

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: July 18, 2016
TITLE: 710 Orton Court – Third Lake Ridge Historic District – A variance to allow the removal of architectural features. 6 th Ald. Dist. Contact: Andrew Rubsam	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Amy Scanlon, Secretary	ADOPTED: 7/18/16 POF:
DATED: July 18, 2016	ID NUMBER: 43523

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; Erica Fox Gehrig, Lon Hill, and Marsha A. Rummel

SUMMARY:

Andy Rubsam, registering in support, wishing to speak, and available to answer questions. Rubsam explained that his previous request for exterior alterations was granted a Certificate of Appropriateness with conditions of approval. One condition was to work with staff to get approval for the railing and the treatment of the sidewalls relates to the final selection of the railing. The removal of the sidewalls was not approved with the previous approval so he is requesting a variance.

Rubsam explained that a comment was made at the last meeting that other features like the arched beam were more significant than the sidewalls. He explained that maintaining the curve of the decorative arch has increased the project costs.

Rubsam explained where sidewalls and railings were used in the historic district. He explained that sidewalls in siding were not typically found and that sidewalls and railings were present in the neighborhood. He explained that he would construct the railings of wood or metal in lieu of the previously discussed Trex railing if necessary for the approval of the removal of the sidewalls.

Rubsam explained that he did not agree with staff report analysis of the economic hardship variance. He explained that the sidewalls are not features that will provide a return on investment and that the feature is burdensome to rebuild.

Levitan closed the public hearing.

Gehrig explained that the provided examples are not necessarily of same age and style and that some original features could have been removed. The purpose of the ordinance standards is to not allow the further degradation of the historic resource. The sidewalls are significant features to the age and style of this building.

Andrzejewski explained that the purpose/charge of the Landmarks Commission is to maintain the character of the district as a whole and that sidewalls are a common feature in the historic district.

Hill explained that the removal of features diminishes the whole.

There was general discussion about the variance standards and if the sidewalls were significant architectural features.

Andrzejewski explained that vernacular house types had numerous variations and while the side walls may not be a significant feature for this type, they are significant features in the district. The more these features are lost, the more our historic district is lost. Andrzejewski requested that Rubsam strongly consider a way to retain this feature.

ACTION:

A motion was made by Rummel, seconded by Andrzejewski, to issue a variance to allow removal of the sidewalls under (5). The motion passed on a voice vote 3:1. Gehrig voted no, Levitan does not vote.