

# Zoning, Neighborhoods, & Development

July 25, 2017



170226

Certificate of Appropriateness for  
construction of a sunken garage in the  
basement of 2105 E. Lafayette Place in  
the North Point South Historic District  
for David Quadracci

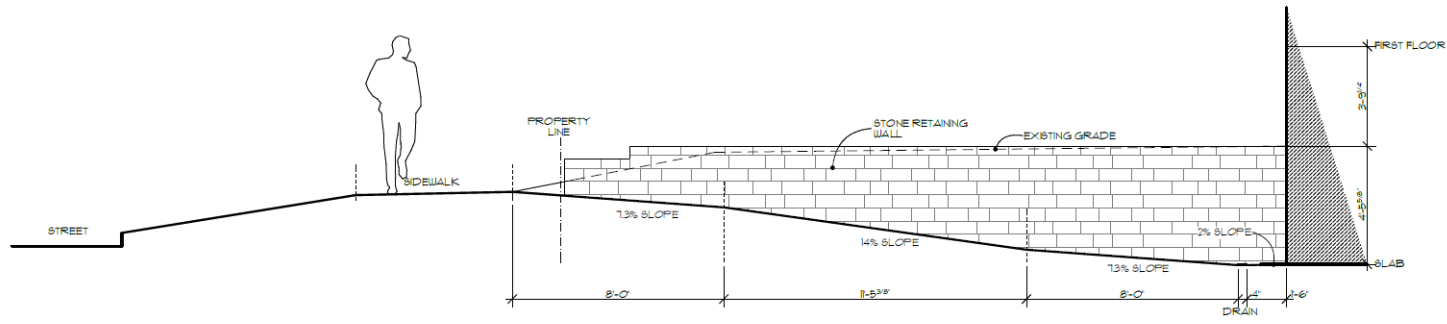
# Aerial



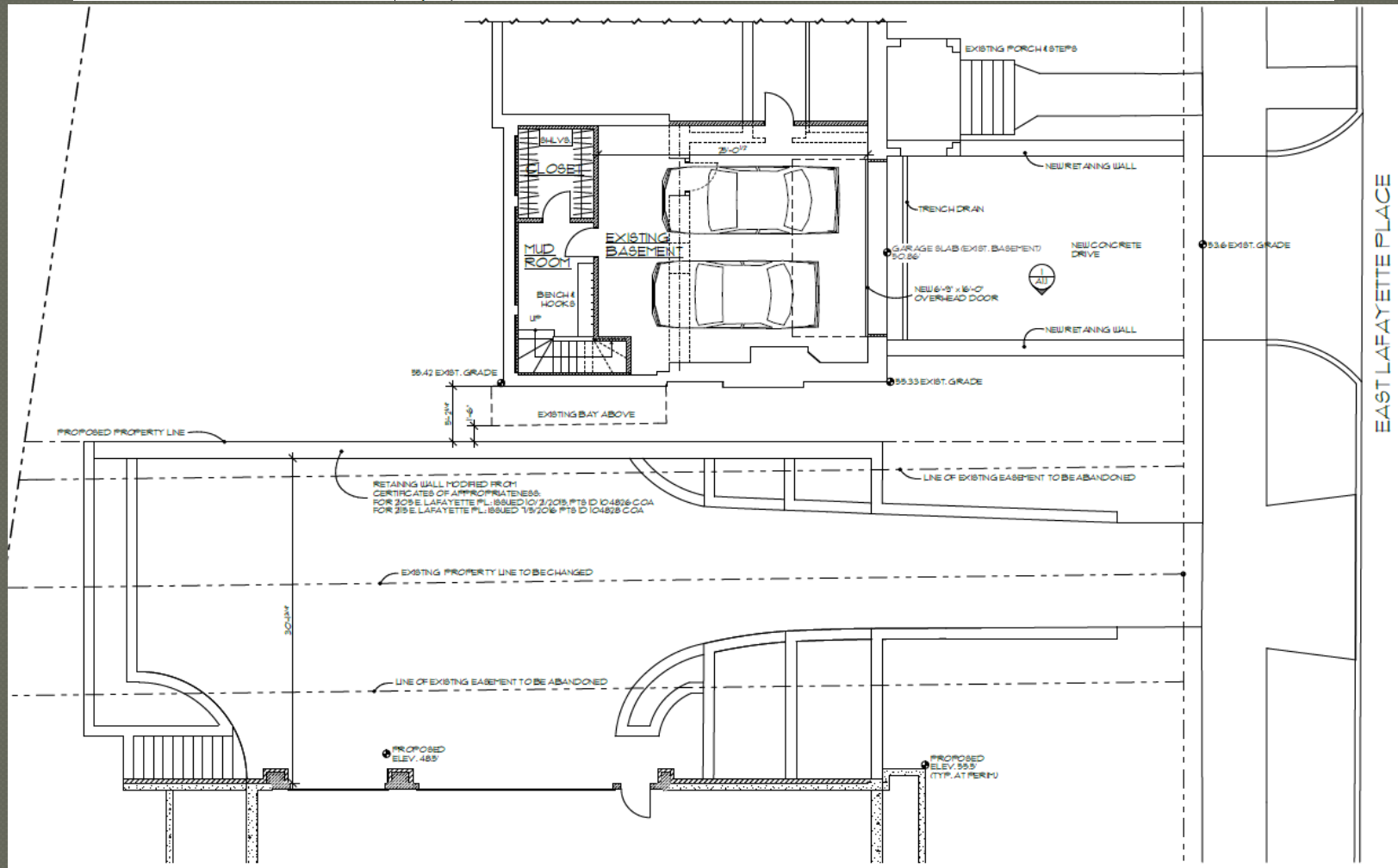




1 NORTH ELEVATION



1 RETAINING WALL ELEVATION



2 LOWER LEVEL FLOOR PLAN

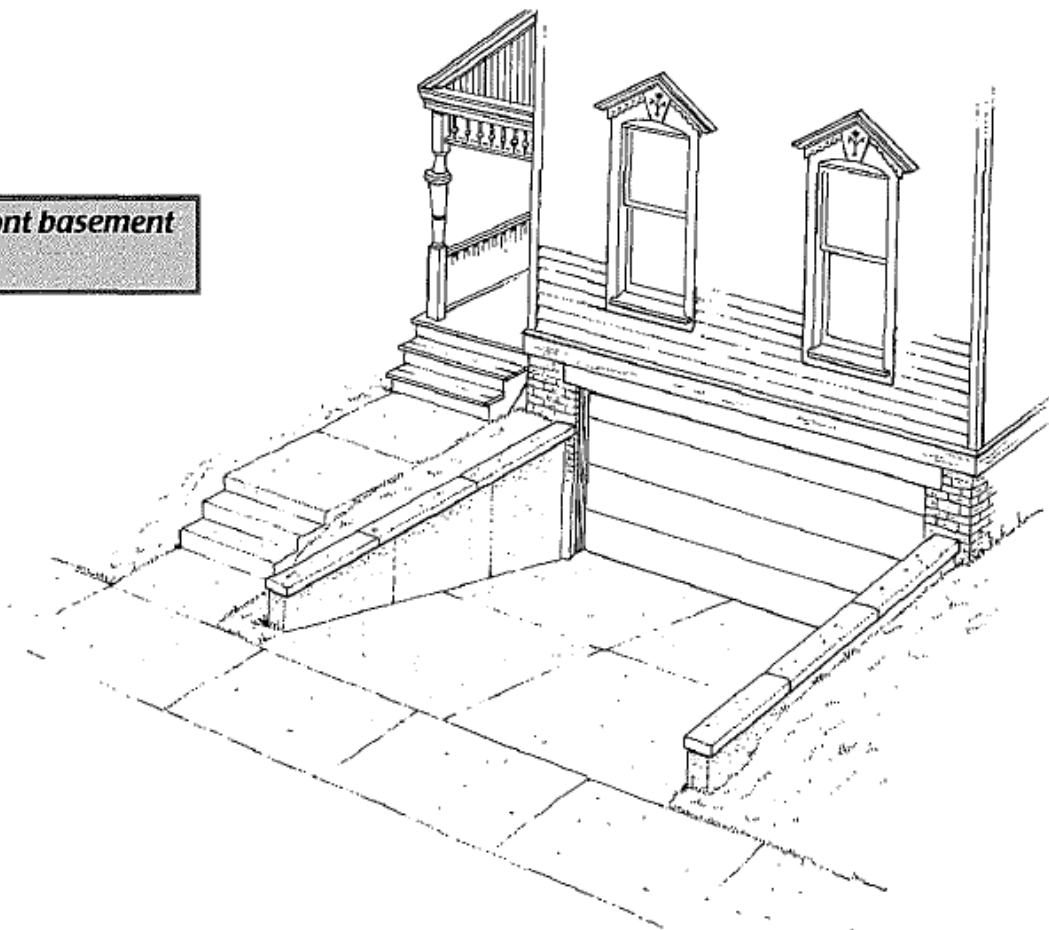
EAST LAFAYETTE PLACE

# Garages and Additions



## Garages dug into the basement of a house

*It is not allowed to build a garage into the front basement wall of an historically designated house.*







# North Point South Historic District Preservation Guidelines

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- A.3.a. Avoid making additional openings or changes in the principal elevations
- A.5. Avoid making additions that... visually intrude upon the principal elevations.
- B.2. Use traditional landscaping... Avoid introducing landscape features... that are inappropriate to the character of the district.

# State and Federal Guidance

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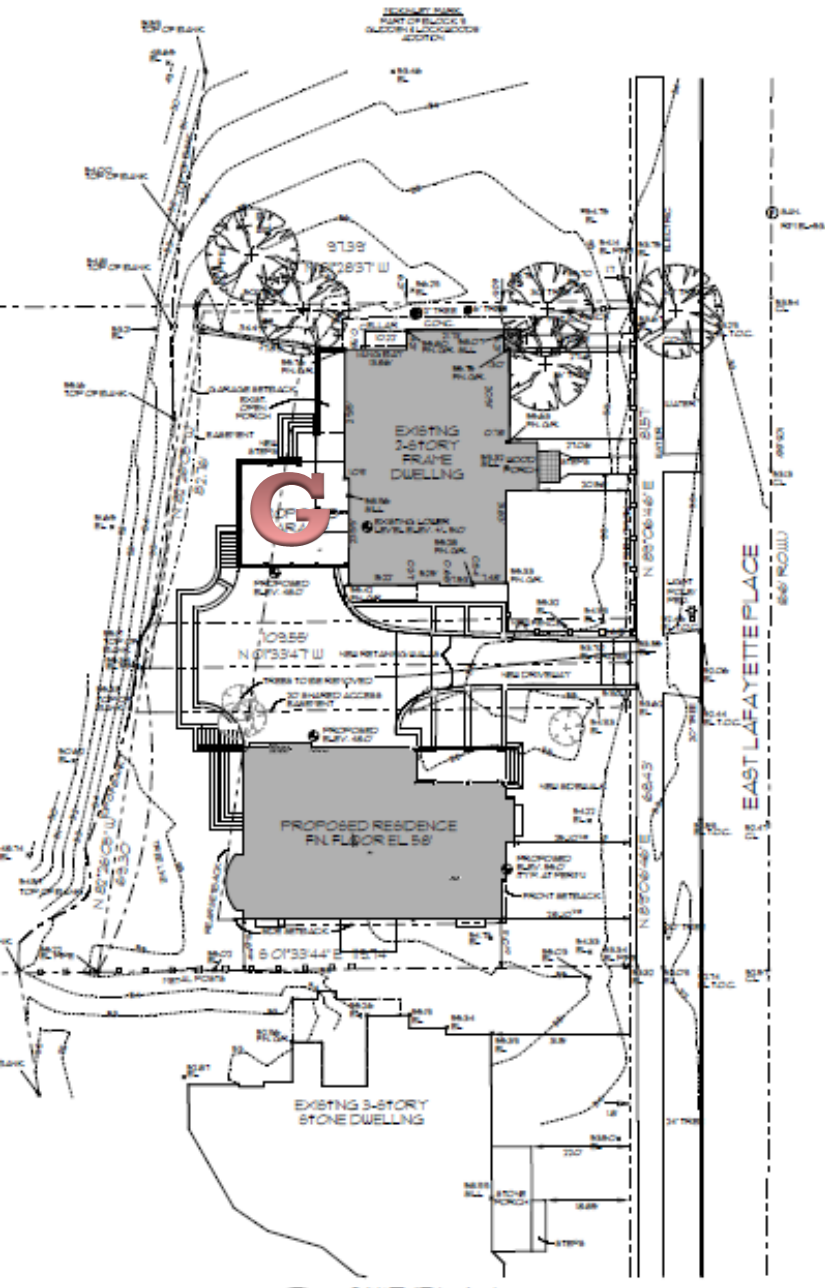
- **Wisconsin Historical Society**

- **Garage.** Many historic houses do not have a garage, so a garage addition is a popular choice for many people. Since garages are non-historic features to 19<sup>th</sup>- and early 20<sup>th</sup>-century houses, your garage addition should be located out of sight as much as possible. The front of your garage addition should face the secondary side of your lot so the doors do not face the street.

- **National Park Service—Technical Preservation Services**

- “Cutting an opening for a garage door..., for most historic buildings, is not a compatible rehabilitation treatment.”
- “Generally only some industrial or commercial spaces or previously altered spaces...may be suitable to adapt for parking”

# Previously approved proposal



PROPOSED VIEW FROM SOUTHEAST



1 NORTH ELEVATION