



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft LANDMARKS COMMISSION

Monday, September 20, 2010

4:45 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 6 -

Christina Slattery; Bridget R. Maniaci; Daniel J. Stephans; Robin M. Taylor; Michael J. Rosenblum and Erica Fox Gehrig

Excused: 1 -

Stuart Levitan

APPROVAL OF AUGUST 23, 2010 MINUTES

A motion was made by Taylor, seconded by Slattery, to approve the August 23, 2010 minutes.

The motion was approved by a voice vote/other.

PUBLIC COMMENT

There was no public comment.

CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [19899](#) 1312 Spaight Street - Third Lake Ridge Historic District - Construction of new two car garage.
Contact: Steve Cairns

Mr. Steve Cairns briefly described the proposed project. He explained that the neighboring garages were used to design the proposed garage.

Mr. Stephans suggested that the slider windows on the rear elevation be changed to a pair of double hung windows with similar style and proportion to the windows on the residence.

Mr. Rosenblum requested that the color of the siding be submitted for staff information. Mr. Cairns agreed to provide a sample and explained that the siding would be beige to closely match the color of the siding on the residence and that the trim would be white.

Ms. Taylor noted that staff suggested the use of corner boards and trim. Mr. Cairns agreed to use the widest corner posts available for vinyl installation. He noted that the garage door and side door would have typical brickmold trim. Staff requested that the window have wide flat trim to more closely match the trim width of the residence.

A motion was made by Rosenblum, seconded by Taylor, to Approve a Certificate of Appropriateness for the construction of a new two car garage with the following conditions:

1. **The Applicant shall install pair of double hung windows at the rear elevation of the garage to match the style and proportion of the existing windows on the residence. Install wide window trim to match window trim on**

the residence.

2. The Applicant shall install the widest corner posts possible for vinyl installation.

3. It is understood that the Applicant will install brickmold trim at garage door and side door.

4. The Applicant shall provide siding color sample for staff information.

The motion passed by a voice vote/other.

2. [19900](#)

510 North Carroll - Designated Madison Landmark, Van Slyke House - Mansion Hill Historic District - Construction of new roof structure and installation of new antique window sash and wall materials on existing porch addition (c. 1940).

Contact: Ledell Zellers

Ms. Ledell Zellers briefly described the proposed project. She explained that the proposed project includes the alteration of the existing sleeping porch and related roof structure. She explained that the sleeping porch was probably added in the 1940s to the rear porch and that the proposed work would raise the roof structure to allow for better water runoff. She also explained that the roof material would be standing seam ternecoat steel to replicate the original roof material and that the proposed clerestory would provide additional natural light. John Martens, project architect, explained that the proposed drawings showed an eave overhang that would match the existing eave projection and that he understood the staff comment to reduce the eave projection on the side to allow the eave to die into the side of the chimney. He also explained that the proposed window sashes are antique and are different widths, but that the panels below the sash are supposed to be more equal than shown in the drawing. Ms. Zellers explained that the casement sashes are salvaged from a c. 1880 Victorian building in northern Wisconsin.

Ms. Gehrig asked about the lite configuration of the proposed sash. Ms. Zellers explained that the small windows on the back elevation of the rear porch addition were divided into three lites and therefore the proposed sash would be appropriate.

Ms. Taylor requested information about the proposed new windows in the clerestory. Ms. Zellers explained that the new windows would be operable wood awning windows as fabricated by Marvin.

Ms. Gehrig wanted the minutes to reflect that the Madison Trust for Historic Preservation provided this property owner with an award for stewardship in 2009.

A motion was made by Gehrig, seconded by Slattery, to Approve a Certificate of Appropriateness for the proposed work with the following condition:

1. The Applicant shall reduce the overhang of the side eave on the sleeping porch so that it dies into the side of the chimney instead of wrapping onto the long face of the chimney.

The motion passed by a voice vote/other.

3. [19901](#)

1934 Regent Street - University Heights Historic District - Exterior alterations including window replacement, lowering existing window sill and installing brick infill at original door.

Contact: Ryan McKnight

Mr. Ryan McKnight briefly described the proposed project. He explained that the work would include the replacement of 7 windows, the lowering of an original brick sill by 8" and the installation of brick infill at an original door opening.

Mr. Stephans suggested that the services of a good mason be used to tooth in the new/antique brick and match the mortar color and pointing style so that the infill is seamless.

Ms. Gehrig asked if the repair of the original windows had been considered in lieu of replacement. Mr. McKnight explained that the condition of some of the original windows was poor. Mr. Stephans asked if the new windows would be of a similar appearance to the existing windows with muntins that would replicate the original lite configuration. Mr. McKnight agreed.

A motion was made by Rosenblum, seconded by Maniaci, to Approve the

proposed alterations. The motion passed by voice vote/other.

OLD BUSINESS

4. [17835](#) Landmarks Ordinance Revisions

Staff explained that the ordinance revisions had been discussed with the City Attorney and that Alder Maniaci had agreed to be the sponsor. Staff explained that the variance issue was not as simple to fix as originally thought and that the Commissioners should read the variance section and be ready to discuss at the next meeting. Staff and the Commission discussed the visually related area and how to clarify the definition. The discussion showed that all agreed the buildings on the development parcel should be included, the buildings in the district should be included, and the new buildings within the district should be included, but there was not agreement about including the buildings outside of the district but within the 200' circle.

This item was Rereferred to the LANDMARKS COMMISSION for further discussion at the meeting on October 4, 2010.

NEW BUSINESS

5. [19902](#) Landmark plaque procedure

Staff explained that a plaque implementation procedure was being prepared for review in an effort to formalize the process. There were general discussions about how to fund the purchase and installation of landmark plaques in the future.

This issue was Referred to the LANDMARKS COMMISSION for further discussion at the meeting on October 4, 2010.

6. [17150](#) Buildings proposed for demolition - 2010

There was no discussion on current buildings proposed for demolition.

Mr. Jason Tish, Madison Trust for Historic Preservation, explained that they are not planning to pursue designation of buildings along the University Avenue corridor study that were found to be eligible.

7. [07804](#) Secretary's Report

The Commissioners requested that Secretary of the Interior Standards be included in their packets in preparation for the next meeting.

ADJOURNMENT

**A motion was made by Taylor, seconded by Maniaci, to Adjourn at 7:00 PM.
The motion passed by a voice vote/other.**