

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 11/16/20

TITLE: 3902 Regent St - Exterior Alteration to a Designated Madison Landmark (Hoyt Park) - Repair of stairs and construction of retaining walls; 5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 11/19/20

ID NUMBER: 62824

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

SUMMARY:

Sarah Close, registering in support and available to answer questions

Bailey described the proposed work for the overlook in Hoyt Park, which includes repair of the north and south stairs and introducing fieldstone retaining walls to support the path and landing at the base of the steps. She discussed the applicable Secretary of the Interior's Standards, specifically #6 and #9. She pointed out that the lower steps are deteriorated, which the proposed work would repair. She said there is significant grade at the overlook and there has been erosion over time, which is undermining the steps and causing difficulty with maintenance of the site. She explained that the retaining walls will address that situation and help to preserve the existing structure as well as keep the path and pedestrian egress safe. She said that she did a site visit in order to assess whether the introduction of retaining walls would be appropriate; she looked at the base of the overlook where there is finished stone and a layer of natural rock underneath, so there is some precedent on the site for the introduction of this type of element. She said that staff recommends approval as proposed.

McLean asked about the location of the retaining walls because they appear to be at the base of the stairs, potentially in the way of the connecting trails. Close said the retaining walls are each 1' high on the uphill side of the steps because of concerns about erosion of the hillside, but they were not blocking the trails.

ACTION:

A motion was made by Arnesen, seconded by Kaliszewski, to approve the request for the Certificate of Appropriateness. The motion passed by voice vote/other.