



Project Name & Address: 302 Lathrop Street

Application Type(s): Certificate of Appropriateness for new construction in the University Heights historic district

Legistar File ID # [62610](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: October 27, 2020

Summary

Project Applicant/Contact: Will Bothfeld

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a new garage structure.

Background Information

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

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Relevant 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) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (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.

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.
- (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 two hundred (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.
- (b) 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.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to construct a new garage structure. On June 12, 2020, after consultation with the Landmarks Commission chair, staff issued an emergency Certificate of Appropriateness for demolition of the existing garage in order to provide access to remove a dead tree that was a life safety hazard. Per the applicant's submittal for the new garage, it appears that they have also removed a nonhistoric rear deck on the house (constructed in 1985 immediately prior to the local historic district designation). Staff would like to stress that any exterior alterations require a Certificate of Appropriateness.

The house on the property was constructed in 1909 and is an excellent example of Late Queen Anne style, with a mix of Colonial Revival and Craftsman elements, illustrating the transition between dominant architectural styles of the time. Additionally this was the longtime residence of noted UW biochemist, Edwin Hart, who made significant discoveries in the field of nutrition in collaboration with Stephen Babcock.

The previous garage was only slightly larger than a shed and would not accommodate current vehicles. The proposed new garage will be set further back from the street than the original. This new location is in keeping with the siting of garages on most other properties in the district. The simple gable-front structure with clapboards is also typical of garages found on other properties in the district. The applicant will use smooth-surfaced vinyl siding with a 3-inch reveal. The pedestrian door is in keeping with the character of secondary exterior doors. Staff recommended a different style of vehicle door using garage doors in the vicinity of the subject property as a reference (see attached). The applicant has kept the originally submitted design, which staff believes is not in keeping with the style of garage doors in the district and is more fitting on late midcentury properties. The proposed windows include between-the-glass faux muntins. However, other than a decorative leaded glass window, most of the windows on the historic house are simple one-over-one double hung windows. Staff would recommend that the garage windows not have muntins.

A discussion of the relevant ordinance sections follows:

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 - (a) Principal Structures.
 - 2. Materials. The vinyl siding proposed for the garage is comparable to the narrow clapboard siding found on the first floor of the principal structure, and therefore meets the conditions of this standard.
 - (b) Accessory Structures. The proposed garage is located in the rear yard, is not taller than 15 feet, and its simple design is generally compatible with the principal building on the lot. The exceptions are the proposed muntins in the garage windows and the late midcentury vehicle door. The exterior cladding meets the standards for principal structures, as required by this standard.

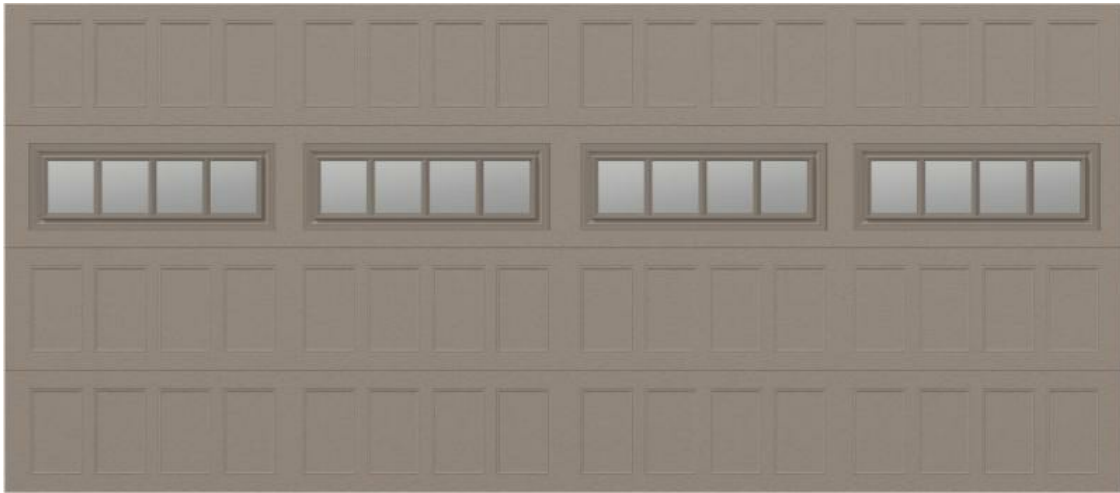
Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness can be met and recommends the Landmarks Commission approve the proposal with the following conditions:

1. Submittal of new garage vehicle door that is in keeping with the style of doors found on similar garages within 200 feet, to be approved by staff
2. Submittal of new window specifications for simple one-over-one windows, to be approved by staff
3. Submittal of drawings of the proposed new rear entry or pictures of the current rear entry configuration for approval by staff due to the unapproved removal of the nonhistoric rear deck



Garage at 1710 Kendall



Product Summary

Model 2583

Size

Width: 16' 0" X Height: 7' 0"

Products

Timeless Collection : Stamped Shaker

Thermal Requirements / Construction

R-9.65 / 2" Medium Duty 2-Sided Steel Sandwich Polystyrene Insulation - 1-13/16" Thick

Color

Solid Colors : Sandstone

Windows

Position : SECOND ROW

Window Inserts : Madison

Please Note: These woodtones, colors, and door panels are to be used as an indication only. Some sizes not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your garage door and availability.

Staff proposed alternative garage door design



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King Jr Blvd, Suite 017

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

www.cityofmadison.com

June 12, 2020

Will Bothfeld
302 Lathrop St
Madison, WI 53726

Re: Certificate of Appropriateness for 302 Lathrop Street

In accordance with the provisions of the Historic Preservation Ordinance and by approval of the Landmarks Commission Chair per the established process for emergency approvals, I have reviewed your plans to demolish the existing garage at 302 Lathrop St. in order to necessitate the removal of a tree onsite, which is a life safety issue. Please submit an application for a future Landmarks Commission meeting for either the new site work for a parking pad or construction of a new garage.

This letter will serve as the "Certificate of Appropriateness" for the project described above. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, 215 Martin Luther King Jr Blvd, Suite 017.

Please note that any scope of work or design changes from the alterations approved herein must receive approval by the Landmarks Commission, or staff designee, prior to commencing with the work. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me at 608-266-6552 or landmarkscommission@cityofmadison.com with any questions.

Sincerely,

Heather L. Bailey, Ph.D.
Preservation Planner
City of Madison Planning Division

cc: City preservation property file