

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: September 19, 2011

TITLE: 2101 Chamberlain Avenue –
University Heights Historic District –
Exterior alterations involving the
addition to an existing garage and the
construction of a new roof deck, 5th
Ald. District. Contact: Jesse Miller
(23610)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: September 19, 2011

ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Robin Taylor, Christina Slattery, David McLean, Marsha Rummel, and Michael Rosenblum. Ald. Rummel left before the discussion of Item No. 1.

SUMMARY:

Jesse Miller and Steph Miller, 5002 Ironwood Drive, presented the project. Mr. Miller explained that there is not enough parking in the area. They want to increase the size of the garage. He explained that the new materials will match the existing materials. Concrete will be the same color and texture as rest of foundation and siding will be beveled wood as the house is currently. The garage door will be same raised door panel style as is there. The railing on the deck will match or resemble the railing on the front of the house with the similar narrow criss-cross pattern. The roof top access would be easiest out the back door which is on the south side of the garage and would entail 3 steps. On the north side it would be 7 or 8 steps and be visible from the street. The preferred location would need an exception from zoning on south side because it is right on the lot line. If unable to get this approval, they will go with the street side on the north. The proposed garage is not building over any further than what is there. Current garage is small and might hold a Honda Civic. Driveway approach is angled and there is a steep climb from a shared driveway. The driveway will still be slightly steep but functional with area for 2-car surface parking.

McLean noted that the proposed structure will be twice as wide and twice as deep than what currently exists. He believes this addition will make major change in the appearance of the house. He suggested a smaller size. Taylor noted that this is a 5 bedroom, 3,000 square foot home that will need more space for cars in future. 1 ½ car garage would not be feasible.

Ron Klein, Forest Street, has no objection to garage but to the size. He noted that a retaining wall had been taken down for more parking space and green space was disappearing. He noted that locating the stair on the south side would be too close to the neighboring house.

The Landmarks Commission discussed the size of the proposed garage and whether a smaller size would be more appropriate.

ACTION:

On a motion by Gehrig, seconded by Rummel, to approve the Certificate of Appropriateness for the garage addition.

A friendly amendment was made by Rosenblum, seconded by Gehrig, that the Landmarks Commission review the responses to the items in the staff report.

A friendly amendment was made by Slattery, seconded by Gehrig, to only have the Landmarks Commission review the location of the steps to the roof deck. (The first three issues will be delegated to staff review only.)
The motion and last friendly amendment was passed on a vote of (5-1-1).

