

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 6/4/18

TITLE: 2015 Adams Street - Demolish an existing garage structure on a landmark site and construct a new garage; 13th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 6/8/18

ID NUMBER: 51716

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; David WJ McLean, Marsha A. Rummel, and Katie Kaliszewski. Members excused were: Lon Hill and Richard Arnesen.

SUMMARY:

Jeff Ford, registering in support and available to answer questions.

Levitan opened the public hearing.

Staff handed out plan revisions submitted by Ford that were created in response to items in the staff report. Staff noted that she reviewed the new plans and Ford has included specifications on the garage door and provided more information on windows and trim.

Staff stated that the garage was constructed in 1930 during Leonard's ownership of the home, but he was not residing there at the time. She also pointed out that two Certificates of Appropriateness are required for this project. Andrzejewski asked if the garage is considered a contributing element to the landmark, and staff explained that the standards are open to interpretation in this case because the garage is noted in the landmark nomination, but may not have been constructed with Leonard's knowledge as discussed in the staff report.

Andrzejewski asked if they could require photographic documentation of the garage, as it is part of the history of the site whether Leonard was living there or not. Staff confirmed that they could ask the property owner to provide photos. McLean suggested they request photos of the yard as well. Andrzejewski agreed and stated the photos should also show the relationship of the garage to the house.

Kaliszewski inquired whether they were going from a one-car to a two-car garage. Ford confirmed this was correct. He pointed out that the existing garage was constructed prior to the alley being put in behind the house, so the garage is facing the wrong direction; the new garage would face the alley.

McLean asked about the driveway that can be seen in the submission photos. Ford explained that the driveway is functional up to the end of the house, but the rest has been removed and a boulder wall was installed.

Levitan noted that the staff recommendation was approval for both Certificates of Appropriateness. Rummel stated that she does not know who Leonard is and would have liked more information about the landmark provided in the staff report.

Kaliszewski asked where the new garage will be located on the lot. Ford referenced the site plan in his submission and noted that the new garage will overlap the footprint of the existing garage.

McLean pointed out that the existing garage has context to the house through the yard, but because the new garage will be turning away from the house, perhaps it should not hold a relationship to it. Andrzejewski agreed with McLean. McLean noted that the current design for the new garage mimics the house with clapboard siding below and shakes in the gable; if they were to use clapboard throughout, it would help to avoid creating a false sense of history. Andrzejewski voiced agreement.

Levitan closed the public hearing.

ACTION:

A motion was made by Andrzejewski and seconded by Rummel to approve the request for the Certificate of Appropriateness to demolish the existing garage structure with the stipulation that the applicant provide staff with photographic documentation of the existing garage. The motion passed by voice vote.

A motion was made by Kaliszewski and seconded by Andrzejewski to approve the request for the Certificate of Appropriateness to construct a new garage structure with the stipulation that clapboard siding is used throughout. The motion passed by voice vote.