

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 5/20/19

TITLE: 1718 Chadbourne Ave - Addition in the
University Heights Hist. Dist.; 5th
Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 5/21/19

ID NUMBER: 55635

Members present were: Stuart Levitan, Anna Andrzejewski, Richard Arnesen, and Katie Kaliszewski. Excused were Arvina Martin and David McLean.

SUMMARY:

Gary Tipler, registering in support and wishing to speak

Jeannie Kowing, registering in support and wishing to speak

Gregory Reed, registering in support and wishing to speak

Michael Zorich, registering in support and not wishing to speak

Levitan opened the public hearing.

Bailey described the proposal to construct a two-story wing on the rear of the house and to complete various repairs on the historic portion of the house. She said that the plans are in conformance with all standards in the University Heights historic district, but mentioned that she recommends that three roof brackets be installed on the rear gable of the new wing to replicate the pattern on the existing side gables of the house. She said that while it is not visible from the public right of way, University Heights standards do say that decorative elements on the house should also appear on additions. She said that the other conditions for approval include installing Arts & Crafts-style windows for the addition and that roof, siding, trim, brick, railing, and door details be finalized with staff. She said that staff is supportive of the repair work proposed for the historic portion of the house, and should be able to administratively approve the work after receiving final details from the applicants. She mentioned that Ald. Bidar supports the project with staff recommendations, and staff also received three letters of support from neighbors.

Tipler said that they discussed the brackets for the new addition with Jen Davel from the State Historical Society, who is doing a concurrent review of the property for tax credits. He said that Davel understands the idiosyncrasies of the University Heights historic district, but she insists that the addition not have brackets. Bailey said that the Landmarks Commission and the State are reviewing by different sets of standards; Madison's University Heights historic district standards say to replicate historic details, but the Secretary of the Interior's Standards say that it could create a false sense of history. Levitan asked if it could impair the applicant's ability to receive tax credits if they were to install the brackets. Tipler said that he doesn't think so, but is not sure; however, when they asked Davel if brackets could be used, she did say no.

Tipler said that the design and materials of the new addition were selected in order to carry some characteristics of the historic house through to the addition, while ensuring it was not confused with the historic portion of the house. Levitan asked if the applicants agreed to the remaining staff recommendations aside from

the brackets. Tipler said that the brackets were the only firm “no” they received from the State. Andrzejewski said that she agreed with Tipler and will not fight for the brackets to be included. She explained that there was an effort made to conform to the standards to harmonize with the existing structure, and noted that the new addition is on the rear of the house. She said that she understands the City standard, but she doesn't want to create a false sense of history, which is more important in this case.

Arnesen asked if the applicants were proposing any window replacements for the original house. Reed said that they are not replacing the windows and will instead repair the ropes and weights that have deteriorated, but will need to install new screens and storm windows. Andrzejewski said she applauds the applicants for repairing the existing windows.

Levitan asked if the applicants agreed to the remaining staff recommendations aside from the brackets. Tipler and Reed said they agreed.

Levitan closed the public hearing.

ACTION:

A motion was made by Andrzejewski, seconded by Arnesen, to approve the request for the Certificate of Appropriateness with the conditions that Arts & Crafts-style windows be used for the addition and that roofing, siding, trim, brick, railing, and door specifications be approved by staff. The motion passed by voice vote/other.