



Project Name/Address: 306 Lathrop Street

Application Type: PUBLIC HEARING Certificate of Appropriateness for construction of garage building.

Legistar File ID # [41735](#)

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

Date Prepared: February 15, 2016

Summary

Project Applicant/Contact: Molly Cooper, Cooper Architecture LLC

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the construction of a garage building in the University Heights Historic District. The Applicant requested a building addition and construction of a different garage building design in October of 2015. This request relates to a revised garage building design only.

Background Information

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

Relevant Historic Preservation Ordinance Sections:

41.24(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.

(b) Accessory Structures. Accessory structures, as defined in Section 28.211 of the Madison general ordinances, 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.

41.24(4)(a)2 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.

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 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.

Analysis and Conclusion

For the Certificate of Appropriateness review of the construction of the garage, a brief discussion of 41.24(4)(b) follows:

- (b) Accessory Structures. The proposed garage is compatible with the architectural design of the main residence. It is designed with the same roof slope, materials, details, and window types and configurations. The Applicant shall review the height of the roof with Zoning for final approval.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of the garage structure are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall receive Zoning review and approval of the height of the building and will work with Landmarks Commission staff if any modifications to the height are required.