

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

PRESENTED: 7/13/20

TITLE: 1852 Summit Ave - Demolition of an existing garage structure and construction of a new garage structure in the University Heights Hist. Dist.; 5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 7/16/20

ID NUMBER: 60774

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Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, David McLean, and Maurice Taylor. Excused were: Betty Banks and Arvina Martin.

### **SUMMARY:**

*Clark Landis, registering in support and available to answer questions*

Andrzejewski opened the public hearing.

Bailey described the proposal to demolish the existing garage and replace it with a slightly larger garage. She showed photos of the existing garage, which was partially built into a hillside that is causing structural failure in one of the walls. She said that there are architectural references to the house in the stucco, roof form, and an inset niche in the gable end. She said that the proposed garage will replicate the inset niche, be clad in stucco, and the roof form will have returns on either side rather than going fully across like the existing garage. She said that based on the window specifications submitted, the style of muntins is not clear, and the Landmarks Commission typically requires simulated divided lites or true divided lites. She said that the proposed roof shingles are a high definition type, which are typically not approved because they mimic wood shakes. She said that the manufacturer the applicants selected also make a natural shadows style of shingle that is acceptable. She said that staff recommends approval with the conditions that the applicants use natural shadows shingles or a similar product and the final building plans be approved by staff. She said that there may be an additional condition that the windows have simulated or true divided lites, depending upon what the applicants have chosen.

Kaliszewski asked if the homeowners understand staff's recommendation and are okay with the conditions of approval. Landis said that they are aware of the recommendation and the proposed windows have simulated divided lites.

Andrzejewski closed the public hearing.

### **ACTION:**

**A motion was made by McLean, seconded by Arnesen, to approve the request for the Certificate of Appropriateness with the conditions that GAF Natural Shadows architectural shingles or similar product be used for the roof cladding and final building plans be approved by staff. The motion passed by voice vote/other.**