



**Project Name/Address:** 306 Lathrop Street

**Application Type:** PUBLIC HEARING Certificate of Appropriateness for addition and PUBLIC HEARING Certificate of Appropriateness for construction of garage building.

**Legistar File ID #** [40316](#)

**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

**Date Prepared:** October 21, 2015

## Summary

**Project Applicant/Contact:** Molly Cooper, Cooper Architecture LLC

**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for a building addition over 100 square feet and the construction of a garage building in the University Heights Historic District

## Background Information

**Parcel Location:** The subject site is located in the University Heights Historic District.

### Relevant Historic Preservation Ordinance Sections:

41.24(5) Standards for the Review of Exterior Alterations and Repairs in TR-C2 and TR-C3 and TR-C4 Zoning Districts.

- (a) Height. No alterations shall be higher than the existing structure; however, if the existing structure is already a nonconforming one, alteration shall be made thereto except in accordance with Section 28.192 of the Madison General Ordinances. Roof alterations resulting in an increased structure volume are prohibited unless they meet the requirements in sec. 41.24(4)(a)5. and are permitted under Chapter 28 of the Madison general ordinances, or approved as a variance pursuant to sec. 28.184 or approved as a conditional use or as part of a planned residential development.
- (b) Second Exit Platforms and Fire Escapes. N/A
- (c) Repairs. N/A
- (d) Restoration. N/A
- (e) Re-Siding. N/A
- (f) Alterations Visible from the Street and Alterations to Street Facades. Alterations visible from the street, including alterations to the top of structures, and alterations to street facades shall be compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing structure or of other structures in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing structure where the existing building materials and architectural details differ from the original. Alterations that exactly duplicate the original materials in composition are encouraged.

Alterations that destroy significant architectural features are prohibited. Side alterations shall not detract from the design composition of the original facade.

- (g) Additions and Exterior Alterations Not Visible from the Street. Additions and exterior alterations that are not visible from any streets contiguous to the lot lines upon which the building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building and, further, if the materials used are compatible with the existing materials in texture, color and architectural details. Additions and alterations shall harmonize with the architectural design of the building rather than contrast with it.
- (h) Roof Shape. The roof shape of the front of a structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the structure and similar in location and shape to original dormers on structures of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a structure shall be visually compatible with the architectural design of the existing structure.
- (i) Roof Material.
  1. If the existing roof is tile, slate or other material that is original to the structure and/or contributes to its historic character, all repairs thereto shall be made using the same materials. In addition, in all cases any such roof must be repaired rather than replaced, unless the documented cost of repair exceeds the documented cost of re-roofing with a substitute material that approximates the appearance of the original roofing material as closely as possible, in which case re-roofing with a material that approximates the appearance of the original roofing material as closely as possible will be approved by the Landmarks Commission.
  2. If the existing roofing material is asphalt shingles, sawn wood shingles or a nonhistoric material such as fiberglass, all repairs shall match in appearance the existing roof material; however, if any such roof is covered or replaced, re-roofing must be done using rectangular sawn wood shingles or rectangular shingles that are similar in width, thickness and apparent length to sawn wood shingles, for example, 3-in-1 tab asphalt shingles. Modern style shingles, such as thick wood shakes, dutch lap, french method and interlock shingles, that are incompatible with the historic character of the district are prohibited.
  3. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.

41.24(4)Standards for the Review of New Structures in the TR-V1, TR-V2, TR-U1, TR-U2, TR-C2, TR-C3, TR-C4, MNX, TSS, and LMX Zoning Districts.

- (b) Accessory Structures. Accessory structures, as defined in Section 28.211 of the Madison general ordinances, shall be compatible with the design of the existing structures on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory structure shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal structures as set forth in sec. 41.24(4)(a)2.

## **Analysis and Conclusion**

For the Certificate of Appropriateness review for the addition, a brief discussion of the related sections of 41.24(5) follows:

- (a) Height. The height of the roof on the proposed rear addition is not higher than the existing main roof.
- (b) Second Exit Platforms and Fire Escapes. N/A
- (c) Repairs. N/A Repairs are not being proposed.
- (d) Restoration. N/A Restoration of a previous appearance is not being proposed.

- (e) Re-Siding. N/A The existing wood siding will remain.
- (f) Additions Visible from the Street and Alterations to Street Facades. The submission materials indicate that one window on the side of the second floor is being proposed to be changed to two windows that will align with and be similar in appearance to windows on the first floor. It is unclear if this proposed new window is an existing relocated window or if both windows are new units. The Applicant shall provide clarification at the meeting.

The submission materials also indicate a possible alteration related to existing basement windows and window wells. The Applicant shall provide clarification information at the meeting about the existing basement window wells and proposed window wells.

The overall proposed addition design is compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials and material treatments will match the existing materials and details. The addition is located on the rear of the building and does not detract from the original exterior appearance. The addition is set in at the corners to allow the main structure to read as the primary form.

The rear wall of the existing residence is being altered to allow for the infill of window and the opening of wall areas. The rear wall is being obscured by the proposed addition. Significant architectural features are not being destroyed.

The rear porch materials are not noted, but are assumed to match the existing adjacent materials and details. The Applicant shall provide clarification at the meeting.

- (g) Additions and Exterior Alterations Not Visible from the Street. The discussion of (f) above explains that the overall proposed addition design is compatible with the existing structure in architectural design, scale, materials, architectural details, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. The proposed addition will harmonize with the architectural design of the building.
- (h) Roof Shape. The use of a hipped roof on the proposed addition is visually compatible with the architectural design of the existing structure and is of the same slope as the existing hipped roof.
- (i) Roof Material. The proposed roof will be asphalt shingles to match the existing main roof. The roof material on the porch roof is not noted, but is assumed to match the existing roof also. The Applicant shall provide clarification at the meeting.

For the Certificate of Appropriateness review of the construction of the garage, a brief discussion of 41.24(4)(b) follows:

- (b) Accessory Structures. The proposed garage is compatible with the architectural design of the main residence. It is designed with the same roof slope, hip roof, materials, details, and window types and configurations. The Applicant shall review the height of the roof with Zoning for final approval.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed addition are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall provide information about the paired window on the second floor. The Applicant shall clarify if the windows are proposed to be new units or if an existing window is being relocated to this location. If new units are being proposed, the Applicant shall provide manufacturer product information and dimensions.
2. The Applicant shall provide information about the materials and appearance of the basement windows and wells on the existing building and on the addition.
3. The Applicant shall provide information about the materials and details of the rear porch.

Staff believes that the standards for granting a Certificate of Appropriateness for the construction of the garage structure are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall receive Zoning review and approval of the height of the building and will work with Landmarks Commission staff if any modifications to the height are required.