

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 10/14/19

TITLE: 6 Lathrop St - 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: 10/21/19

ID NUMBER: 57547

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

SUMMARY:

Bailey asked if the Commission was comfortable discussing the project without a project representative present. McLean said that it looked like the applicant proposed replacing the garage that was previously there, so he had no problem discussing it. Kaliszewski said that as long as the applicants are comfortable working with staff on the conditions of approval, she would discuss the item. Bailey explained that the previous garage was destroyed by a tree, and the applicants are proposing to replace the garage as it once stood. She said that it was a simple gable-front mid-century garage that they are replacing in-kind. She mentioned that the house was constructed in 1916, but the previous garage was not original to the house and was from the 1950s at the earliest, but more likely the 1960s-70s. She provided images of the submitted plans, and said that they will reuse the preexisting foundation area for the new garage. She pointed out that the plans do not specify the type of materials they plan to use. She said that staff recommends approval with the condition that siding and trim specifications be approved by staff, as well as the pedestrian door, garage door, and window specifications.

Andrzejewski opened the public hearing.

Andrzejewski asked if staff's recommendation could be overruled by the state statute if the garage is being rebuilt in-kind. She said that one might argue under the statute that similar in architectural appearance might not be what staff wants. Bailey said that there is language in the standard that talks about keeping in character of the buildings found on the property and within 200 feet, so while it prohibits certain types of siding, if an existing garage were to replace some siding in-kind, we would approve it. This is replacing an entire building in-kind, so while it says prohibit, it reads as prohibit for new construction, not replacement in-kind.

McLean asked what the current siding was. Bailey said that she does not know what type of siding the garage had, but it looked like wood. McLean said that it looked like clapboard that was similar in size to the siding on the house.

Andrzejewski closed the public hearing.

ACTION:

A motion was made by McLean, seconded by Arnesen, to approve the request for the Certificate of Appropriateness with the conditions that siding, trim, pedestrian door, garage door, and window specifications be approved by staff. The motion passed by voice vote/other.