

Madison Landmarks Commission

Third Lake Ridge Historic District
Criteria for the review of new construction
Parcels zoned Residential

Address: 1108-1110 Jenifer Street
Date: August 4, 2009
Form Prepared By: R. Cnare and B. Fruhling

Does the project meet the following guideline criteria?

(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(11)(h), available on the web at www.cityofmadison.com)

Yes	<u>x</u>	No	<u> </u>	1.	Gross volume.
Yes	<u>x</u>	No	<u> </u>	2.	Height.
Yes	<u>n/a</u>	No	<u> </u>	3.	Rhythm of solids and voids in street façade(s).
Yes	<u>n/a</u>	No	<u> </u>	4.	Materials in street façade(s).
Yes	<u>?</u>	No	<u> </u>	5.	Roof design.
Yes	<u>x</u>	No	<u> </u>	6.	Rhythm of building masses and spaces.
Yes	<u>x</u>	No	<u> </u>	7.	Directional expression.
Yes	<u>?</u>	No	<u> </u>	8.	Materials, patterns and textures.
Yes	<u>n/a</u>	No	<u> </u>	9.	Landscape plan.

Explanation:

The owners wish to demolish a single car garage, and build a two-car vinyl-sided garage on the rear of the lot at 1108-1110 Jenifer Street.

The garage design is of a similar style and shape of many others in the neighborhood, however the design of the garage door should be more historically appropriate. The door should have a more panelized design that includes small squares, rather than the flat elongated modern design. (Two single garage doors would also be historically appropriate.)

If the Commission approves this garage design, staff recommends the following condition:

1. The applicant will work with staff to find paneled garage doors that are more historically appropriate.