

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

PRESENTED: 8/12/19

TITLE: 116 E Gilman St - Exterior Alteration in  
the Mansion Hill Hist. Dist. -  
Replacement of lobby door,  
canopies, and front walk; 2nd Ald.  
Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 8/19/19

ID NUMBER: 56857

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

### **SUMMARY:**

*Brett King, registering in support and available to answer questions*

Bailey described the proposed work, including alterations to the façade and main entrance, modifications of the hardscape and landscape of main entry, replacement of rear entrance canopy, and replacement of some window screens. She pointed out that the building was constructed in 1960, which is outside of the period of significance for Mansion Hill. She discussed the applicable standards, one of which states that all street façades shall blend with other structures via directional expression. She said that this building is adjacent to a building constructed in the 1950s, so it does blend. She said that the staff report had recommended that the replacement curtain wall replicate the original design and that the entryway window left of the door be full length or clerestory. In response to the staff report, she said the applicant submitted new plans to replicate the existing curtain wall, and because a full length window left of the door is not feasible, they propose a new design with a nod to the overall window configuration. She said that they also propose removing or covering the pebble-dash panels to the right of the door and reconfiguring the courtyard. She went over her recommendations, noting that while the Landmarks Commission typically does not dictate color, she would like to approve the color of the tile to be installed over the pebble-dash panels because the building has a lot of beige and earth tones, and a different color would be very noticeable in this location. She explained that the proposed signage package does not meet the Zoning sign code, so the applicants will either need to return before the Landmarks Commission for approval or the Commission can allow administrative approval. She said that the parking lot is being resurfaced, and it is not necessarily something that the Landmarks Commission needs to weigh in on because Zoning will review it, but she wanted to confirm that commissioners are comfortable with that.

King said that if they decide to do a monument sign, their architect will come back to staff or the Commission for approval. Kaliszewski asked if it is an asphalt driveway, and King confirmed that it is. Kaliszewski asked if they are milling down and relaying asphalt, and King confirmed that they are. McLean asked if the parking lot will be the same configuration, location, and size. King confirmed that it will be. McLean asked if the windows on the side of the building have been replaced, and King said that all apartment windows have been replaced. There was brief discussion about the window materials, and McLean said he prefers anodized for this building. Bailey asked what commissioners thought about the signage and parking lot. McLean said that he is fine with staff approving the signage and parking lot. Kaliszewski asked King if he will work with staff on the color of the

entryway tiles, and King said that they do plan to stay with earth tones, but will work with staff on approval for the tiles.

**ACTION:**

**A motion was made by Martin, seconded by McLean, to approve the request for the Certificate of Appropriateness with the conditions that the entryway windows be replaced as submitted in revised plans, the color of the architectural tile for the entryway be approved by staff, the curtain wall replicate the original design utilizing aluminum framing and low-e glass with low iron content, the parking lot be resurfaced as it complies with other City requirements, and the signage package be approved by the Preservation Planner. The motion passed by voice vote/other.**