

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: April 13, 2015

TITLE: 620 South Ingersoll Street - Roof
replacement to a Designated Madison
Landmark. 6th Ald. Dist.
Contact: Bruce Bosben

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: April 13, 2015

ID NUMBER: 37908

Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Christina Slattery, David McLean, Marsha Rummel, and Michael Rosenblum.

SUMMARY:

Bruce Bosben, registering in support and wishing to speak. Bosben briefly explained that the landmark building has original slate shingles and they have reached the end of their useful life so he would like to remove them and replace them with a composite shingle.

Levitan explained that the real question before the commission is whether those replacement shingles have a pattern and texture which is compatible with the original or existing historic finishes.

Bosben said he didn't think you'd be able to tell the difference if you put your finger on them.

Staff explained that most people walking by wouldn't know the material was a composite slate, but this is a landmark building which is also listed on the National Register.

Stuart: If in fact there's consensus that the material is visually compatible, then the only ordinance section to not approve is 33.19(5)(b)4.a. By definition the replacement is detrimentally changing, destroying or affecting an architectural feature. Either that's true or it's not.

Rosenblum asked if there was a way to maintain the material where possible. Bosben explained that he originally planned to remove the slate and reinstall it on the front roof slopes, but that the 100 year old slate is brittle and would not be removed and reinstalled without great cost and material loss. He also explained that the eaves are sagging under the weight of the slate and that the composite material is lighter.

Staff explained that the preference would be to replace the slate with slate. Staff encouraged the applicant to review Preservation Brief #29 which describes the process for replacement and the proper flashing and fastener materials. The fasteners and flashing should outlast the roof material.

ACTION:

A motion was made by Slattery, seconded by McLean, to Approve the Certificate of Appropriateness with the following conditions: Half round gutters and round downspouts shall be used and the flashing material shall be repaired or replaced in kind. The motion passed 4:1 (Rosenblum voting no)(Levitan does not vote).