

Bailey, Heather

From: Will G. <will.gg@gmail.com>
Sent: Thursday, October 2, 2025 10:20 AM
To: Bailey, Heather
Cc: John Bottensek; Tony Hanfeld
Subject: Re: 1123 Jenifer Street

Thanks for responding directly. I'll read the provided reference material and come back with a plan.

Knowing the resubmitting will be a waste of everyone's time is also helpful.

-Will

On Thu, Oct 2, 2025, 8:38 AM Bailey, Heather <HBailey@cityofmadison.com> wrote:

Will,

Meri Rose gave you accurate feedback. We can approve metal roofing that replicates the appearance of shingles and have precedent for approving the matte finish metal panels as an alternative material. Standing seam metal roofs were not a residential roofing material found historically in our historic districts. If you wish to proceed with this proposal, then you will need to submit an application to the Landmarks Commission. Again here is the application information:

Landmarks Commission Application Information

- [Submittal Dates](#)
- [Application](#)

Please be advised that staff will not support your proposal for a standing seam roof because it does not meet the standards of approval. You can find those standards here:

- [Historic Preservation Ordinance](#)
- [Historic District Standards](#)
- [Historic District Illustrated Design Guidelines](#)

In the Illustrated Design Guidelines, it discusses how we apply these standards (see page 30 of the document):



4. Roofs

a. General

1. Alterations to a roof shall include a roof style that is compatible with the existing roof.
2. The form of the roof visible from the developed public right-of-way shall not be altered except to restore it to the historic documentable appearance.
3. The removal of decorative and functional features visible from the developed public right-of-way is prohibited, except to restore the building to its historic appearance.

b. Materials.

1. A roof feature may be replaced in kind if it is too deteriorated to repair.
2. Replacement materials shall replicate the appearance of historic roofing materials found on the structure or be compatible with roofing found on historic resources in the district.

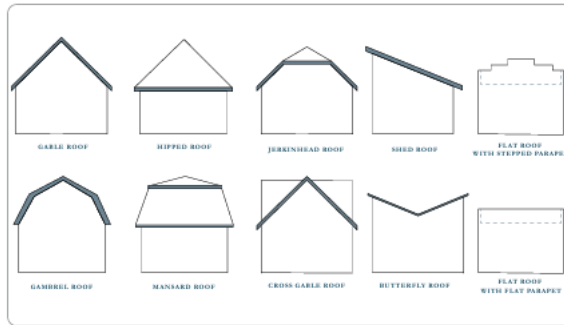


Figure 58: Diagram of typical roof forms (41.25.4.a.1-2).

- Guidelines -

- The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, dormers, ridge tiles, & snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), size, & patterning & should inform what is a compatible roof alteration. The form & cladding of the roof alteration should be complementary to the existing structure.
- Compatible substitute materials may include three-tab asphalt shingles; architectural asphalt shingles with a straight bottom edge & light faux shadowing; flat standing seam metal & flat interlocking metal panels on flat roofs.
- Replacement should replicate the overall form & detailing using any available physical evidence or historic documentation as a model to reproduce the feature.

For Reference

Preservation Brief 16: [The Use of Substitute Materials on Historic Building Exteriors](#)

Preservation Brief 19: [The Repair and Replacement of Historic Wooden Shingle Roofs](#)

You had also asked about information on how the historic district standards changed. That was a multi-year process with extensive public outreach. You can look through all of the years of the Ad Hoc Landmarks Ordinance Review Committee's work here:

<https://madison.legistar.com/Calendar.aspx>

And the legislative process is documented here:

[34577](#)

[70641](#)

[88383](#)

From this point forward, please direct all correspondence to me. We have an application deadline for the Landmarks Commission next Wednesday, October 8. I can also administratively approve the roofing material if it meets the standards of approval, which we've explained in detail to you at this point.



Heather L. Bailey, Ph.D. *(she/her)*

Preservation Planner

Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development

Planning Division

215 Martin Luther King, Jr. Blvd.; Suite 017

PO Box 2985

Madison WI 53701-2985

Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Will G. <will.gg@gmail.com>

Sent: Wednesday, October 1, 2025 1:27 PM

To: Madison Landmarks Commission <landmarkscommission@cityofmadison.com>

Cc: John Bottensek <john@isthmusroofing.com>; Building Inspection General Mailbox <BInspection@cityofmadison.com>; Tony Hanfeld <tony@isthmusroofing.com>

Subject: Re: 1123 Jenifer Street

I'd like to get a standing seam metal roof, on the old house that I love.

You can approve my proposed material administratively: I've provided examples to show that the roof I want is *"compatible with roofing found on historic resources in the district"*. Saying that the examples I chose don't count because the commission doesn't like that they got approved isn't a valid reason. The roofs are in the historic district and are therefore an example of *"Roofing found on historic resources in the district"*. Note that I'm using the 2022 rules the board sent. I assume the previous versions are nearly identical.

I would prefer to be treated fairly, using the rules provided by the landmarks commission, not the rules that they wish were in place.

-Will

On Wed, Oct 1, 2025 at 1:02 PM Madison Landmarks Commission
<landmarkscommission@cityofmadison.com> wrote:

Will,

You are welcome to ask to be added to the Landmarks Commission agenda. I cannot approve your proposed material administratively. I have to follow the current ordinance. If you would like to be added to an agenda for the Landmarks Commission, you can find the details below:

Application:

<https://www.cityofmadison.com/dpced/planning/documents/LandmarksCommissionApplication.pdf>

Submittal Dates:

https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

If you would like to proceed with proposing another metal roof option that replicates shingles, I am happy to review it.

Thank you,



Meri Rose Ekberg (*she, her, hers*)

Community & Cultural Resources Planner

City of Madison Department of Planning &

Community & Economic Development

215 Martin Luther King Jr. Blvd., Ste. 017

Madison, Wisconsin 53703

Email: mekberg@cityofmadison.com

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From: Will G. <will.gg@gmail.com>

Sent: Wednesday, October 1, 2025 11:45 AM

To: Madison Landmarks Commission <landmarkscommission@cityofmadison.com>

Cc: John Bottensek <john@isthmusroofing.com>; Building Inspection General Mailbox
<BInspection@cityofmadison.com>; Tony Hanfeld <tony@isthmusroofing.com>

Subject: Re: 1123 Jenifer Street

What did the old ordinance say? Is it as vague as the new ordinance?

On Wed, Oct 1, 2025 at 11:07 AM Madison Landmarks Commission
<landmarkscommission@cityofmadison.com> wrote:

Yes, the historic preservation ordinance was updated in 2022. Here is the [current ordinance](#).

The tower you referenced, would not be approved if they applied now. That project was approved under the old ordinance.

Please explore other metal roof options. We have approved several metal roofs that are not standing seem.

Thank you,



Meri Rose Ekberg (*she, her, hers*)

Community & Cultural Resources Planner

City of Madison Department of Planning &

Community & Economic Development

215 Martin Luther King Jr. Blvd., Ste. 017

Madison, Wisconsin 53703

Email: mekberg@cityofmadison.com

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From: Will G. <will.gg@gmail.com>

Sent: Wednesday, October 1, 2025 10:45 AM

To: Madison Landmarks Commission <landmarkscommission@cityofmadison.com>

Cc: John Bottensek <john@isthmusroofing.com>; Building Inspection General Mailbox <BInspection@cityofmadison.com>; Tony Hanfeld <tony@isthmusroofing.com>

Subject: Re: 1123 Jenifer Street

The standards changed after 2011 when the house at 517 s baldwin got a new roof? Do you have documentation of this change?

Why does being apartment complex makes it historically accurate to have a standing seam decorative tower? Doesn't that still corrupt the pristine historical accuracy of the surrounding neighborhood?

-Will

On Wed, Oct 1, 2025 at 10:23 AM Madison Landmarks Commission

<landmarkscommission@cityofmadison.com> wrote:

Will,

The examples you provided would not be approved under the current standards. The Trachte building you included is an commercial building and is not comparable for residential.

There are metal roofs that we can approve, but we will not approve a standing seam roof. Please find a product that adequately replicates shingles and is not shiny. We are always happy to revie products and provide feedback.

Thank you,



Meri Rose Ekberg *(she, her, hers)*

Community & Cultural Resources Planner

City of Madison Department of Planning &

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Madison, Wisconsin 53703

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From: Will G. <will.gg@gmail.com>

Sent: Wednesday, September 24, 2025 12:48 PM

To: Madison Landmarks Commission <landmarkscommission@cityofmadison.com>

Cc: John Bottensek <john@isthmusroofing.com>; Building Inspection General Mailbox

<Blinspection@cityofmadison.com>; Tony Hanfeld <tony@isthmusroofing.com>

Subject: Re: 1123 Jenifer Street

Commission-

The historic roof on my house was wood shingles, which I will not be replicating. My current asphalt shingles don't replicate the look, feel or intent of wood shingles. Just like previous owners who replaced the fire prone, leaky, high maintenance wood roofing with petroleum. I'm planning on replacing my high maintenance, fire prone, climate damaging asphalt shingles with a better material - metal. It will provide better longevity to my historic building and make historically inaccurate solar panel installation more streamline.

Contrary to your point about metal roofs not being present in my historic neighborhood, I've included several examples of metal roofs, of various ages.

Let me know what steps we need to take to proceed further.

-Will

On Wed, Aug 27, 2025 at 2:40 PM Madison Landmarks Commission
<landmarkscommission@cityofmadison.com> wrote:

Will,

These are not rules of the historic society, this is the historic preservation standards for the City of Madison. The relevant standard here is:

41.25 Standards for Alterations

(4) Roofs.

(b) Materials.

2. Replacement materials shall replicate the appearance of historic roofing materials found on the structure or be compatible with roofing found on historic resources in the district.

A standing seam roof is not a historic roofing material for this structure, nor is it compatible with roofing found on historic resources within the district. You may appeal to the Landmarks Commission, but their findings follow the standards as noted above.

Thank you,



Meri Rose Ekberg (*she, her, hers*)

Community & Cultural Resources Planner

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215 Martin Luther King Jr. Blvd., Ste. 017

Madison, Wisconsin 53703

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From: Will G. <will.gg@gmail.com>

Sent: Wednesday, August 27, 2025 2:33 PM

To: Madison Landmarks Commission <landmarkscommission@cityofmadison.com>

Cc: John Bottensek <john@isthmusroofing.com>; Building Inspection General Mailbox <BInspection@cityofmadison.com>; Tony Hanfeld <tony@isthmusroofing.com>; Ekberg, Meri Rose <MEkberg@cityofmadison.com>

Subject: Re: 1123 Jenifer Street

Commission-

I'm on vacation and will appeal more formally after I return. However, can you explain your thinking in more detail? My reading of the rules shows that metal roofing, specifically standing seam, is

allowed. There must be something significant about my house to warrant an exception to the usual historical society rules.

-Will

On Wed, Aug 27, 2025, 8:48 PM Madison Landmarks Commission
<landmarkscommission@cityofmadison.com> wrote:



Hello,

We cannot approve a standing seam metal roof on this property. It is not in keeping with the historic character of this property or this district. You can explore metal roofing options that replicate architectural shingles, but the product must be low profile and a matte finish.

Please let us know how you would like to proceed.

Thank you,



Meri Rose Ekberg (*she, her, hers*)

Community & Cultural Resources Planner

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215 Martin Luther King Jr. Blvd., Ste. 017

Madison, Wisconsin 53703

Email: mekberg@cityofmadison.com

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From: John Bottensek <john@isthmusroofing.com>

Sent: Monday, August 11, 2025 12:53 PM

To: Madison Landmarks Commission <landmarkscommission@cityofmadison.com>; Building Inspection General Mailbox <BInspection@cityofmadison.com>

Cc: Will G. <will.gg@gmail.com>; Tony Hanfeld <tony@isthmusroofing.com>; Ekberg, Meri Rose <MEkberg@cityofmadison.com>

Subject: 1123 Jenifer Street

Some people who received this message don't often get email from john@isthmusroofing.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To Whom It May Concern,

Please reference the attached in regard to the permit application for 1123 Jenifer Street.

Kind regards,

J.C. Bottensek

Project Manager

Certified Master Craftsman®

Master Craftsman Select Solar®

Office: 608-949-0533

Cell: 239-238-6733

www.isthmusroofing.com

