

Regarding: 1914 Arlington Place – University Heights Historic District –
 Construction of a new garage/accessory building. 5th Ald. District.
Contact: Bruce & Monica Kieffer
 (Legistar #27638)
PUBLIC HEARING

Date: October 1, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicants are proposing to construct a new garage/accessory building in the rear yard of their property in the University Heights Historic District. The architectural details and materials of the new construction will match the existing aesthetic.

Relevant Sections of the Landmarks Ordinance:

33.19(12)(f)2. Accessory Buildings. Accessory buildings, as defined in Section 28.03(2) of the Madison General Ordinances, shall be compatible with the design of the existing buildings on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory building shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal buildings as set forth in Section 33.19(12)(f)1.c. *[Section is incorrect and should refer to 33.19(12)(f)1.b.]*

(f) Criteria for the Review of New Construction in the R2, R4, R4A, R5, R6, C1, C2 and OR Zoning Districts.

1. Principal Buildings.
 - b. Materials. Materials for the exterior walls of new buildings and structures 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 buildings 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 buildings in the visually related area. 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.

Staff Comments:

Staff believes the design of the proposed garage is compatible with the aesthetic of the existing primary structure.

Staff understands that the Applicant is working with Zoning Staff to address the height of the structure and a possible variance for an overhead connecting walkway.

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed garage may be met and recommends approval by the Landmarks Commission.