



Project Name/Address: 3802 Regent Street, Capital High School/Hoyt School

Application Type: Addition and exterior alterations adjacent to a Designated Madison Landmark (Hoyt Park)

Legistar File ID # [65203](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: May 11, 2020

Summary

Project Applicant/Contact: Kirk Lewis, EUA

Requested Action: The Applicant is requesting an adjacency review for exterior alterations and an addition adjacent to a Designated Madison Landmark.

Background Information

Parcel Location: The subject site is located adjacent to a Designated Madison Landmark.

Relevant Zoning Code:

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

Analysis and Conclusion

The application is for review and an advisory recommendation related to proposed alterations and additions to Capitol High School (also known as Hoyt School), which is adjacent to the landmarked Hoyt Park at 3902 Regent St. Hoyt Park is significant for its landscape architecture, and its association with the history of the Madison park system.

The addition of a three-story elevator shaft at the rear of the school does not appear to significantly alter the bulk or mass of the existing structure. The elevator shaft will only project slightly above the existing structure. While the addition will be visible from the historic park, it is not so large and visually intrusive as to adversely affect the character of the historic site. The design of the park along that border provides screening in order to provide a more secluded experience within the park itself. The addition to the school building will not alter that design.

Recommendation

Staff recommends that the Landmarks Commission provide their advisory recommendation to the Plan Commission that the proposed new structure is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent landmark at 3902 Regent Street.