

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 6/4/18

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

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 6/8/18

ID NUMBER: 51829

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

SUMMARY:

Vaughn Brandt, registering in support and wishing to speak.

Staff noted that the construction of the rear sunroom addition was done without Commission review, and the applicant is now requesting to remove a stainless steel chimney pipe from the garage, which is visible from the street, and replace it with a solar dome. She pointed out that they have allowed skylights when they are pushed back from the front and not visible from the street.

Brandt explained that he was under the impression that no one would care about the rear addition; he had been fixing multiple things around the house and went too far. He remarked that he now has a better sense of when Commission review is required, and is working to remedy this.

Brandt showed photos of other homes in the neighborhood with similar rear porches to the addition constructed on his house. He pointed out that there is a privacy fence around the home, so the addition is not very visible.

Arnesen asked if the solar tube is going on the garage. Brandt confirmed, and stated that it is about 10 inches diameter and 8 inches tall, so it isn't much larger than a roof vent and would not be a prominent feature of the garage. Arnesen asked if it would be visible from the street. Brandt stated that it would be visible from the street and will be installed where the stainless steel chimney is currently located. He explained that the solar tube is short and he could potentially shingle over the bottom rubber part to help conceal it, so all you would see is the 10 inch dome.

Arnesen asked if flat skylights are preferred to solar tubes. Staff confirmed that flat skylights are preferred. Arnesen asked Brandt why he selected a solar tube rather than a flat skylight. Brandt stated that the second floor of the garage is an art studio, so they'd like the extra light, and the current chimney is 10 inches in diameter, so the solar tube would fit perfectly into that existing penetration.

Levitan asked if Brandt has reviewed the staff recommendations. Brandt stated that he has, and supports changing the rake board to clad or composite on the addition. He said that he is open to input to make it look more historically appropriate. He noted that the house has an original sandstone foundation, and he thought it would be a nice touch to add a stone veneer.

Andrzejewski asked if the addition is built on piers. Brandt stated that it is built on column footings and suggested adding sandstone to mirror the home's original foundation. He said that he did not want to use wood because of the potential for rot on the bottom, so he used steel as a solution, but feels it would be more historically appropriate to add stone.

Brandt explained that he used the cedar fish scale siding to match the second floor of the garage, but he would be okay with changing it to lap siding that is used on the main house exterior. McLean asked if the garage is original. Brandt stated that it is not, and was built in 2009-2010 with approval from the Commission and building permits.

Arnesen asked Brandt if the Commission had approved the stainless steel chimney in 2009. Brandt said they did not, but the builder thought it would be a nice addition and now he would like to remove it.

Andrzejewski asked for clarification on the ordinance. Staff stated that the ordinance talks about maintaining the roof, materials, and roof appearance, so if materials are being removed, what goes back in its place is supposed to meet the ordinance.

There was brief discussion on rake board and building materials. Staff pointed out that it is not a solid piece of aluminum at the roof, it is three different sheets and it seems like the aluminum should be wrapped. Brandt asked if it should be more of a smooth face. Staff confirmed, and stated that it should also look permanent because it currently looks like the porch is unfinished.

Levitan asked the Commission if they had a strong preference on the rake board being wood, composite, or wrapped in aluminum. No one had a preference. Brandt stated that wrapping the wood with a smooth façade of aluminum seems the most feasible option. Commissioners nodded in agreement with this option.

Arnesen inquired whether Brandt was okay with removing the fish scale siding, and Brandt confirmed that he is okay with removing it. Andrzejewski agreed that it should be removed, and Kaliszewski pointed out that it is out of scale with everything else on the rear of the house.

Discussion returned to the foundation. Kaliszewski stated she did not like any of the options, and Andrzejewski agreed. Staff suggested the siding be taken down further. Brandt stated he is afraid the wood would rot in the snow. Kaliszewski pointed out that the front porch is on brick piles, and suggested putting brick around the rear porch as well. Kaliszewski noted that she does not like fake stone, but does not have strong feelings about the foundation because it's on a corner and you can't see it. Andrzejewski agreed.

Levitan asked if the Commission was agnostic on the treatment of the foundation. Andrzejewski and Kaliszewski stated they were. Arnesen noted that the lap siding will improve the appearance quite a bit.

Andrzejewski continued discussion on the solar dome. Arnesen pointed out that it is visible from the street, but the applicant may not want to move it because of the convenience of the existing chase. He stated that the other option is to leave what is there, which is worse than what is being proposed. Staff brought up a third option to remove the chimney and use roofing materials to cover the hole.

Levitan asked Brandt to describe the solar dome again. Brandt referenced the solar dome image in the submission and described the dimensions as 10 inches in diameter with a bubble that is 6-8 inches tall. Brandt stated that he counted five homes near his that had eight skylights visible from the street.

There was brief discussion regarding Brandt's future plans for the rear porch.

Levitan asked if there was a consensus on the rake board wrapped with aluminum, and commissioners nodded in agreement. He then asked if everyone was agreeable with the staff recommendation that "the walls should be lap siding that terminates at an apron board to transition to the foundation material," and

commissioners agreed. Levitan confirmed that the group was agnostic on treatment of the foundation and would approve the solar dome, and the group agreed.

Kaliszewski stated that she would prefer no fake stone be applied to the foundation. Andrzejewski pointed out that if this proposal had come before the Commission before it was built, they would have had a different discussion.

ACTION:

A motion was made by Arnesen and seconded by Rummel to retroactively approve the request for the Certificate of Appropriateness to construct a rear addition with the stipulation that the applicant use rake board wrapped in aluminum and lap siding on walls, and to approve the request for the Certificate of Appropriateness to install a solar dome on the garage. The motion passed by voice vote.