

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION**PRESENTED:** June 13, 2011**TITLE:** 1035 Williamson Street - Third Lake
Ridge Historic District - Exterior
Alteration of Front Elevation (22781)**REFERRED:****REREFERRED:****REPORTED BACK:****AUTHOR:** Amy Scanlon, Secretary**ADOPTED:****POF:****DATED:** June 13, 2011**ID NUMBER:**

Members present were: Ald. Marsha Rummel, Christina Slattery, Daniel J. Stephans, Robin M. Taylor and Erica Fox Gehrig.

SUMMARY:

At its meeting of June 13, 2011, the Landmarks Commission **APPROVED** the exterior alteration of the front elevation of the house at 1035 Williamson Street. Glueck presented to the Commission what the building owner has in mind. The work would include taking the sloping roof off the porch and creating a porch with a flat roof on that level and inserting a door to exit from the second floor. It is not uncommon on Williamson Street, to have a second floor porch with railings. Existing windows around the first floor porch will remain, but the door will be removed and replaced. The Secretary's comments on the corner boards have led to improvements. The new porch roof will be EPDM rubber, a gutter will wrap around the entire porch perimeter with downspouts located at the corners where the house and the enclosed porch corners (inside) meet. As for the comments related to EIFS, Glueck would use a stucco or equivalent synthetic stucco system that would have an extra heavy duty mesh that he has time-tested. Gehrig asked about lattice and piers at the front porch. Glueck responded that it might look contrived. The Secretary mentioned that there is some existing EIFS on the building foundation already. Rummel mentioned the new Zoning Code and its regulations on EIFS, specifically not allowing it on the lower levels of buildings. Stephans stated that he has not had good experiences with EIFS and does not want to set a precedent in the Third Lake Ridge Historic District. Rummel stated that as an Urban Design Commission member, the commission would invoke that new zoning code regulation and reject EIFS. Dan Stephans asked why the door was not symmetrical, Glueck replied that there is a wall there. Slattery asked if other Commission members felt the need to discuss the aspect of the ordinance pertaining to "retaining the original or historic rhythm of solids and voids." Slattery didn't feel that this design met the standards because of the change in original solids and voids. Taylor mentioned that the door could replace a window and then that standard would not apply. Stephans stated that it is more important to retain the historic window opening. Rummel asked if the applicant would be willing to look at other materials, he agreed and discussion ensued about stucco, EIFS and lattice work.

ACTION:

A motion was made by Rummel, seconded by Gehrig, to approve the proposal with the following conditions:

- Additional information about the door material.
- The side elevation of the front porch.

- The proposed porch roof material and installation of gutters and downspouts.
- Stucco or other durable material be used at the foundation instead of EIFS.
- Make the corner boards and vertical board to the right of the front door wider than drawn to look more like the width of the porch columns.
- Complete installation of new siding on all remaining elevations within two years.

The motion passed on a vote of (4-1) with Slattery voting no.