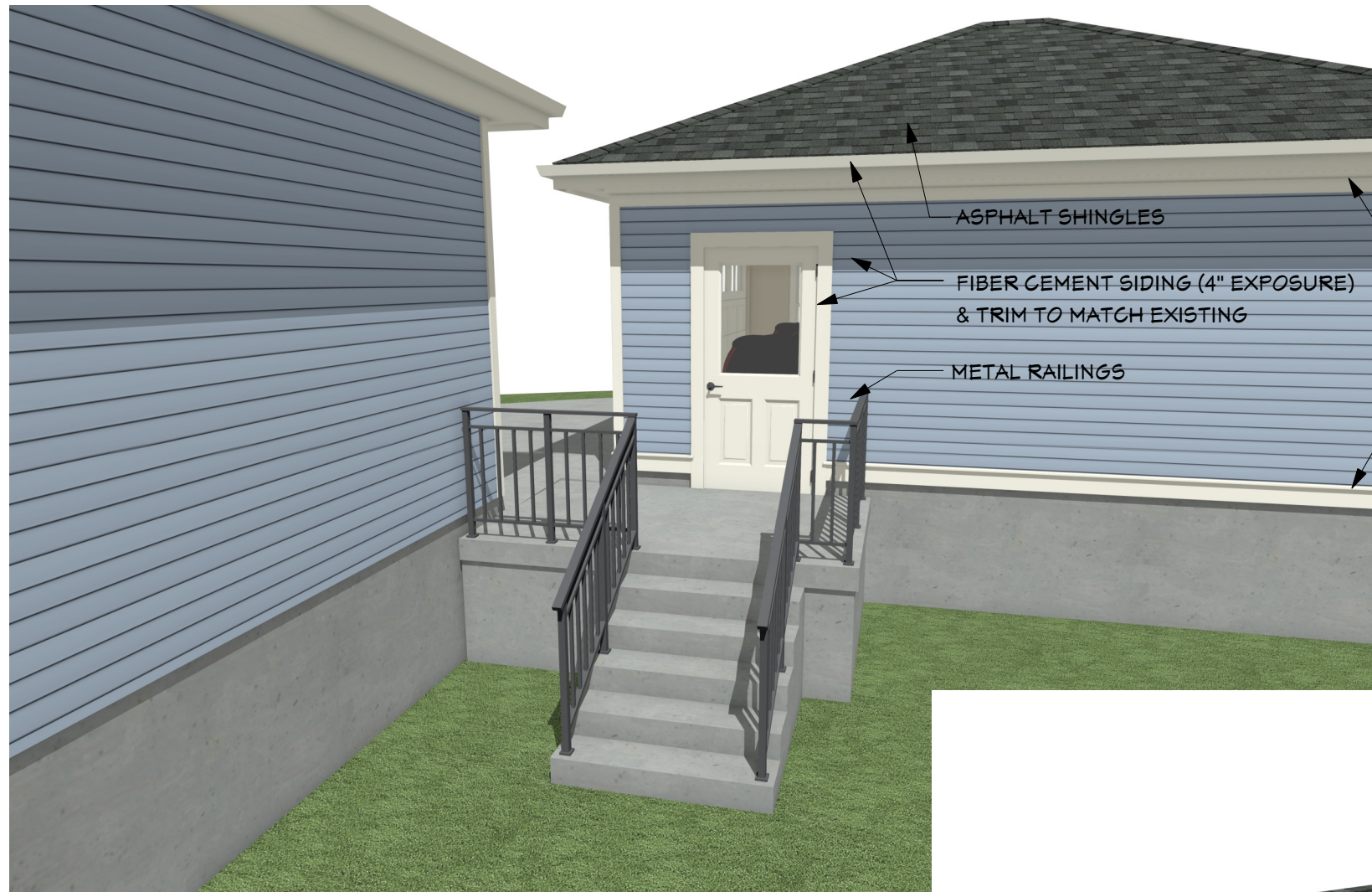
## Section Details: Operating - Double Hung (4 9/16" Jamb)

Scale: 3" = 1' 0"



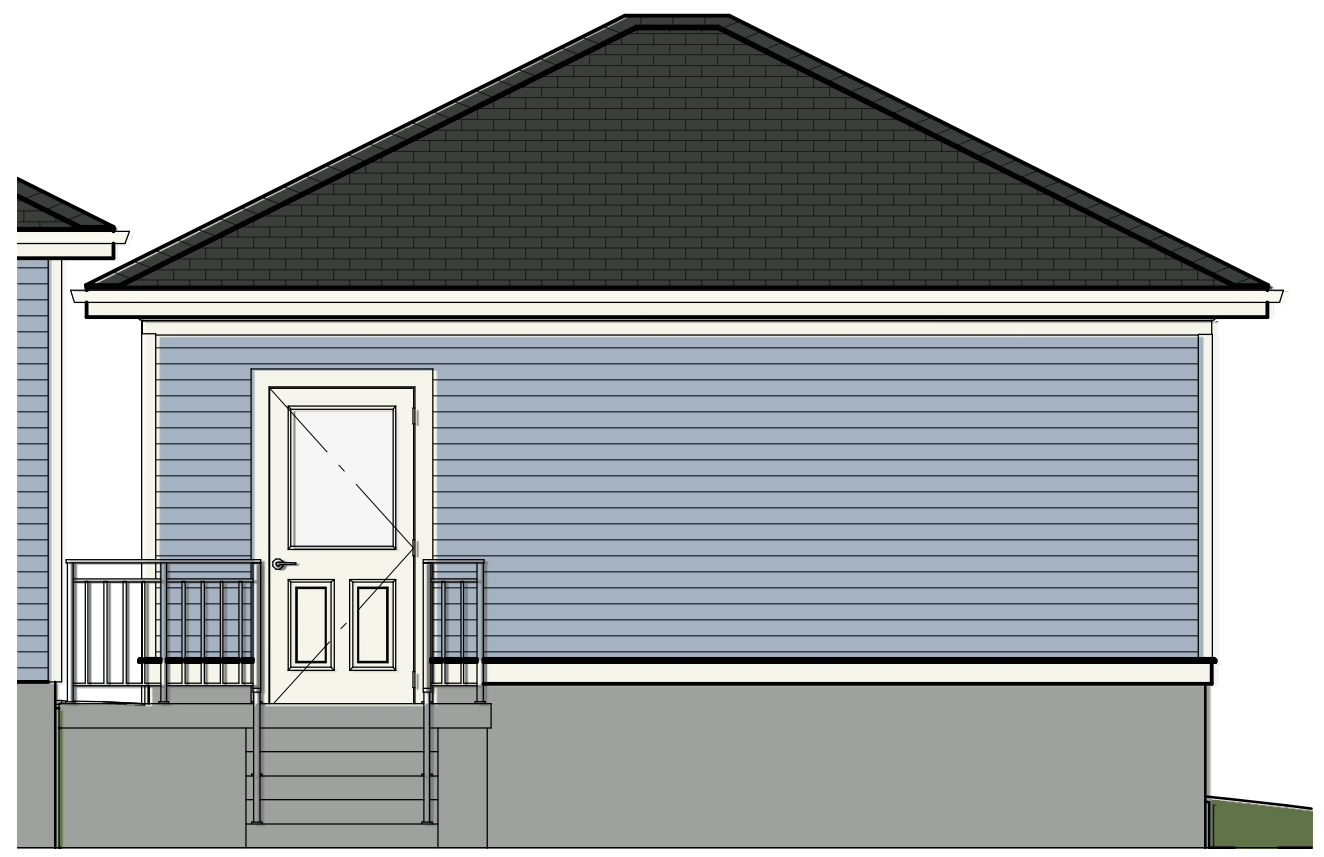
NOTE: CE is not available on High Performance or Impact units.



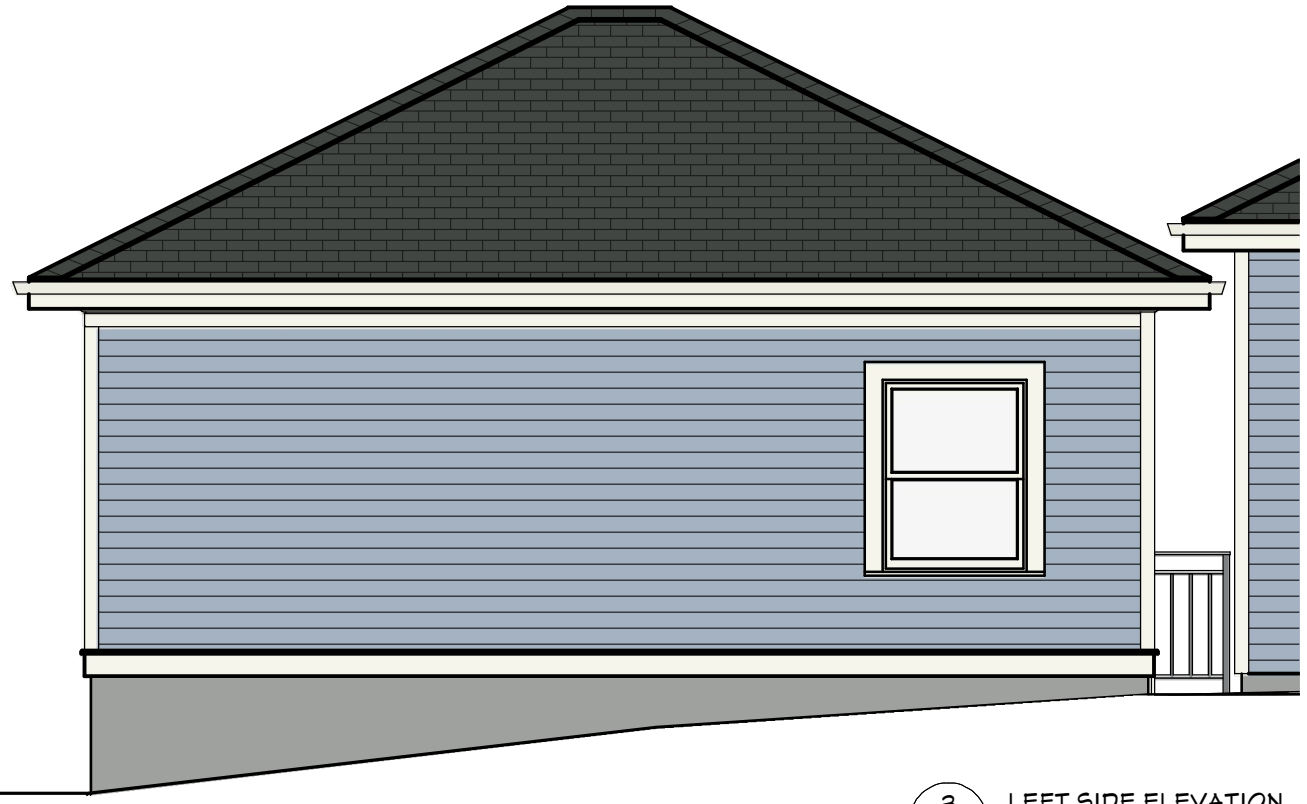


**ELEVATIONS**

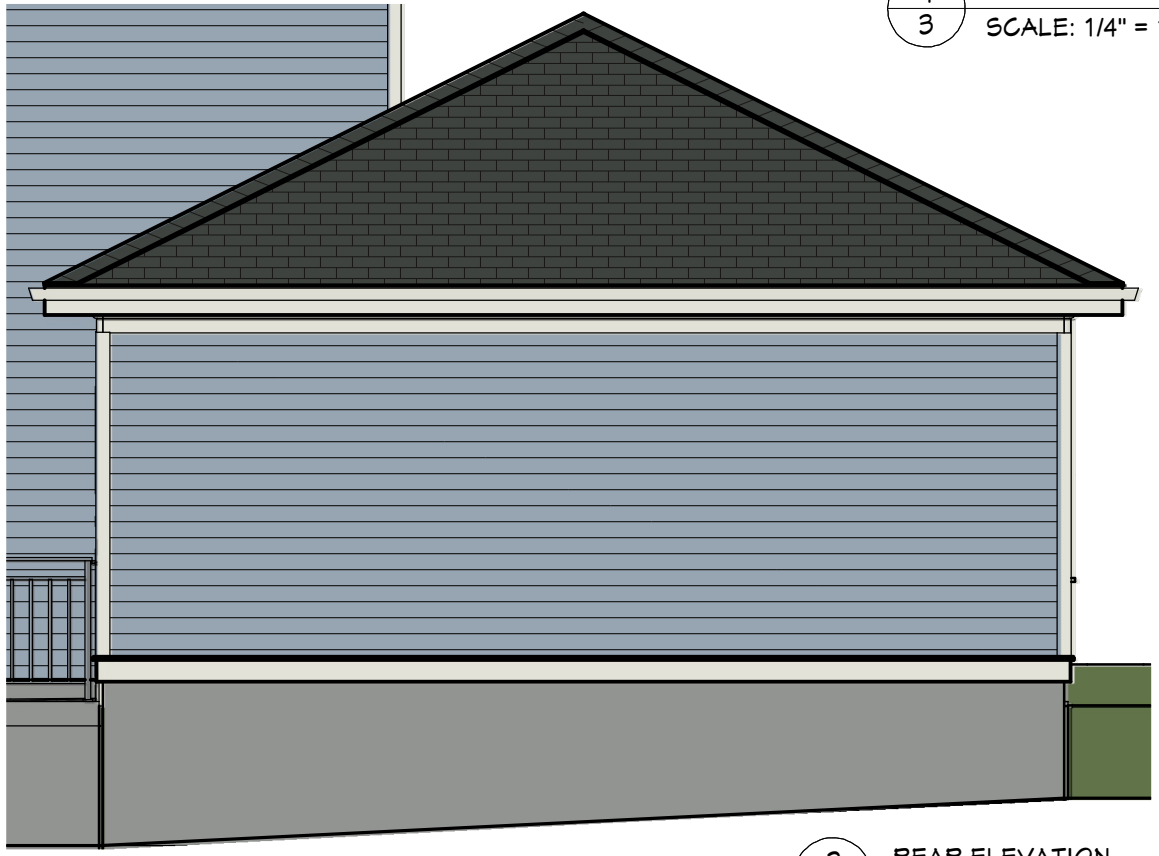
DATE: 03/14/2019  
DRAWN BY: CLW  
OWNER APPROVAL



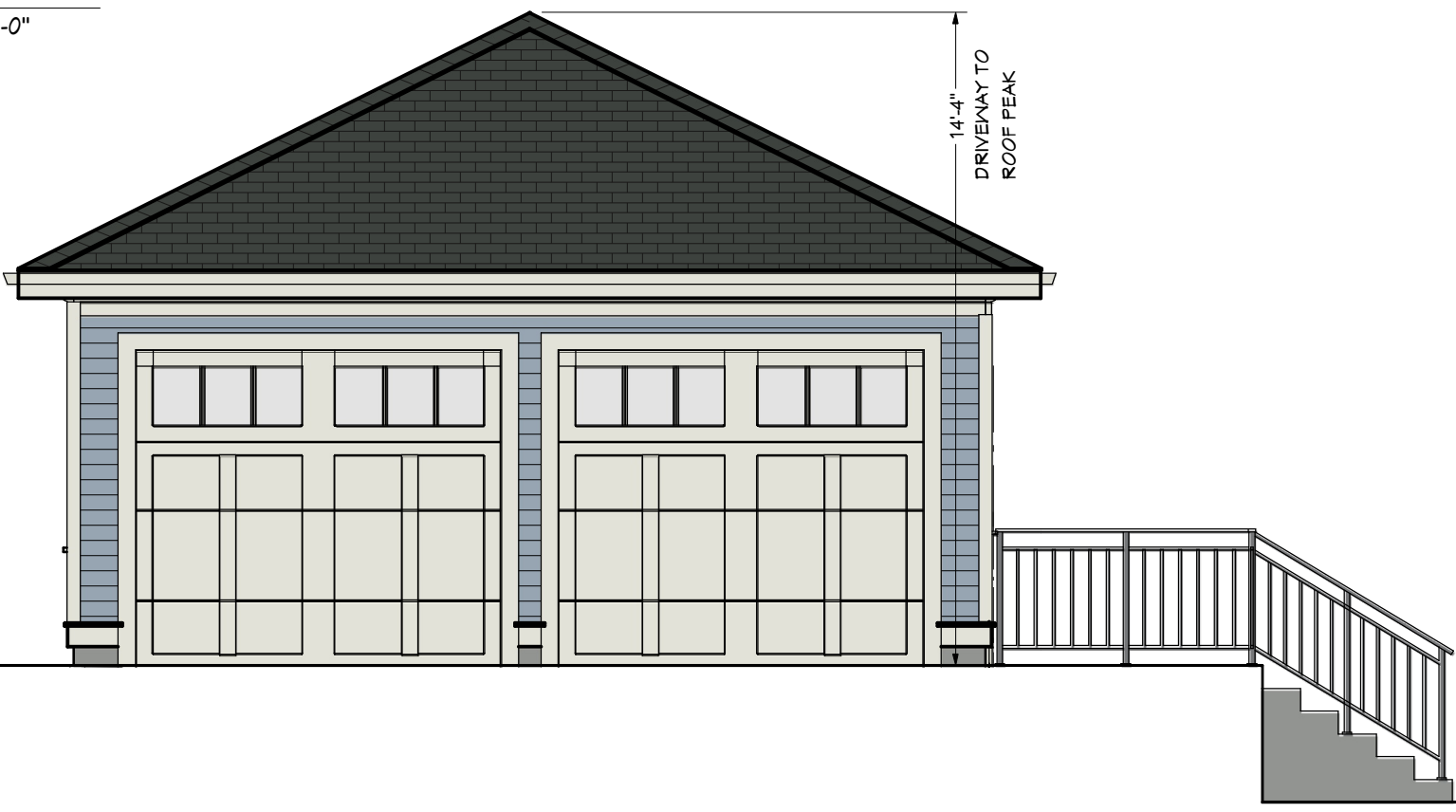
4 RIGHT SIDE ELEVATION  
3 SCALE: 1/4" = 1'-0"



3 LEFT SIDE ELEVATION  
3 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION  
3 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION  
3 SCALE: 1/4" = 1'-0"

14'-4"  
DRIVEWAY TO  
ROOF PEAK