



Project Address: 734 Jenifer Street
Application Type: Certificate of Appropriateness for an exterior alteration in an historic district
Legistar File ID # [32024](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Ben Lindberg, Waunakee Remodeling

Requested Action/Proposal Summary: The applicant requests that the Landmarks Commission grant a Certificate of Appropriateness for the installation of 5 replacement windows at the residence located at 734 Jenifer Street in the Third Lake Ridge Historic District.

Applicable Regulations & Standards: Section 33.19 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge (local) Historic District and in the Jenifer Spaight National Register Historic District.

Relevant Landmarks Ordinance Sections:

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.01(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11) (g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
4. Alterations of the roof of any existing structure shall retain its existing historical appearance.

Analysis and Conclusion

The application was reviewed and referred by the Landmarks Commission on November 11, 2013. At that time, the applicant was presumably requesting the replacement of original wood windows. Since that meeting, staff met Mr. Lindberg on site to review the condition and age of the windows. It was determined that the majority of the windows are likely replacement windows that were installed in the 1940s as suggested by Commissioner Gehrig at the November 11 meeting.

The applicant is proposing the use of a Fibrex replacement unit as manufactured by Andersen in a one over one double hung configuration.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The applicant shall bring product information including a physical window sample to the meeting for review by the Commission.
2. The applicant shall explain the size difference between the existing window and the replacement unit.