

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 5 June 2017

TITLE: 1139 Williamson St – Demolition and New
Construction in the Third Lake Ridge Hist.
Dist.; 6th Ald. Dist.

REFERRED:

REREFERRED:

CONTACT: Todd Barnett

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 9 June 2017

ID NUMBER: 47358

Members present were: Stuart Levitan, Chair, David WJ McLean, Richard Arnesen, Marsha A. Rummel, Katie Kaliszewski, and Lon Hill. Excused was Anna V. Andrzejewski, Vice Chair.

SUMMARY:

Gary Tipler, registering neither in support nor opposition and wishing to speak.

Todd Barnett, registering in support and wishing to speak.

Levitan opened the public hearing.

Barnett provided updated materials. He reviewed the proposal and gave a brief summary of the project.

Rummel asked about the asymmetry of the windows on the front façade. Barnett indicated that the window design is compatible with the rest of the houses on the street.

McLean asked how the glass was coming together at the corner of the building. Barnett responded that it'll be butt-glazed.

Rummel asked about the setback. The zoning ordinance allows them to push back the setback. It is pushed back four feet from the original presentation. The average is 12.7 feet, but that could be pushed back another 12 inches by revising the rear site uses.

Kaliszewski asked if the windows will open. They all will. They will be awnings and casements.

Staff indicated the recommendations that the Commission should discuss.

Tipler highlighted the neighborhood's discussion of the project. They are pleased with the architect's response to the setback request, and the concerns about massing were addressed with the redesign as well. The existing building itself is not historically significant.

Barnett briefly discussed the entryway windows on the front façade. He feels the elevation is cleaner without them, but could add them if requested.

Per Barnett, the proposed siding material is fiber cement. The alternate material is smart side. He has no objections to either material and is willing to work with Staff.

Staff asked the Applicant to describe one of the railings and the materials of the pieces. The Applicant responded that it would be a steel welded frame. He's not opposed to wood, but steel makes maintenance easier. Rummel asked if steel rusts. Barnett indicated that it would be coated, and won't rust unless it's chipped. Staff asked about the trim, and whether there would be any difference in appearance based on materials chosen. Per Barnett, there would not be a difference. Staff indicated that she is willing to work with Todd on this and the rest of the project.

Per Barnett, the underside of the porch will be beadboard (painted). Barnett is willing to comply with Staff's suggestions. There will be minimal use of corner board. HVAC equipment will be screened toward the rear.

Commission had no issues or comments with Staff's third condition.

There was general discussion regarding the windows on the building and other design details.

Arnesen indicated that he's comfortable with the Applicant working with Staff on the building details, windows included. Staff confirmed that she can work with Todd regarding the finalization of materials and design.

ACTION:

A motion was made by Rummel and seconded by Kaliszewski to approve the request for the Certificate of Appropriateness for a demolition and new construction, with the stipulation that the Applicant work with Staff on outstanding details. The motion passed on a voice vote.