

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 6/24/19

TITLE: 517 S Baldwin St - Exterior Alteration in
the Third Lake Ridge Hist. Dist. -
Installation of windows, roof, and
stucco on silo; 6th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 6/28/19

ID NUMBER: 55998

Members present were: Stuart Levitan, Richard Arnesen, Katie Kaliszewski, Arvina Martin, and David McLean. Excused was Anna Andrzejewski.

SUMMARY:

Aaron Monroe, registering in support and wishing to speak

Bailey described the proposed work and applicable standards, noting that there was a Certificate of Appropriateness issued in 2011 for the silo addition that is nested into the property and minimally visible from the street. She pointed out that the silo was not historically associated with the house, but was a reuse of historic materials. She said that the plans include a gabled roof that projects past the existing wall pane. She said that there is no precedent for a circular volume covered by a rectangular roof form, so her recommendation is that there be a domed roof over the silo with a cricket to divert water. She said she also recommends that the stucco be a color that matches the color of the house.

Monroe said that one of the primary reasons for this silo project is that it is currently not insulated and is uninhabitable in the winter. In terms of the roof design, he explained that the current flat roof is causing problems with ice dams, and a gabled roof ties in to the current roof structure on the rest of the house. He said that a gabled roof on the silo will allow them to add insulation and a gutter system. He explained that the property owner would also like to add a skylight in the silo, which cannot be done with a conical roof. He said that he felt that a conical roof would visually draw more attention to the silo addition than a gabled roof. He pointed out that the silo is currently a brown stone, and asked why they would need to change the color.

Bailey said that they are covering the historic materials with different materials, insulation and stucco, which will widen the silo and make it more visible. She said that if it is no longer going to read as a historic silo, and is becoming a cylindrical addition, it needs to blend in with what is currently there. She pointed out that they would ask that of any new addition.

Arnesen said that he agrees that a domed roof might look goofy, but it is a weird situation. Kaliszewski said that anything aside from a flat roof will look weird, but also understands why the property owners don't want a flat roof.

Bailey asked if they will dye the stucco. Monroe said that it is traditional stucco and needs to be painted. McLean asked how it will be insulated. Monroe said they will use spray foam, and there is radiant heat in the floor.

ACTION:

A motion was made by Arnesen, seconded by Martin, to approve the request for the Certificate of Appropriateness for the silo roof design as submitted with the condition that the stucco be a color that matches the color of the house. The motion passed by voice vote/other.