

## AGENDA # 5

City of Madison, Wisconsin

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<b>REPORT OF:</b> LANDMARKS COMMISSION	<b>PRESENTED:</b> November 17, 2014
<b>TITLE:</b> 1380 Williamson Street – Third Lake Ridge Historic District – Adaptive reuse of existing building. 6 <sup>th</sup> Ald. District. Contact: Edward Linville, Linville Architects (36058)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
<b>AUTHOR:</b> Amy Scanlon, Secretary	<b>ADOPTED:</b> <b>POF:</b>
<b>DATED:</b> November 17, 2014	<b>ID NUMBER:</b>

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

### SUMMARY:

Ed Linville, representing Benjamin Altschul and Gilbert Altschul, registering in support and wishing to speak.

Tom Bobeck registering in support and available to answer questions.

Linville explained the project and the work that has been done to date. He explained that the siding was removed to address the need for fire rated walls and the windows were removed due to fire rating and because they were not conducive to the interior layout. Linville explained that the property owners wanted to adaptively reuse the building instead of demolition.

Levitan asked if the staff report comments can be addressed. Linville explained that a conversation is necessary to discuss the window comment. Staff explained that when changing a residential structure into a commercial structure, the exterior walls within so many feet of the property lines must be fire rated which resulted in the removal of the siding.

Staff explained that the original request was that the porch drawings be reviewed. Staff was able to administratively approve the porch work, but did not approve the removal of the siding, windows, and upper portions of the porch.

Staff explained that windows need to be installed in the upper level under both side gables to explain the architectural reason for the gables. There was general discussion about where windows should be located on the building.

Rummel explained that the neighborhood was told that the building would be changed to a commercial building but maintain a house-like form that could be used as a house again in the future. The changes to the window locations make it very difficult to imagine this being a residence again.

There was general discussion about the age (original or replacement) and appearance of the windows on the front elevation and about how those were removed after work was supposed to stop.

Gilbert Altschul registering in support and wishing to speak. Anschul explained that they are looking for a compromise given that construction has started.

Benjamin Altschul registering in support and available to answer questions. Anschul explained that he believes that we are all trying to get to the same final product and that this work will allow this building to relate to the historic district for years to come.

Linville explained that the proposed siding is on site and that it is a Dutch lap (German siding) profile instead of a beveled profile.

There was general discussion about the location and size of windows on the side elevations and the front elevation. It was determined that the east gable shall have one window and the west gable shall have two windows and a smaller window on the first level of the east elevation shall be located toward the front corner.

Linville explained the replacement windows will be wood exterior and wood interior double hung units (one over one) with historically appropriate exterior trim profile and width and exterior show sill. Linville explained that the scalloped siding would be located in the front gable only. There was general discussion about the proposed Dutch Lap siding profile and that it shall be painted.

**ACTION:**

A motion was made by Rosenblum, seconded by Rummel, to approve the Certificate of Appropriateness including the staff report comments and the material items confirmed during the discussion. The motion passed by voice vote/other.