

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 1 May 2017

TITLE: 1706 Regent Street – New
Construction in a Local Historic
District, University Heights, 5th Ald.
Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

CONTACT: Christian Wolf

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 4 May 2017

ID NUMBER: 46786

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; Erica Fox Gehrig, David WJ McLean, Richard Arnesen, and Lon Hill. Not present was Marsha A. Rummel.

SUMMARY:

Christian Wolf, registering in support and available to answer questions.

Levitan opened the public hearing.

Andrzejewski asked Staff to summarize some of the issues with the site plans. Staff indicated that there was a separation between the end of the driveway and the garage. The current plans also do not show the full complement of paving necessary to get into the garage. Staff wants to ensure the placement of the garage is correct and that the amount of paving is sufficient. Staff also referenced the large tree that appears to be in the way of construction, but subsequent pictures show that the tree is gone. Staff commented on the exposure of the siding on the house as opposed to the garage.

Hill asked what the siding was made of. Both Staff and the Applicant indicated that it's made of aluminum.

Staff would like the Commission to discuss eave detail, roof pitch, and windows in the context of whether or not those elements present in the garage can more closely match the house.

The Applicant said that the height of the roof ridge is currently at 14'6", but that he is willing to do a 6/12 pitch. Andrzejewski asked if that would make the garage more compatible. Staff confirmed that it would.

Andrzejewski also asked what the siding would be on the garage. The Applicant inquired about an 8" aluminum siding. The City requires 4" by ordinance, so he would have to get a variance to apply 8" siding.

Hill asked whether the width of the siding is the same on the top vs. the bottom of the house. It appears they are. Arnesen asked what was under the current siding, and the Applicant indicated it's likely 8".

There was general discussion about the siding. The Applicant explained that they plan to replace the siding on the main residence in the next few years and that they would like to install narrower width siding on the garage now.

Gehrig asked if much of the garage will be visible from the street. Applicant responded that the lots intersect, so it won't be incredibly visible.

Staff indicated that this project still needs Zoning review.

Andrzejewski's priorities would be roof pitch, then flying eave detail, and then window similarity. The Commission concurred.

1/1 would be fine in terms of matching windows, but the Applicant is committed to installing the 4/1 window type.

Levitan closed the public hearing.

ACTION:

A motion was made by Andrzejewski and seconded by Gehrig to approve the request for the Certificate of Appropriateness with the condition that Staff work with applicant on siding, that the garage have matching jambs, sills, flying eaves, and 6/12 roof pitch. The motion passed by a voice vote.