

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 1/29/18

TITLE: 1314 Jenifer - Exterior Alteration in the
Third Lake Ridge Hist. Dist.; 6th
Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 2/1/18

ID NUMBER: 50157

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; Lon Hill, and Katie Kaliszewski. Excused were David WJ McLean, Richard Arnesen, and Marsha A. Rummel.

SUMMARY:

Vaughn Brandt, registering in support and wishing to speak.

Brandt provided a brief introduction and summary of his work on the property. He has replaced the front porch, installed skylights, replaced windows, closed in the rear first floor porch, and installed a three-story porch with a handrail. He indicated that he did not fully understand the requirements of obtaining a Certificate of Appropriateness.

Staff addressed the various repairs and additions and discussed what may have been allowable under the ordinance. The rear enclosed porch and skylights would likely have been approved by the Landmarks Commission.

Per staff, the construction of the structure in association with the solar panel installation does not currently have approval and requires it. The Applicant indicated that he was prepared to discuss the windows.

Staff indicated that any exterior alteration requires Landmark Commission approval in either a Commission or administrative capacity. The Applicant confirmed his understanding of this.

The Applicant described his method of window replacement as it relates to the windows that have already been removed and replaced. Staff asked about the Palladian window in the gable. Per the Applicant, it appears identical from the outside and was possibly previously replaced by the previous owner.

Andrzejewski asked what the responsibility of the Commission was as it pertains to work that has already been completed. Staff explained what action the Commission may take. Andrzejewski asked the Applicant to give a more detailed explanation regarding the condition of the original windows. The Applicant described the condition to be poor.

Levitan asked for clarification about the windows, and whether the Commission might have approved the replacement of them. Per Staff, a wide variety of things have been approved and denied, and that without sufficient information, it's very difficult to say what the Commission might have decided. Staff indicated that the fact that they were replaced with Jeld-Wen vinyl windows helps. The Applicant provided a summary of which

original windows remain and their locations. Staff confirmed that the Applicant had provided enough information that will allow her to update the record.

Andrzejewski indicated that she feels the Applicant has made a good faith effort to repair the windows. She also says that the only reason she is comfortable with vinyl windows is because the windows being replaced are not character-defining. Kaliszewski commented that she generally agrees. Andrzejewski commented that she would have liked to have had more information.

ACTION:

A motion was made by Andrzejewski and seconded by Kaliszewski to retroactively approve the request for a Certificate of Appropriateness for the skylights and the enclosure of the first floor rear porch. The motion passed on a voice vote.

A motion was made by Andrzejewski and seconded by Kaliszewski to refer the consideration of the guardrail and roof edge to a future meeting. The motion passed on a voice vote.

A motion was made by Andrzejewski and seconded by Hill to approve the request for a Certificate of Appropriateness for the replacement of the windows. The motion passed on a voice vote.