



City of Madison Planning Division  
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

# Madison Landmarks Commission APPLICATION

33478

## 1. LOCATION

Project Address: 2130 Regent Street Aldermanic District: 5

## 2. PROJECT

Project Title / Description: New Garage Date Submitted: 3/17/14

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
  - Mansion Hill
  - Third Lake Ridge
  - First Settlement
  - University Heights
  - Marquette Bungalows
- New Construction in a Local Historic District (specify):
  - Mansion Hill
  - Third Lake Ridge
  - First Settlement
  - University Heights
  - Marquette Bungalows
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): \_\_\_\_\_

CITY OF MADISON

MAR 17 2014

## 3. APPLICANT

Planning & Community  
& Economic Development

Applicant's Name: Eric Rinehardt Company: \_\_\_\_\_  
 Address: 2130 Regent St. City/State: Madison, WI Zip: 53726  
 Telephone: 608-320-7910 E-mail: erinehardt@gmail.com  
 Property Owner (if not applicant): Elena/Eric Rinehardt  
 Address: same City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner's Signature: [Signature] Date: 3/17/14

### GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the  
 Historic Preservation Planner:  
 Amy Scanlon  
 Phone: 608.266.6552  
 Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

# Eric Rinehardt

2130 Regent St. • Madison, WI 53726 • Phone: 608-320-7910  
E-Mail: erinehardt@gmail.com



March 17, 2014

Madison Landmarks Commission  
City of Madison Planning Division  
215 Martin Luther King Jr. Blvd Room LL100  
Madison, WI 53701

To Whom It May Concern:

The purpose of this letter is to present and propose a new construction, detached two-car garage to my property located at 2130 Regent Street in the University Heights neighborhood. The proposed garage will utilize and beautify the west side of the property, which is currently a gravel parking area in poor condition.

As you will note upon examining the included drawings, I have taken great care to ensure the proposed structure gels with the existing home's simple gable Craftsman architecture and finishes. The home's 12/12 roof pitch has been applied to the garage, as have the home's color scheme, exterior finishing materials, and width-to-depth ratio. I have spent the past approximately 18 months personally restoring the exterior of the home utilizing historically correct materials, and I intend to bring the same level of detail and care to the proposed garage's exterior finishes.

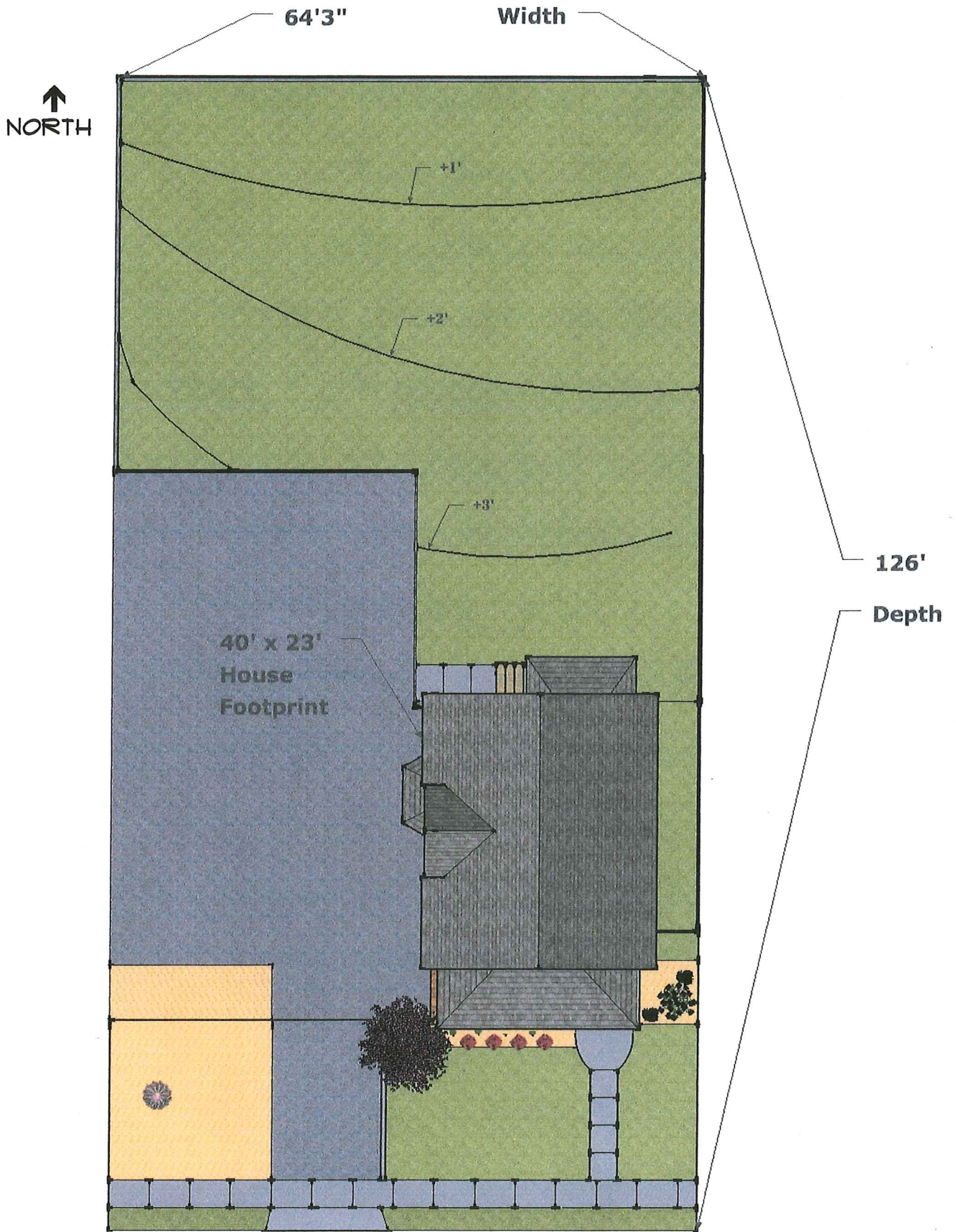
Despite a commitment to a design and finish that will blend nicely with the existing home, the lot's topography and vegetation will help the proposed garage blend into the site in as inconspicuous a manner as possible. A large Silver Maple tree on the lot's driveway dominates the front elevation of the property and will mask approximately 50% of the proposed garage's façade. A large Oak tree, a large Elm tree, and several small Maple trees provide comparable masking to the remaining elevations. Also, the lot's topography allows the garage to sit approximately two feet lower than the front elevation of the home, further allowing the house to dominate the garage.

Finally, the unique geographic location of the site means a new garage will not be out of place in the slightest. That is, the 2100 block of Regent St. is a mixed-use area, and 2130 Regent in particular is directly next door to a commercial building that houses the Regent St. Co-op, Higher Fire, and Stony Hill Antiques. The proposed garage will be located northeast (behind) the commercial building and will nicely tie together the commercial and residential sections of the block.

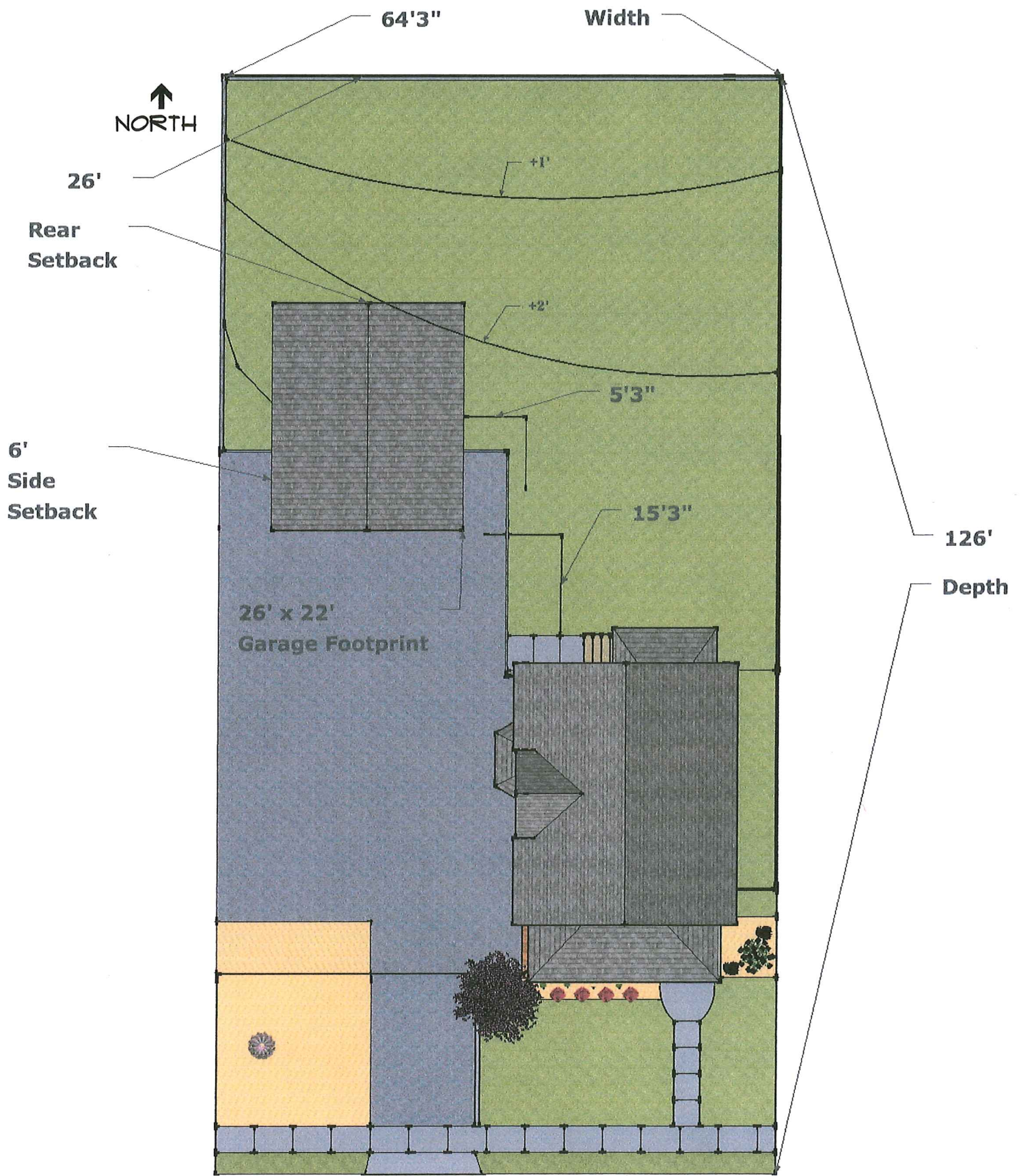
Thank you for your time and consideration of this proposal. I am happy to address any questions or concerns either via e-mail or in-person at the April 7, 2014 Landmarks Commission meeting.

Sincerely,

Eric Rinehardt  
Homeowner, 2130 Regent St.

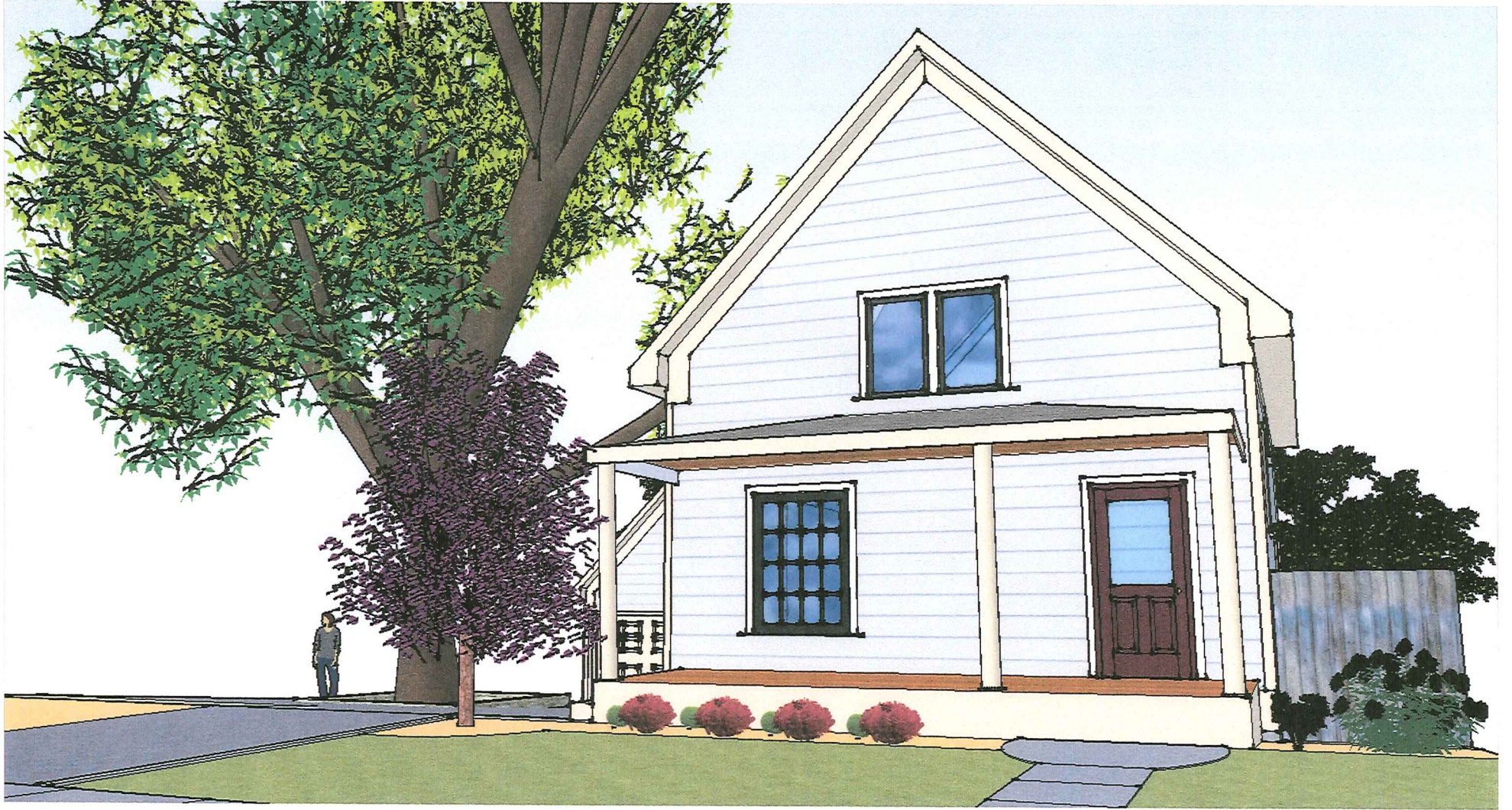


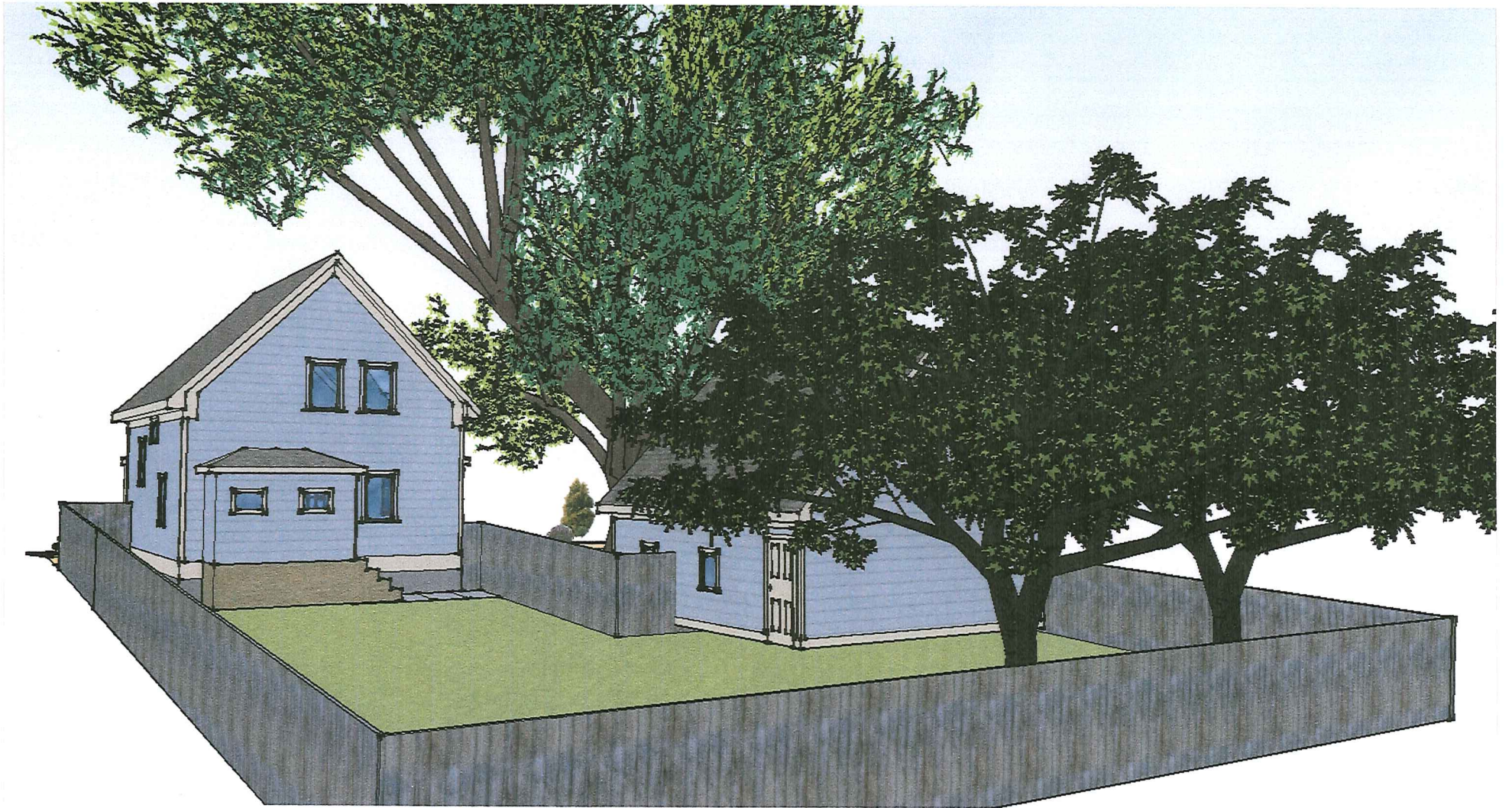
2130 REGENT ST. EXISTING SITE PLAN  
 SCALE 1" = 15'



2130 REGENT ST. PROPOSED SITE PLAN  
 SCALE 1" = 15'









FRONT ELEVATION

SCALE 1" = 10'





REAR ELEVATION

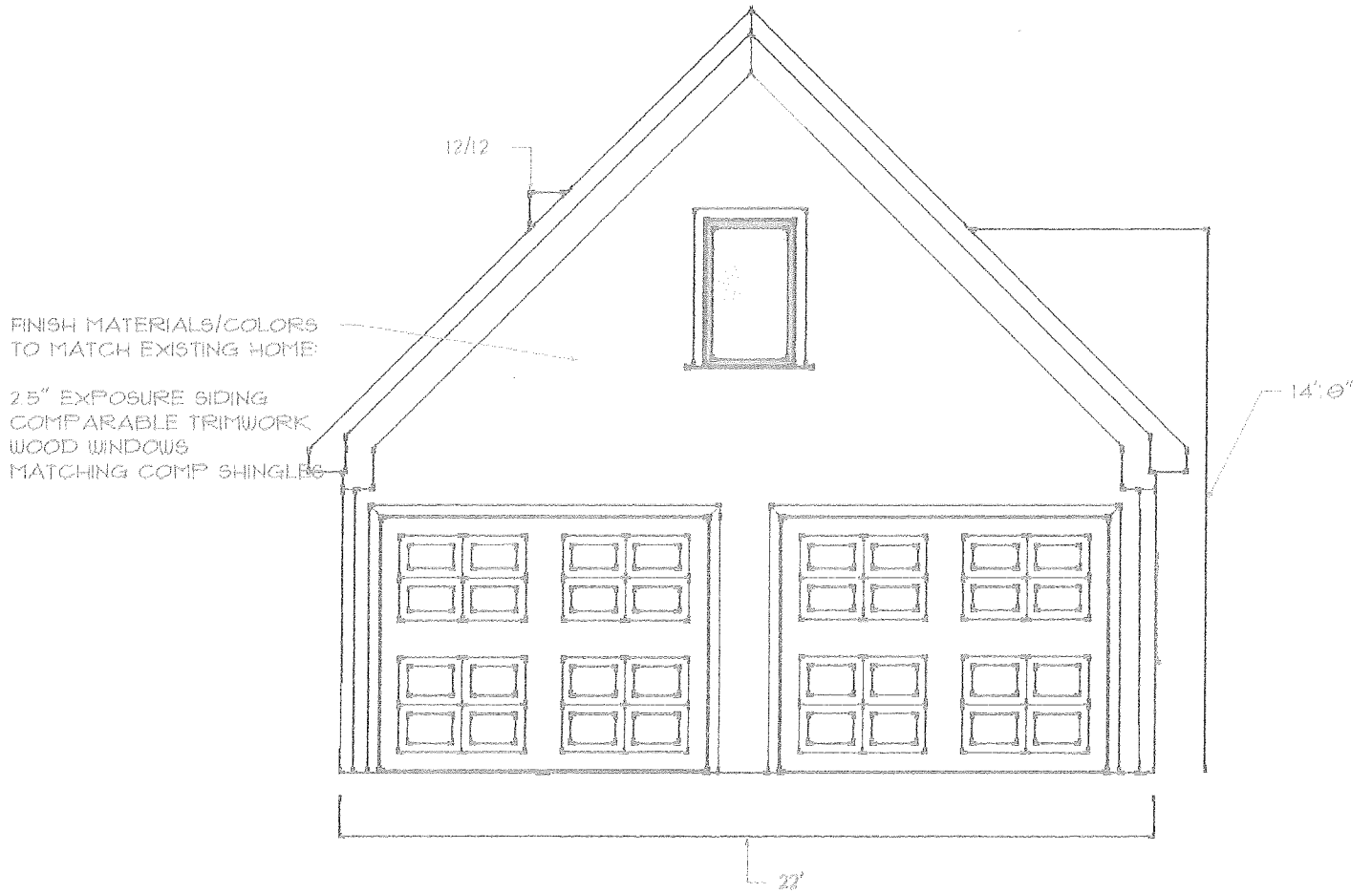
SCALE 1" = 10'



LEFT ELEVATION SCALE 1" = 10'



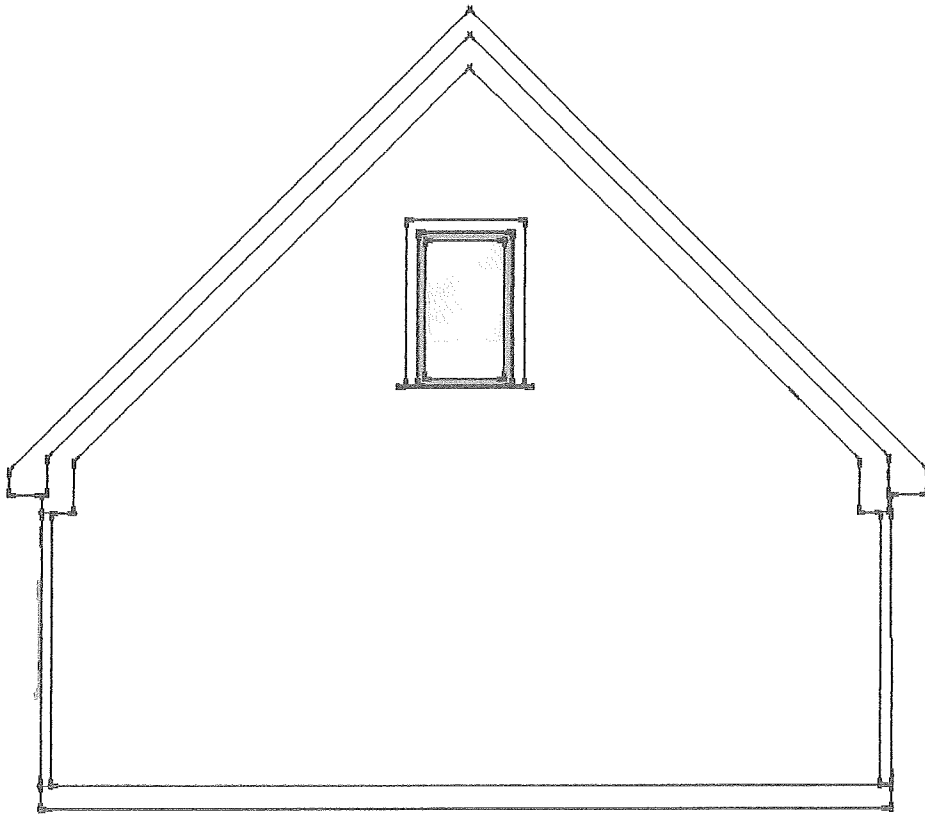
RIGHT ELEVATION SCALE 1" = 10'



**PROPOSED GARAGE FRONT ELEVATION**  
SCALE 1" = 5'



PROPOSED GARAGE RIGHT ELEVATION  
SCALE 1" = 5'



PROPOSED GARAGE REAR ELEVATION  
SCALE 1" = 5'



PROPOSED GARAGE LEFT ELEVATION  
SCALE 1" = 5'





