

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: August 3, 2015
TITLE: 2136 Regent Street – University Heights Historic District – Expansion of Regent Street Mark Co-op. 5 th Ald. Dist. Contact: James Widder	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: William Fruhling, Acting Secretary	ADOPTED: 8/3/15 POF:
DATED: August 3, 2015	ID NUMBER: 39383

Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Marsha A. Rummel, David WJ McLean, Anna V. Andrzejewski, and Christina Slattery

SUMMARY:

James Widder and Kent Calloway, both representing the Regent Market Co-Op, registered in support. Widder stated that the project combines two adjacent buildings to allow for expansion of the existing Co-Op building into the Mike's Liquor building. Calloway stated that the intent is to retain the aluminum siding and use matching siding where new material is needed (the rear elevation is proposed to be aluminum siding to match the front in profile and reveal, and not wood as labeled on the submittal). There will be no corner boards. Calloway stated that they would like to raise the sill height of the Co-Op building to unify the buildings, because there is a produce counter behind the windows, and to reduce solar gain. He stated that there is painted plywood below the sill currently.

The Commission discussed the appropriateness of raising the sill height of the Co-Op building and whether the design was going too far in trying to unify two different buildings. The applicants stated that they could retain the existing sill height.

The Commission asked questions regarding the building material beneath the aluminum siding, and whether windows could be retained on the rear elevation. The applicants stated that since they don't yet own the Mike's Liquor building, they can't explore what is under the siding but are willing to work with the Preservation Planner if it is quality material in good condition. They also stated that an appropriately-sized window could be added in the second story door opening on the rear façade.

ACTION:

On a motion by Gehrig, seconded by Rummel, the Landmarks Commission approved a Certificate of Appropriateness for the proposed additions and alterations on the condition that the following items be approved by the Preservation Planner:

- 1) Revised front elevation for the Co-Op that retain the historic appearance of the sill height and window openings.**

- 2) **Revised rear elevation of the Mike's Liquor building that includes a new window in the existing second story door opening.**
- 3) **Repairs to existing building materials and all proposed new building materials for both buildings, with the understanding that if brick in good condition is found under the existing siding on the Mike's Liquor building that the applicant work to restore it, and a reevaluation of extending the siding to the first floor rear elevation.**

The motion passed by voice vote.