

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 8/16/21

TITLE: 1040 Williamson St - Construction of an  
accessory structure in the Third  
Lake Ridge Hist. Dist.; 6th Ald. Dist.

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Heather Bailey, Preservation Planner

**ADOPTED:**

**POF:**

DATED: 8/17/21

**ID NUMBER:** 66636

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Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, Arvina Martin, and Maurice Taylor. Excused was David McLean.

### **SUMMARY:**

*Jim Vincent, registering in support and wishing to speak*

Andrzejewski opened the public hearing.

Bailey discussed the proposal to construct an accessory dwelling unit on the rear of the lot with a first floor garage and second floor living space. She said that the proposal includes changes to the primary structure as well, but those changes were not part of the letter of intent, so they are only focusing on the ADU at this time. She explained that the standards include consideration of similar historic resources within 200' and discussed the history of accessory structures in the vicinity. She said that a lot of accessory structures are gone now, but went through Sanborn maps to show the wide range of structures on rear lots over time, which varied in terms of form, location, materials, and height. She said that in this proposal, the ADU is located behind the principal structure and takes up a significant portion of the rear of the parcel. She said that it would have a larger footprint than the two adjacent accessory structures, but there is a dwelling unit at 1014 Williamson and some accessory structures nearby of comparable size. She said the applicant is proposing a carriage house-style door, a full-light glass pedestrian door, double-hung windows, decorative shingles in the gable-end, LP SmartSide smooth clapboard siding, and EIFS on the first story. She said that while there are some stucco structures in Third Lake Ridge, she didn't see a precedent for a mix of stucco and clapboard on any structures in the historic district, especially within 200'. She said that in terms of precedence for similar accessory structures, the most recent project was around 20 years ago at 1023-1029 Williamson Street. She showed plans for the redevelopment of the properties to include new principal structures and carriage house-style structures in the back, which take up a similar footprint as the current proposal. She said they are also similar in style in terms of the cross-gabled roof and carriage-style doors, though the 1023-1029 Williamson accessory structures have clapboard and decorative shingles in the gable-end, as opposed to part clapboard and part EIFS. She discussed the applicable standards for new structures, noting the importance of gross volume and height. She said that staff recommends approval with the condition that clapboard siding be extended to the first floor of the structure instead of EIFS cladding.

A project representative was not present at the meeting. Jim Vincent, who registered to speak on behalf of the project, was also not present.

Andrzejewski closed the public hearing.

There was discussion about whether to refer the item to allow the applicant to be present or to continue discussion.

Arnesen said that he had no questions and would be in favor of approval.

Kaliszewski said that her question for the applicant was to make sure they understood the staff recommendation. She also voiced concern about the structure's dimensions and size it takes up on the back lot, but she agreed with staff's analysis of the location. She said that her concern would be if the owners and architect have any issues with staff's recommendation.

Bailey said that this project also needs a conditional use and is currently on the August 23 Plan Commission meeting agenda. Andrzejewski asked if PC would discuss concerns about scale. Bailey said that PC will deal with the land use, not necessarily the gross volume, so if there are concerns about scale, it should be discussed now.

Taylor asked about the timing of the PC meeting and how the Landmarks Commission's approval or referral would affect that. Bailey said that if the Landmarks Commission refers the item, it will not be reviewed at PC on August 23 and will need to be referred to a future meeting.

Arnesen said that he was happy to see this type of proposal because it is a way to increase density in a somewhat unobtrusive manner. He agreed with staff that one might see this type of siding above stucco in other areas of the city but not in this time period, and he agreed that the stucco looked out of place.

**ACTION:**

**A motion was made by Arnesen, seconded by Taylor, to approve the request for the Certificate of Appropriateness with the condition that clapboard siding be extended to the first floor of the structure instead of EIFS cladding. The motion passed by voice vote/other.**