

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: June 24, 2013	
TITLE: 40 North Ruby Road – University Heights Historic District – Alterations and Additions. 5 th Ald. District. Contact Amy Hasselman (30589)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Amy Scanlon, Secretary	ADOPTED:	POF:
DATED: June 24, 2013	ID NUMBER:	

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

SUMMARY:

Staff briefly explained that this project was issued a Certificate of Appropriateness in October of 2010, but since that time, the property has been purchased by new owners who requested a few minor changes to the original approval. Staff administratively approved some changes, but requested that the Landmarks Commission review these proposed changes.

Amy Hasselman, registering in support and wishing to speak. Ms. Hasselman described the changes for Landmarks Commission review.

Ms. Hasselman explained the side “bump” addition has inadequate foundations that should be remedied. The remedy will require the removal and reconstruction of the bump. While work is being done, the bump size could be enlarged by 12 inches to better accommodate interior function.

Ms. Hasselman also explained that the property owners would like to replace the windows of the former garage on the rear elevation.

She also explained that the zoning code has changed since the previous approval. The new zoning code does not allow third story space under a roof less than 8:12. Ms. Hasselman provided an elevation showing the dormer(s) with 8:12 roof pitch.

Levitan and Rummel expressed concern that the Landmarks Commission cannot find that the solution with dormers under 8:12 is acceptable for the existing architectural style.

Ms. Hasselman explained that it appears the existing front porch settled and the elements were filled in to be too tall. The property owners would like to raise the stoop to the original level.

Ms. Hasselman explained that the property owners would like to install two tubular skylights in the “flat” roof portion of the main roof. Gehrig noted that the skylights would be visible from the street. Ms. Hasselman noted that the skylights would be less visible than the existing mushroom vents.

Alder Bidar-Sielaff explained that she suggested that staff mail a letter to the neighbors to explain what is being proposed. She noted that she has not heard any negative concerns expressed by the neighbors.

Katrina Kelly, registering in support and wishing to speak.

Matthew Kelly, registering in support and available to answer questions.

ACTION:

A motion was made by Rosenblum, seconded by Slattery, to issue a Certificate of Appropriateness for the work as submitted including the additional items; to have the Architect work with staff on the final approval of the additional items; and to provide a recommendation to the Zoning Board of Appeals that the Landmarks Commission cannot approve a Certificate of Appropriateness for dormers with 8:12 pitch in this instance. The motion passed by voice vote/other.