

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: May 16, 2016

TITLE: 710 Orton Court – Third Lake Ridge
Historic District – Repairs and
alteration to front porch. 6th Ald. Dist.
Contact: Andrew Rubsam

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED: 5/16/16

POF:

DATED: May 16, 2016

ID NUMBER: 42423

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; Erica Fox Gehrig, Lon Hill, Marsha A. Rummel, and Christina Slattery

SUMMARY:

Andy Rubsam, registering in support, wishing to speak and available to answer questions. Rubsam explained the proposed project would include repairing the sagging porch roof, jacking up the porch column on the right side, replacing the wood decking with Trex (4" width), rebuilding the front stairs, removing the side walls and installing a new railing on each side of the stairs, covering existing ceiling with aluminum unvented soffit material or new beadboard, and encapsulating curved beams and other existing elements with aluminum wrap to alleviate lead paint issues.

Rubsam explained that he originally requested the addition of a column on the left side of the stairs, but was informed that solution would not be appropriate to the architectural style of the residence.

Rubsam provided images of Trex railing systems showing newel posts with top and bottom rails and square balusters and images of other houses in the area that do not have stair side walls.

Rubsam explained that the Commission is able to issue variances that do not alter significant architectural features. There was general discussion about the variance process.

There was general discussion about the remediation of lead paint including the possibility of sanding to bare wood, painting to encapsulate the lead paint or wrapping the lead painted surfaces in aluminum. Rubsam explained that wrapping in aluminum is the most economical method and will not need continued maintenance.

There was general discussion about the stair side walls and railing. Rubsam explained that he would prefer to not replace the side walls. There was discussion about the vernacular style and the period when the side walls were fashionable.

There was general discussion about the significance of the curved decorative beams and that they should remain.

ACTION:

A motion was made by Andrzejewski, seconded by Rummel, to approve the Certificate of Appropriateness for the exterior alterations with conditions of approval 2, 3 and 4 in the staff report and with final staff review of the railing details. The motion passed by a voice vote.