



Project Address: 644 North Frances Street
Application Type: Certificate of Appropriateness for alterations to a landmark
Legistar File ID # [32023](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Mark Bastian, Strang

Requested Action/Proposal Summary: The Applicant is requesting a Certificate of Appropriateness for the exterior alteration of the Delta Upsilon Fraternity House

Applicable Regulations & Standards: Section 33.19 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is the site of the designated landmark, Delta Upsilon Fraternity House, located in the Langdon neighborhood overlooking Lake Mendota. The property is also located in the Langdon Street National Register Historic District.

Relevant Landmarks Ordinance Sections:

33.19(5)(b) Regulation of Construction, Reconstruction and Exterior Alteration.

4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
 - a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts

- a. Every person in charge of an improvement on a landmark site or in a Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

Analysis and Conclusion

The Delta Upsilon Fraternity House was constructed in 1906- 1907 in the “English Renaissance” or “Tudor Revival” Style as designed by Jennings and Kronenberg. Please see the attached landmark nomination form for more information about the significance of this structure.

The Applicant is requesting the approval of a Certificate of Appropriateness for the following:

1. Replace windows – the Applicant explains that the windows were replaced in the mid 1990s and requests that the Landmarks Commission allow replacement of all windows with an aluminum clad window product by Pella.
2. Reconstruct of front entrance stoop to incorporate accessible ramp.
3. Expand lower level interior space under existing porch with exterior wall materials that match the existing adjacent materials and details.
4. Replace existing porch railings with code compliant railings of wood construction in a design that replicates traditional detailing as documented in historic images.

Staff believes that the proposed exterior alterations are in keeping with the logical maintenance and expansion of a landmark building.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed work are met and recommends that the Landmarks Commission approve the request with the following condition of approval:

1. The porch railing and related beam and column details shall be reviewed and finalized with staff before the building permit is issued.