



Project Name/Address: 2130 Regent Street

Application Type: PUBLIC HEARING
Certificate of Appropriateness for construction of garage in historic district

Legistar File ID # [33478](#)

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

Summary

Project Applicant/Contact: Eric Rinehardt

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the construction of a new garage in the University Heights Historic District. The garage is an accessory building over 100 square feet and requires that the Landmarks Commission hold a public hearing.

Background Information

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

Relevant Landmarks Ordinance Sections:

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.

(c) Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6)(d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.

33.19 (12)(f)2. Accessory Buildings. Accessory buildings, as defined in Section 28.211 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 33.01(12)(f)1.c.*

*Section 33.01(12)(f)1.c is not correct. The correct section is 33.19(12)(f)1.b.

33.19(12)(f)1.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.

Analysis and Conclusion

As described in the submission materials, the proposed garage design will resemble the architectural style of the house by matching materials, details and roof slope. The building does not exceed 15 feet in height as measured by Zoning Code definitions.

Staff has reviewed the submission information and requests that the Applicant provide the following information for a complete Commission review:

1. The Applicant shall confirm if there are one or two windows in the gable end above the garage doors. The elevations show one window, but the perspectives show two windows.
2. The Applicant shall describe the appearance and materials of the two car doors and the one person door. It would be helpful to have cut sheet information from the manufacturers for review if possible.
3. The Applicant shall describe the appearance and materials of the windows. The majority of the windows of the main house are one-over-one double hung units that are shown as casements in the perspective drawings. The garage windows are also shown as casements. Staff suggests that one-over-one double hung units would be more appropriate than casements in the garage.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness may be met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The number of windows in the gable end above the garage doors shall be determined by the discussion of the Commission.
2. The appearance and materials of the two car doors and the one person door shall be determined by the discussion of the Commission.
3. The appearance and materials of the windows shall be determined by the discussion of the Commission.