



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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December 14, 2015

Brandon Cook
PO Box 694
Madison, WI 53701

Re: Certificate of Appropriateness for 1018 Williamson Street

At its meeting on May 11, 2015 the Madison Landmarks Commission reviewed, in accordance with the Madison General Ordinances pertaining to provisions of the Landmarks Ordinance, your plans to alter the exterior of the residence located at 1018 Williamson Street in the Third Lake Ridge Historic District by constructing a rear addition, replacing windows, replacing siding and other alterations. The Landmarks Commission voted to approve the issuance of a Certificate of Appropriateness for the project with the following conditions of approval:

1. The Applicant shall describe the condition of the front porch architectural details. If possible, the actual existing porch elements shall remain. If damaged beyond repair, the existing details shall be replicated in kind.
2. The Applicant shall describe the condition of the existing brackets. If possible, the actual existing brackets shall remain. If damaged beyond repair, the existing brackets shall be replicated in kind.
3. The Applicant shall confirm the existence of scalloped shingles in the gables and in the front porch pediment. The Commission shall discuss appropriate treatments for these areas if scalloped shingles are not present. The submission materials note the use of cedar shakes.
4. The upper middle bay window shall remain as a half height window which is the historically appropriate configuration. An awning window in this location would also be appropriate.
5. The lower middle bay window shall be a fixed window with horizontal muntin to mimic the original decorative upper transom.
6. The small window above the front porch shall be a decorative window or awning instead of a double hung unit.
7. The Applicant shall look for evidence of additional decorative elements during the work to remove the existing siding. Evidence may include an architectural feature in the gable, an apron board at the second floor where the siding may change exposure, eave brackets, nail patterns, etc. This evidence shall be documented by photographs and shall be discussed with the Preservation Planner for possible inclusion in this project.
8. Use existing framing to determine the appropriate window size for the gable window. The size will likely be smaller than the double hung windows of the bay.
9. Paired windows shall share a central mullion instead of butting trim where the windows touch.
10. The Applicant shall provide samples of the cedar with the proposed semi-solid stain. Paint is the historically appropriate finish of the exterior wood so the semi-solid stain should provide a consistent pigment that does not allow wood grain to show through.
11. The Applicant shall confirm that corner boards will not be used.

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12. Consider the use of a salvage vintage front door.

Since the meeting, many of these conditions have been reviewed and approved with staff.

This letter will serve as the "Certificates of Appropriateness" for the project. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Please note that any major design changes from the plans submitted and the additional information provided to the Landmarks Commission must receive approval by the Landmarks Commission, or staff designee, prior to the issuance of the building permit.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$250 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Sec. 33.19).

If you have any questions, please contact me (266-6552 or ascanlon@cityofmadison.com).

Sincerely,

A handwritten signature in black ink that reads "Amy Loewenstein Scanlon". The signature is written in a cursive, flowing style.

Amy Loewenstein Scanlon, Registered Architect
Preservation Planner

cc: Building Inspection Plan Reviewers
City preservation file