

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 3/25/19

TITLE: 2122 Kendall Ave - Demolition of an existing garage structure and construction of a new garage structure in the University Heights Hist. Dist.; 5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 3/28/19

ID NUMBER: 54950

Members present were: Stuart Levitan, Anna Andrzejewski, Katie Kaliszewski, and David McLean. Excused were Richard Arnesen and Marsha Rummel.

SUMMARY:

Sam Breidenbach, registering in support and wishing to speak
Debra Shapiro, registering in support and wishing to speak

Levitan opened the public hearing.

Bailey described the proposed work, including the demolition of the existing garage and removal of the foundation and stoop. She explained that the garage is newer than the house, and was likely constructed in the 1940s, which is outside of the period of significance for University Heights. She referenced photos included in the application materials and pointed out that the foundation is failing and is now pulling apart the garage. She said that the applicant will pour a new foundation and construct a new garage and stoop. The new garage will be roughly the same dimensions as the existing garage, but will be slightly deeper to better accommodate vehicles. She said that the garage will closely replicate the look of the house with slight differences that allow it to read separately from the house so as to not create a false sense of history. She said that the proposed metal railing for the stoop and stairs is acceptable because there is currently a metal railing on the front of the house. The proposed railing is a slightly different style, but is in keeping of the character of the house while still being differentiated as a new element. She said that staff recommends approval of the proposed work.

Breidenbach explained that the garage foundation is rotating, and one reason it is failing is due to the pressure being put on it by a large tree near the garage. Shapiro added that currently the garage is perched on a block of cement, and there is a large crack running through the middle of it.

Levitan closed the public hearing.

ACTION:

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