

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: November 17, 2014
TITLE: 105 North Spooner Street – University Heights Historic District – Siding replacement. 5 th Ald. District. Contact: Tom Karras (36057)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Amy Scanlon, Secretary	ADOPTED: POF:
DATED: November 17, 2014	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.

SUMMARY:

Ben Lindberg registering in support and available to answer questions.

Levitan asked if Lindberg was able to address the staff report comments. Lindberg explained that the trim and apron boards would be built out to have the same relationship with the siding. He explained that the vinyl siding installation requires a corner board.

Staff explained that vinyl siding has been approved in this historic district since its appearance has been compatible with wood siding, but that in this case the loss of the mitered corner results in the loss of architectural detail.

Lindberg clarified that he understood that the existing siding would need to remain on the building.

There was general discussion about the repair of the existing siding and the need for numerous opinions and estimates when working with historic buildings. Rummel asked if aluminum would allow for the profiled corner. Lindberg explained that aluminum is not available in the 3” exposure.

Staff explained that the property owner would be eligible for tax credits for this income producing property in the National Register Historic District if cedar siding repair or cedar siding replacement were to be considered in lieu of covering with vinyl.

Rummel explained that she knows an architect that says fiber cement siding can have mitered corners. Lindberg explained that in order to get a 3” exposure, the fiber cement siding would have to be cut down which may expose workers to health issues. In addition, he explained that the fiber cement material was not the right material for having open joints required with a mitered corner.

Rosenblum explained that he is interested in understanding other options and costs including the repair of cedar siding, replacement of cedar siding with cedar siding, and installing vinyl siding.

ACTION:

A motion was made by Rosenblum, seconded by Gehrig, to refer the action to the December 15 meeting date to allow for the owner to investigate other options for the siding. The motion passed by voice vote/other.