From: Vidaver, Regina
To: Bailey, Heather
Cc: Furman, Keith
Subject: Suggested edits to Landmarks ordinance
Date: Sunday, February 27, 2022 7:31:46 PM

Hi Heather,

Here are some minimal suggested additional edits to the landmarks ordinance:

Under:
41.33 STANDARDS FOR ALTERATIONS

e) Lead paint –
My question is, would only windows be likely to be replaced due to lead paint? For example, might painted base boards be easier to replace with wood matching the original finish, as opposed to having a certified lead abatement professional strip them? I realize this would leave things for the landfill, but I could imagine replacement could be significantly less costly than lead abatement here (I don't know, it's just a conjecture).
So, I'm wondering if we should consider:
"Replacement of windows, doors, or other structures due to lead may not be eligible for state preservation tax credits. In order to replace a feature due to lead paint, the proposal must meet the following conditions:"

Under:
b) Wood - a word is missing:
"1. Replacement siding shall imitate the original siding within an inch of historic exposure/reveal."

Under:
(c) Skylights – a word is missing:
"1. Skylights visible from the developed public right-of-way shall be flat, parallel to the slope of the roof, and have the frame painted to match the roof material, and be located at least twelve (12) feet back from the front edge of the roof."

Wondering if we need additional clarity here to deal with the lead issue?
5). Windows and Doors
(c) Windows
"2. Only when original windows are too deteriorated or hazardous to repair may they be replaced with new windows that replicate all design details."

I'm wondering if the current text here is too prescriptive?
(d) Pedestrian Doors
3. Storm doors shall be full-light or full-view, wood or aluminum, in the same color as the entrance door or trim, and shall be compatible with the entrance door and the overall design of the building
What if some new material is developed that's more robust than either wood or aluminum, and looks great, but we've prohibited someone from using it with this ordinance?

Could we say something like:
"3. Storm doors shall be full-light or full-view, of a high quality material in keeping with current preservation standards, in the same color as the entrance door or trim, and shall be compatible with the entrance door and the overall design of the building."

Alternatively, it could read the same as under additions:
"3. Storm doors shall be full-light or full-view, in the same color as the entrance door or trim."

Under:
41.34 STANDARDS FOR ADDITIONS
5) Windows and Doors
b) Windows and Storm Windows – a word is missing:
"1. Simulated divided lights are permitted with window grids on the exterior and interior of the same color as the window sash and spacer bars between the panes of glass."

Best wishes,
Regina Vidaver
District 5 Alder
City of Madison, Wisconsin
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