

From: [Jennie](#)
To: [All Alders](#)
Subject: Agenda item: 91958, support of appeal, concerns with Landmark's commission application of ordinances
Date: Monday, March 9, 2026 8:07:04 AM

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Hello,

My husband and I own two, two-flats on the 1200 block of Jenifer and live in one of the units.

I am writing to express my support for agenda item 91958 and to request that the Landmark's commission apply the rules as written.

As a neighbor, landlord, and property owner, I believe it is in the City's best interest to approve the request by the homeowners. I also strongly believe that the Landmark's commission should be adhering to the ordinance as written to increase equity and the ability of homeowners to appropriately update and maintain their homes.

My family has lived in this neighborhood since 2009 when I bought a two flat, 1223 Jenifer. As an owner occupied landlord, my goals are to maintain my rental and keep it affordable. We have long term tenants and we have maintained our rentals below market as an investment in the community. I care deeply about the health of the neighborhood and my tenants. We are a community. In 2017 we bought a second two-flat, 1219/1221 Jenifer, immediately adjacent to our original home. Our new home was previously owned by a management company that allowed the home to go into disrepair. We have invested substantial resources to upgrade the home to make it comfortable, esthetically pleasing, and most importantly, *safe*. We work with reputable contractors and make high quality investments in our home. We are committed to the neighborhood and our home for the long-haul. This is our forever house. Our experiences with the Landmarks commission have been very difficult and have served as a barrier to upgrading our home and rental units.

With any project we do on our house, we are limited by our options for contractors because many reputable, high quality contractors refuse to deal with the Landmarks commission. Our family has two working parents, and two young children, and we are unable to dedicate time to the Landmarks Commission process. As a result, we pay a tremendous premium for permitted work to leverage the small set of contractors willing to navigate the Landmark's process. We also pay a premium for select materials and options that do not prioritize safety, particularly lead remediation. We want to maintain our home, but we should not have to choose between an esthetic or keeping our children safe from lead hazards.

I would be happy to discuss the specifics of our renovation process further, but I will close by reiterating that we want the neighborhood to maintain its historic character,

but in order to do that we need the rules to be applied as written and we need to commission to better balance a need for safety and cost. All three goals are achievable, but we need to address the process.

In community,
Jennie Maunnamalai
1219 Jenifer
Owner: 1221 and 1223 Jenifer

Common Council
Meeting of March 10, 2026
Agenda #5, Legistar 91958

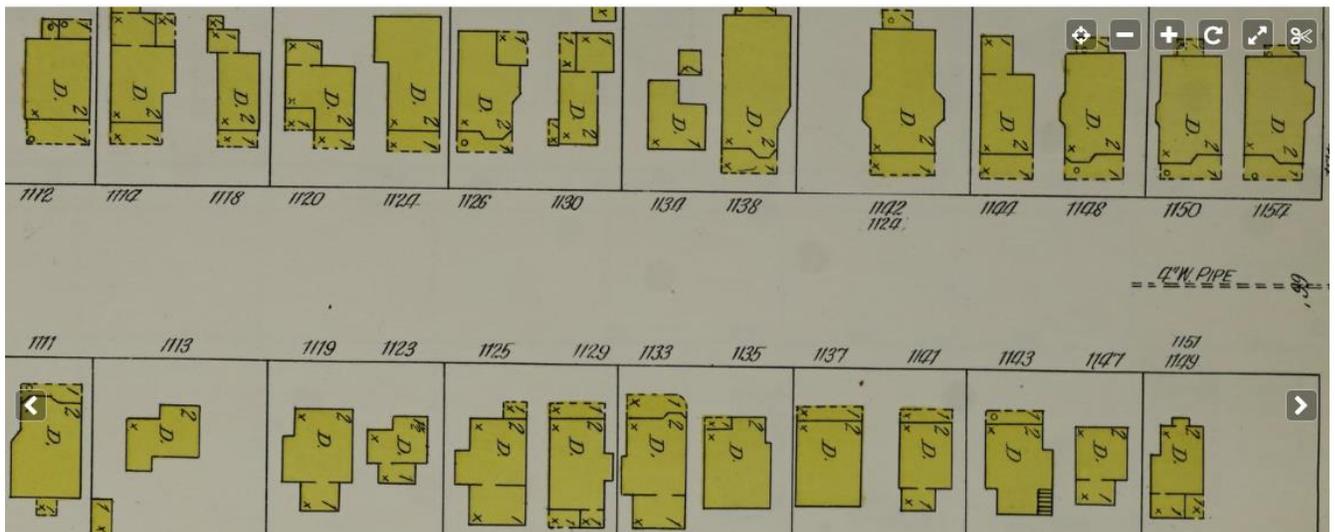
Historic roofing materials

Sanborn maps, being designed to assess fire risk, designate the type of roof. The online Sanborn map from 1908 reflects that almost all dwellings in the Third Lake Ridge Historic District had "shingles" (wood shingles). If a roofing was more protective (composite, slate, or tin roofing), the map would designate that type of roof. In 1908 there were only a handful of exceptions to wood shingles, an example of which is 620 S Ingersoll with its slate roof.

https://www.loc.gov/item/sanborn09603_005/

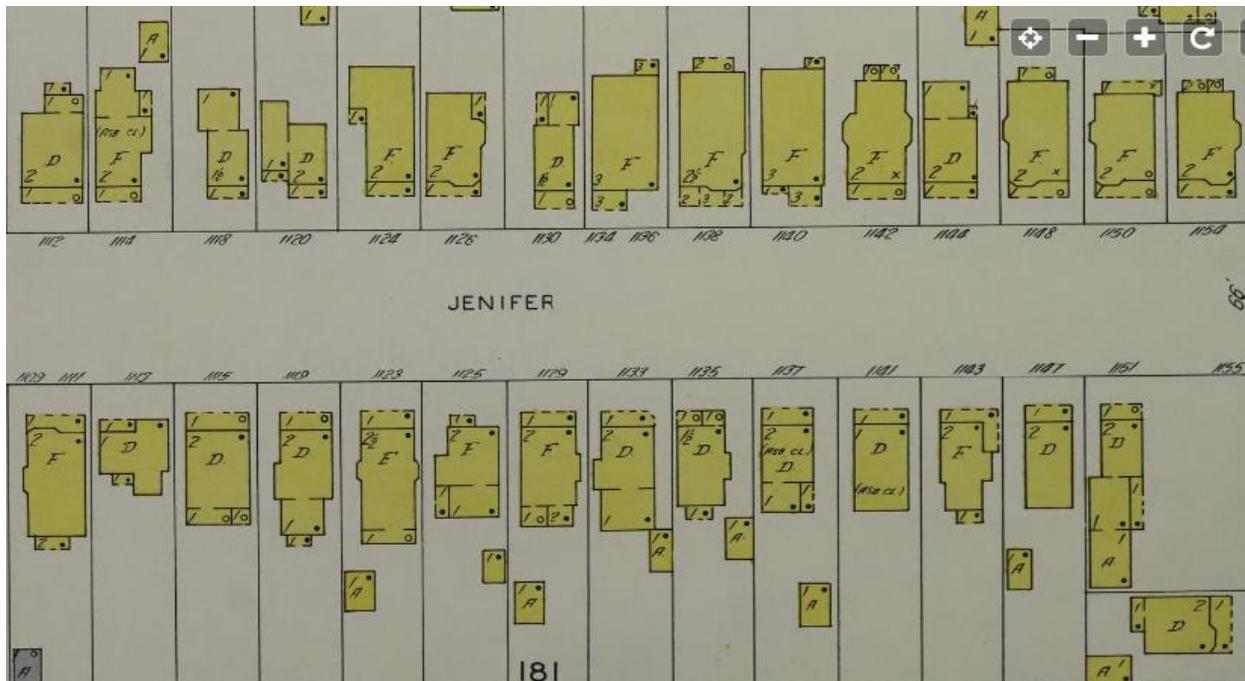
The Third Lake Ridge historic district currently has approximately 380 homes (1, 2 or 3 units) built prior to 1909. Of those, I found 5 on the 1908 Sanborn map that had roofing other than wood shingles. (Including homes that were later demolished, 9 had roofing other than wood shingles.)

This is an example of the 1100 block of Jenifer from 1908. The main dwellings all had shingle roofs, but it was not unusual to find slate/tin on the relatively flat porch roofs such as 1148-54 Jenifer.



X=Shingle roof
O=Slate or tin roof
●=Composition Roof
1908 Sanborn Map

The next available online Sanborn map is one from 1942. By that time almost all roofs were composite (asphalt) roofs. Two wood shingle roofs remained, and one home had metal, slate, tile or asbestos shingles.



X=Shingles

O=Non-combustible roof covering of metal, slate, tile or asbestos shingles

•=Composition Roof

1942 Sanborn Map

Appropriate substitute materials

While asphalt shingles were unusual in 1908, and likely unusual in 1910, historic preservation experts have deemed 3-tab shingles, and architectural shingles with slight shadow lines, as acceptable alternatives to wood shingles.

For the historic homeowners income tax credit program, the Wisconsin Historical Society provides this standard:

“If a roof was originally wood shingled (typical if constructed prior to 1920), the shingles may be replaced with wood shingles, standard 3-tab shingles or architectural shingles in a shade of gray or brown that resembles weathered wood. Architectural shingles with heavy, fake shadow lines or un-even bottom edges are not appropriate. Wood shakes are usually not appropriate due to their thick, irregular appearance.”

The Historical Society also says:

“If your historic house never had a metal roof, you should not install a metal roof on it. In most cases, a metal roof would look out of place. It is always best to use a roofing material that was original to your house or one that mimics the original.”

<https://wisconsinhistory.org/Records/Article/CS4265>

Compatible with roofing found on historic resources in the district

Third Lake Ridge has about 480 homes (1, 2, or 3 units) built during the period of significance (1850-1929). Of those, two have been identified as having standing seam metal roofing – 517 S Baldwin and 943 Williamson.

- One could question whether 517 S Baldwin is a historic resource since its “partial demolition” circa 2011 basically took the home down to the studs. (Does reuse of old studs count as “constructed during the period of significance?”)
- 943 Williamson installed a metal roof over existing shingles without first obtaining a building permit (building inspection would have contacted the Preservation Planner). By the time it was at Landmarks, the owners said it was all paid for and 90% complete.

Both of these roofs were installed circa 2011. In 2022 the historic district standards were updated. One of the stated reasons for updating the historic district standards was that the standards for the various districts differed in detail. For example, the first two historic districts, Mansion Hill in 1976 and Third Lake Ridge in 1979, did not address roofing materials. University Heights (1985), Marquette Bungalows (1994), and First Settlement (2002) addressed roofing materials. These later historic districts essentially specified shingles:

- “All repairs shall match in appearance the existing roofing materials; however, when a roof is covered or replaced, roofing materials shall duplicate as closely as practicable the appearance of the original materials. Thick wood shakes, french method, interlock and dutch lap shingles are prohibited. Rolled roofing, tar and gravel and other similar roof materials are also prohibited except on flat or slightly sloped roofs which are not visible from the street.” University Heights.
- “Reroofing shall be done with asphalt shingles, fiberglass shingles or other rectangular composition shingle similar in appearance to 3-in-1 tab asphalt shingles. Sawn wood shingles may also be approved. Modern style shingles, such as thick wood shakes, dutch lap, french method and interlock shingles are incompatible with the historic character of the district and are prohibited.” Marquette Bungalows.
- “Reroofing shall be done with asphalt, fiberglass or other rectangular composition shingles similar in appearance to 3-in-1- tab asphalt shingles. Sawn wood shingles also may be approved. Modern style shingles such as thick wood shakes, Dutch lap, French method, and interlock shingles are prohibited.” First Settlement.

The question is whether one, or maybe two, standing seam metal roofed homes, roofing which was installed during the period that roofing materials were not clearly regulated in the Third Lake Ridge historic district, count as “compatible with roofing found on historic resources in the district.” (The ordinance does not say “compatible with roofing found on any historic resource in the district.”)

Respectfully Submitted,
Linda Lehnertz

From: [Allison Milley](#)
To: [All Alders](#)
Subject: Tuesday (3/10) Common Council Appeal Support Letter
Date: Thursday, March 5, 2026 3:33:03 PM

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Dear Alders,

My name is Allison Milley, and I am a long-standing Madison resident and homeowner. I am writing in support of my immediate neighbors, Katie Kolpin-Gustafson and Will Gustafson, regarding their appeal about the roofing material for their home.

I respectfully ask the Common Council to adhere to the Historic District Standard (§41.25(4)(b)(2)), which states:

"Replacement materials shall replicate the appearance of historic roofing materials found on the structure or be compatible with roofing found on historic resources in the district."

As a resident of this historic district, I see firsthand that other historic resources in the district have been permitted to use standing seam metal roofing. Therefore, Will and Katie's request should also be honored based on the standards as written.

I have also had firsthand experience with Heather Bailey and the Landmarks Commission denying projects that appear to adhere to the stated standards. It often feels as though the standards are applied inconsistently and based on personal preference rather than the letter of the standards. This creates significant frustration for homeowners who are trying to responsibly preserve and repair our historic homes.

Unfortunately, the result of this inconsistency is that some neighbors delay or avoid necessary maintenance because the approval process feels burdensome and unpredictable. I believe that applying the standards clearly and consistently will better support preservation efforts while encouraging homeowners to continue investing in the care of these historic properties.

Thank you for your time and consideration in ensuring that Katie and Will are able to replace their roof with standing seam metal roofing per Historic District Standard (§41.25(4)(b)(2)).

Sincerely,
Allison Milley
1119 Jenifer St