

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 28 August 2017

TITLE: 428 N Livingston - Exterior Alteration to a designated Madison Landmark; 2nd Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 14 September 2017

ID NUMBER: 48500

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

SUMMARY:

James McFadden, registering in support and wishing to speak.

McFadden has updated the drawings since submitting and provided new copies.

There is a trash enclosure on the back of the house; there was a concrete pad there, but it was replaced. New posts have now been installed, which will be painted white to match the house. At this point, there is no practical way of moving them, as they're set in concrete.

A tree grew through a fence that created an opening through which people would enter/exit. The owner would like to install a gate where the tree was.

The Applicant has brought the height of the trash enclosure to 4' 6" above grade. With regard to the offset nature of the trash enclosure, the Applicant wanted it to be offset because they could not match the house exactly. Staff was also concerned about the concrete being poured right up against the building. The Applicant indicated that the concrete was poured in a way that reduces impacts from freeze/thaw cycles. The concrete was poured directly against more concrete; not the masonry. In response to Staff's drainage concerns, the allowed drainage is more than sufficient.

Levitan asked why the posts could not be flush with anything. The Applicant does not necessarily want the posts to be flush. It's offset 8" more than McFadden might have recommended, but it's where it is now. They also wanted to provide some clearance for vehicles with the sharp turn taken into account.

McLean asked if the back porch had any steps. Per the Applicant, there are not.

Hill asked if there was a driveway where there is a car parked in one of McFadden's photos. It is indeed a shared driveway.

McLean asked about the screening. McFadden indicated that it screens the garbage cans from the park, neighbors, etc.

McLean asked if there was a way to fix the massing relationship. Arnesen commented that it would be cumbersome and likely wouldn't be effective. McLean asked if there is a knee wall where there used to be steps. Per McFadden, there still is a knee wall; there weren't steps. McLean went on to ask about the house's elevation as it relates to the park. McFadden indicated that the entire block slopes significantly, including the park.

McLean asked if it would make any sense to bring the posts lower. McFadden responded that they have about 8" to work with, but it wasn't feasible to lower them beyond that. Arnesen commented that lowering them might make the trash cans visible.

ACTION:

A motion was made by Arnesen and seconded by Andrzejewski to approve the request for the Certificate of Appropriateness. The motion passed on a voice vote.