

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 11/2/20

TITLE: 302 Lathrop St - Construction of a new garage structure in the University Heights Hist. Dist.; 5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 11/4/20

ID NUMBER: 62610

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

SUMMARY:

William Bothfeld, registering in support and available to answer questions

Andrzejewski opened the public hearing.

Bailey said that staff had previously issued an emergency Certificate of Appropriateness for the demolition of the existing garage in order to provide access for the removal of a hazardous dead tree. She said that the previous garage had been more like a shed in size, and the new garage will be set further back from the side property line and conforms with the siting of garages for historic resources within 200 feet. She discussed the applicable standards and showed drawings of the proposed garage form, which is a simple gable-front structure that is typical of what one sees in the University Heights historic district. She said that the proposed multi-lite windows are different from the windows on the principal structure, which has simple one-over-one windows, and the original garage structure also had a one-over-one window. She said that the proposed vehicle door also has multi-lite windows, which would match the windows proposed for the garage; however, there is no precedent on the primary structure itself or on historic resources within 200 feet for that style of windows and vehicle door. She suggested a different style of garage door from the same manufacturer that would be similar to other garage doors in the vicinity. She pointed out that the rear deck was removed without approval, though it was not historic. She said that staff recommends approval of the project with the conditions that the applicant submit a new garage vehicle door in keeping with the style of doors found on similar garages within 200 feet, new window specifications for simple one-over-one windows, and drawings of the proposed new rear entry or pictures of the current rear entry configuration, all to be approved by staff.

Bothfeld apologized for removing the deck, part of which was destroyed when the tree was removed, and said he didn't realize they needed approval to remove the rest of the deck. He said that they are currently working with a landscape architect to draw up plans for the rear yard landscaping and will submit them once ready. Kaliszewski asked staff if the landscaping could be approved administratively, and Bailey said that it likely can. Kaliszewski said that she had no concerns about the removal of the deck and asked the applicant if he had any issues with staff's recommended conditions of approval. Bothfeld said that he had no problem with any of the changes staff recommended.

Andrzejewski closed the public hearing.

ACTION:

A motion was made by Arnesen, seconded by Kaliszewski, to approve the request for the Certificate of Appropriateness with the conditions that the applicant submit a new garage vehicle door in keeping with the style of doors found on similar garages within 200 feet, new window specifications for simple one-over-one windows, and drawings of the proposed new rear entry or pictures of the current rear entry configuration, all to be approved by staff. The motion passed by voice vote/other.