



Project Address: 734 Jenifer Street
Application Type: Certificate of Appropriateness for an exterior alteration in an historic district
Legistar File ID # [32026](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Ben Prosch, Waunakee Remodeling

Requested Action/Proposal Summary: The applicant requests that the Landmarks Commission grant a Certificate of Appropriateness for the installation of 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

A brief discussion of 33.19(11)(i) follows:

1. Section 33.19(11)(g) discussion is below.
2. The surface material would not be compatible with the original historical finishes.
3. The historical rhythm of masses and spaces is not being affected.
4. Not applicable.
5. The Applicant shall explain how the proposed window would fit in the existing opening. In some applications, the replacement window unit is installed in the original opening and the amount of visible glass is reduced significantly for the appropriate proportion.

A brief discussion of 33.19(11)(g) follows:

1. The height is not being affected by the installation of replacement windows.
2. The installation of replacement windows will not affect the original or existing historical rhythm of solids and voids.
3. The removal of original wood sash will not maintain the original materials.
4. The roof is not being altered.

The Landmarks Commission has discussed window replacement requests on numerous occasions and typically the Commission requests that the windows be repaired before replacement is considered.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are not met and recommends that the Landmarks Commission deny the request until the Applicant provides condition information for each window.