

## AGENDA # 1

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** February 27, 2012

**TITLE:** 111 East Gilman Street – Mansion Hill  
Local Historic District – Mansion Hill  
National Register Historic District –  
Exterior alteration involving the  
construction of a third floor addition  
and other minor exterior alterations.  
2nd Ald. District. Contact: Jim Glueck  
(25386)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

**DATED:** February 27, 2012

**ID NUMBER:**

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Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Christina Slattery, David McLean, Marsha Rummel, Robin Taylor, and Michael Rosenblum.

### **SUMMARY:**

Jim Glueck, representing Steven Fabick, 116 N Few Street, registering in support and wishing to speak. Mr. Glueck presented the project. He passed around a color version of larger plans. Mr. Glueck explained how the carriage house is situated on the lot and that three walls are on lot lines and cannot have windows added. The third story addition allows for windows in spaces to make this a residence.

He explained the proposal has been presented to neighborhood group, the Alder and City staff. The staff report requests different window sizes. Mr. Glueck explained project goals and reason for current window placement.

He explained that the exterior material would be in an earthy reddish tone in synthetic stucco with a very smooth finish that will blend in with the context.

Rummel asked for more information about materials. Mr. Glueck explained that synthetic stucco can be used successfully.

McLean asked about differing window sizes and proportions. Mr. Glueck explained that the selected window sizes would complement the existing window size, proportion, and treatment.

Rummel asked about garage door details. Mr. Glueck explained that the garage doors would be modern wood carriage style overhead doors.

Taylor asked about railing material and details. Mr. Glueck explained that it is metal with slight traditional detailing to keep it from being too contemporary.

Alder. Bridget Maniaci, 916 East Gorham Street #F, registering in support, wishing to speak, and available to answer questions. Alder. Maniaci noted that this project has some zoning concerns with carriage house

treatments in the new zoning code. She appreciates their adaptive reuse efforts and she will work to make the use of existing carriage houses work with zoning.

Ledell Zellers, 510 North Carroll, registering in support and available to answer questions.

Franny Ingebritson, 516 Wisconsin Avenue #1, registering in support but not wishing to speak.

Steven Fabick, 111 East Gilman Street, registering in support and available to answer questions.

Laura Parker, 111 East Gilman Street, Applicant, registering in support and available to answer questions.

**ACTION:**

A motion was made by Rosenblum, seconded by Taylor, to approve the Certificate of Appropriateness for the proposed project incorporating comments in the staff report and encouraging the use of true stucco. The motion was passed on a voice vote/other.