

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 12/13/21

TITLE: 938 Spaight St - Demolition of an existing garage structure, expansion of a front porch, and exterior alterations in the Third Lake Ridge Hist. Dist.; 6th Ald. Dist.

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Heather Bailey, Preservation Planner

**ADOPTED:**

**POF:**

DATED: 12/22/21

**ID NUMBER:** 68533

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

### **SUMMARY:**

*Aaron Kaleas, registering in support and available to answer questions*

Kaliszewski opened the public hearing.

Bailey said that the property owner widened the project scope after forensic discoveries that inspired a larger rehabilitation of the property to get back to something more in keeping with the character of the overall structure. She said the building underwent changes in the 1940s to become a multi-unit structure, when many window openings were converted to doors. She described the proposed work to undo some of those changes including changing door openings back to windows, removing a balcony, and constructing a more period-appropriate porch to its historic size. She said the existing siding was removed to see what was underneath, and they ended up finding a narrow clapboard, some of which is salvageable, so there will be repair and replacement as necessary. She explained that the proposed form of the front porch was informed by Sanborn maps and ghosting that was found when the siding was removed, allowing them to see where the porch used to be and the size of columns. She said that there is no photographic evidence of the historic porch, so the applicants are proposing to construct something period-appropriate. She added that they will also be removing the existing garage, which was constructed well after the house and is not historically significant. She said that the updated plans submitted by the applicant address issues raised in the staff report, and there will now be a railing in the front area where the fire escape is removed, a railing on the second floor roof of the porch, and the railings will have a simple baluster. She discussed the applicable standards and said that staff recommends approval as proposed in the revised submittal.

McLean asked about the new porch columns relative to the ghosting of the original columns, specifically why the applicants were using double squares as opposed to a more tapered column. Kaleas said the oldest historic photo available showed double columns in each location, adding that other Lew Porter houses of a similar time period constructed for the Fauerbachs used that style of column. McLean asked about the change in profile. Kaleas said it was based on the ghosting. Bailey said that a tapered column suggested something spherical as opposed to square. She explained that it is conjecture at this point, and they are looking for period-appropriate features. She said that placing columns exactly so the caps and bases are in the right place is more difficult for traditional spherical columns than square, which are easier to place and look cleaner. She said that there are examples of similar structures within the historic district with square columns, as well as with multiple columns. She referenced an old survey photo, which did show a grouping of smaller columns on the

porch. She said that this is a rehabilitation, so they are approximating the character of a period-appropriate porch, not actively reconstructing what was actually there. McLean said that the proposal looks fantastic and thanked the applicants for taking the care to bring the house back to its historic appearance.

Kaliszewski closed the public hearing.

**ACTION:**

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