

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

PRESENTED: 5/17/21

TITLE: 1029 Spaight St - Exterior Alteration in the  
Third Lake Ridge Hist. Dist. -  
Replacement of stairs, railings, and  
masonry piers; 6th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 5/24/21

ID NUMBER: 65310

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

### **SUMMARY:**

*Gene Braaksma, registering in support and available to answer questions*

Bailey described the proposed work to replace stairs and railings and complete extensive work to the masonry piers. She pointed out the simple Modern design of the building, which has few decorative elements aside from the geometric forms on the railings. She pointed out areas of structural failure on the masonry piers, which will be repaired or reconstructed. She discussed the standards, pointing out that this property is outside of the period of significance for the Third Lake Ridge historic district, and there are no comparable resources within 200 feet. The standards also discuss the street façade, which Bailey explained to be the parking lot side of the building in her interpretation. She said that was the main access to the property where one can see the length of the building and many of the geometric railings. She said that the proposed work with the masonry piers and replacing the concrete stairs meets the standards, but her sticking point was the design of the railings. She said that the applicant's letter of intent says the replacement railings will replicate the existing appearance, but the proposed plans include railings with a horizontal rail throughout. She pointed out some railings on the property that were already replaced with similar horizontal elements. However, she said that she had discussed with the applicant ways to replace the railings and replicate this character-defining appearance while still being code compliant. She said that staff recommends approval of the project with the condition that final railing specifications be approved by staff.

Kaliszewski asked the applicant if they had reviewed staff comments and had any issues with working with staff on the railing design. Braaksma said that he thought the other railings with horizontal bars were also original to the building. He said the only concern they have with the railings is that they can be made code compliant without adding additional elements like cables. However, he said they are open to looking at options to make the railings compliant. Bailey said there are options to design the railing to keep the historic character of the railing in place while introducing minimally visible elements to make it code compliant. Braaksma said that he would work with staff on the design.

### **ACTION:**

**A motion was made by Arnesen, seconded by Taylor, to approve the request for the Certificate of Appropriateness with the condition that final railing specifications be approved by staff. The motion passed by voice vote/other.**