

## AGENDA # 1

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION	<b>PRESENTED:</b> October 6, 2014
TITLE: 2027 Chadbourne Avenue – University Heights Historic District – Construction of a new addition and garage. 5th Ald. Dist. Contact: Jim Glueck, Glueck Architects (35571)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Amy Scanlon, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: October 6, 2014	<b>ID NUMBER:</b>

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Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Christina Slattery, Jason Fowler, David McLean, Marsha Rummel, and Michael Rosenblum. Rummel left after the discussion of Item 4 (35575).

### **SUMMARY:**

Jim Glueck, registering in support and wishing to speak. Glueck briefly described the project. Glueck explained that the windows on the rear elevation would have the same head height and sill height as the adjacent windows. He explained that additional windows on the garage would look directly into the side of an existing neighboring garage and a fence and that he does not think it is necessary to add windows to those elevations that are so close to other elements.

Gehrig requested that Glueck clarify the use of EIFS and whether clapboard siding was considered for the addition instead of EIFS. Glueck explained that the patches on the main house will be true stucco and EIFS would be proposed for the addition wall material. Glueck explained that if the wall material system is detailed and installed correctly, EIFS can be applied to have a texture and appearance like stucco. He explained that siding was not considered because “stucco” seemed to be the more appropriate material.

Gehrig explained that the existing porch has nice heavy wood timbering details that are appropriate to the style of the house and explained that she would like to see the addition draw from those details.

Rummel explained that EIFS is not allowed to come in contact with the ground for other projects based on the zoning code.

Gehrig asked if this material would need a variance from 33.19(12)(f)1.b. Staff explained that if applied appropriately, EIFS can be a similar or equivalent material to stucco.

McLean asked if additional garage windows would be desired for ventilation. Glueck explained that the windows are not needed for function.

Gehrig asked for more information on the proposed windows for the house. Glueck explained that a salvage window with leaded glass will be installed adjacent to existing windows in the main house and that the windows in the addition will be new Marvin units without leaded glass.

Glueck explained that gutters and downspouts will be conventionally installed at the corners of the addition and garage.

Erin Bemis, registering in support and available to answer questions.

**ACTION:**

A motion was made by Rosenblum, seconded by Rummel, to approve the Certificate of Appropriateness for the exterior alteration, construction of addition and construction of new garage with the discussed clarification of the windows. The motion passed of a vote of (5:1). Ayes: Fowler, Slattery, Rummel, Rosenblum, McLean. Gehrig voted No. Levitan does not vote.