

## AGENDA # 6

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 1/11/21

TITLE: 946 Jenifer St - Exterior Alterations in the  
Third Lake Ridge Hist. Dist.; 6th  
Ald. Dist.

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Heather Bailey, Preservation Planner

**ADOPTED:**

**POF:**

DATED: 1/25/21

**ID NUMBER:** 63195

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Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, Arvina Martin, David McLean, and Maurice Taylor. Excused was Betty Banks.

### **SUMMARY:**

*Philip Ashby, registering in support and wishing to speak*  
*Aaron Monroe, registering in support and wishing to speak*

Bailey described the proposed work to replace the roof, clad the enclosed front porch in stucco, replace all non-historic windows, relocate some side and rear window openings, rework the front entrance, replace the front stairs and railing, remove the rear balcony and replace with 1st & 2nd story decks, and install a new rear entry. She pointed out that the building has evolved over time and discussed the applicable standards in Third Lake Ridge, which focus on maintaining the character of the street façade. She said that overall, the proposed plans retain the character of what is existing, and she recommends approval with the condition that Owens Corning Oakridge shingles be used for the roofing material.

Aaron Monroe, the general contractor for the project, said they were in agreement with everything in the staff report and are fine with the recommended shingles. He said that they are now proposing to replace four basement windows as well that are likely original to the home. He said that their intent for this project is to repair and restore the exterior that has been neglected, as well as an interior renovation. He said they have worked with staff on a couple of renditions for the property to ensure they are honoring the original architectural details. Philip Ashby, architect for the project, said they are not just restoring the dwelling, but trying to improve it and have carefully considered details such as window placement.

Andrzejewski asked if staff had concerns about the replacement of four original basement windows. Bailey said she did not but suggested the commission add a condition of approval that the applicants work through details of the basement windows with staff.

McLean asked if the existing windows were not original in terms of location or materials. Bailey said it was unclear; she didn't think the building was originally stucco, so if window locations have changed, it is not apparent on the existing stucco. She referenced the photos from the application and said that many windows have previously been replaced, so they are now in a cycle of replacement. She said that as with any changes in historic districts, we don't want a building to become more out of character. This building has had some interesting changes over time, but rather than becoming more out of character, it can go through rehabilitation and continue to evolve in a way that respects the historic character of the district and the resource itself. She said that most of the changes are proposed for the back of the building, and changes to the front will be

differentiated in a way that one can tell they are new but can still see the forms of what was previously there in order to tell that story. Andrzejewski pointed out that is in keeping with the standards for the historic district.

**ACTION:**

**A motion was made by Arnesen, seconded by McLean, to approve the request for the Certificate of Appropriateness with the conditions that Owens Corning Oakridge shingles be used for roofing material and final basement window specifications be approved by staff. The motion passed by voice vote/other.**