

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 12/13/21

TITLE: 203 N Allen St - Demolition of an existing garage structure, construction of a new garage structure, and construction of an addition in the University Heights Hist. Dist.; 5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 12/22/21

ID NUMBER: 68534

Members present were: Richard Arnesen, Katie Kaliszewski, David McLean, and Maurice Taylor. Excused were: Anna Andrzejewski and Arvina Martin.

SUMMARY:

Peter Rott, registering in support and wishing to speak

Kaliszewski opened the public hearing.

Bailey discussed the proposed work to demolish the existing garage, construct a new garage, and construct an addition to the principal structure. She said that the new addition has a small setback, which is deep enough to provide separation from the historic structure. She showed elevations from the proposal, noting that materials will replicate the existing structure. She said that the existing window placement is somewhat haphazard, and the emphasis on symmetry seems to be on the front rather than the side. She said that the proposed garage largely has a similar form to the existing with the addition of dormers on each side. She discussed the applicable standards, pointing out that the existing garage is not historically significant and has become nonfunctional. For the addition, she said that it is secondary to the principal structure in terms of height. She referenced the emphasis on visibility from the street and street façades, noting that the sense of symmetry comes into play with what is facing the street. While the standards for University Heights don't call out similar structures within the vicinity, she looked at other Colonial Revival houses in the vicinity, some of which had one- and two-story additions. She recommended approval with the condition that final door, window, and roof shingle specifications be approved by staff.

Kaliszewski asked if the applicant was agreeable to the condition in the staff report. Rott said it was fine, and they do intend to match the materials of the existing house.

Kaliszewski closed the public hearing.

McLean asked whether the addition was acceptable given the importance of the primary street façade. He referenced staff's comments that Dutch Colonials were typically symmetrical and asked if this addition was okay being on the side. Bailey said that she had been concerned about the need to be symmetrical, so she looked around the historic district and found other Colonials with single-story additions on one side and some with two-story additions similar to the one proposed. She said that it is clear that the historic portion of the house is symmetrical, and the additions to only one side came later because there is typically a driveway on the other side of the house. She said that it is part of the history of the evolution of structures within this

neighborhood, so she is fine with the proposed addition. McLean said that a single-story addition is much easier to take in because it is smaller relative to the primary structure, so the two-story addition drew him up. He thanked staff for the additional review.

ACTION:

A motion was made by Arnesen, seconded by Taylor, to approve the request for the Certificate of Appropriateness with the condition that final door, window, and roof shingle specifications be approved by staff. The motion passed by voice vote/other.