

## AGENDA # 2

City of Madison, Wisconsin

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| <b>REPORT OF:</b> LANDMARKS COMMISSION   | <b>PRESENTED:</b> June 6, 2016   |
| <b>TITLE:</b> 138 South Franklin Street – First Settlement Historic District – Demolish rear portion and construct a building addition. 6 <sup>th</sup> Ald. Dist.<br>Contact: Daniel Gorman | <b>REFERRED:</b> June 6, 2016<br><b>REREFERRED:</b><br><b>REPORTED BACK:</b> |
| <b>AUTHOR:</b> Amy Scanlon, Secretary  | <b>ADOPTED:</b> <b>POF:</b>  |
| <b>DATED:</b> June 6, 2016   | <b>ID NUMBER:</b> 43002  |

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

### **SUMMARY:**

Levitan opened the public hearing.

Daniel Gorman, registering in support and wishing to speak. Gorman provided a brief history of the residence and the related square footages of the adjacent buildings as a comparison to the proposed addition to the existing residence. Gorman explained that the existing residence will remain, but one story rear portions would be removed for the proposed addition. He explained that the existing siding would be removed and replaced with composite beveled siding and that the front porch would be removed and reconstructed in a slightly different location and configuration.

Levitan asked staff to explain the comments in the staff report so Gorman could address the comments as part of his presentation. Staff explained the ordinance standard related to the location and appearance of the front porch. Levitan explained that there are many issues with the current proposal and that the Commission should consider referral to a future meeting. Staff asked that the Commission discuss general issues related to the treatment of the front porch and the rear addition.

Bert Stitt, registering in support, wishing to speak and available to answer questions. Stitt explained that he appreciates the effort to rehabilitate this house and that he supports the idea of a two unit. He explained that the treatment of the front porch is very important to maintain the integrity of the historic district.

Kevin Taylor, registering in support and wishing to speak. Taylor explained that he likes the proposal and wants to support it, but he has a few questions including how the rear green space will be used and if the owner will reside at this address.

Gorman explained that there is an 18 foot rear yard setback and that the open space requirement is met. Gorman also explained that he plans to live in the rear unit upon completion.

Levitan closed the public hearing.

The Commission generally discussed the scale of the addition, the age of the one story rear portions, the age and location of the front porch, the need for a Visual Compatibility map in this situation, the language of the ordinance standards, and the need for the applicant to work out details with staff.

**ACTION:**

**A motion was made by McLean, seconded by Slattery, to refer the discussion of the Certificate of Appropriateness for the proposed exterior alterations to a future meeting. The motion passed on a voice vote.**