

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: June 24, 2013

TITLE: 1138 Spaight Street – Third Lake
Ridge Historic District – Replace three
season porch and windows. 5th Ald.
District Contact: John Curtin/Melody
Niwot (30373)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: June 24, 2013

ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Christina Slattery, Jason Fowler, Marsha Rummel, and Michael Rosenblum. David McLean was excused. Jason Fowler left during the discussion of Item 4.

SUMMARY:

John Curtin, registering in support and wishing to speak. Mr. Curtin briefly explained the proposed project. Mr. Curtin explained that 50% of the similarly styled homes in the area and in the Wisconsin Historical Society photo collection have the proposed 3-part, window configuration. He explained that the front room is currently quite dark and that adding more window area would bring in more natural light and views of Orton Park. He noted that the original leaded glass transom will be retained and reused.

Mr. Curtin explained that, in response to staff report comments, there are numerous angled windows on other residences in the area. He noted that the addition is in the rear, not visible from the street and not visible from many neighboring properties.

Bob Bell, registering in support and wishing to speak. Mr. Bell explained that the Landmarks Commission approved angled windows in the rear addition at his home in 2004. Mr. Bell also explained that he believes the vertical siding is compatible with the main house and is a porch-like treatment/material. Mr. Bell explained the front window must shift to allow the flanking window to fit inside the porch beam. He noted that the window will not align with the middle bay window above.

Gehrig noted that the decorative glass sash is being dropped lower than it currently exists. Mr. Curtin explained that this would allow the installation of a larger beam/header.

The Landmarks Commission discussed the need to consider a variance.

Staff explained that the Wisconsin Historical Society cannot determine that the proposed work would adversely affect the ability to use the tax credit program in the future.

Levitan noted that there is support for the proposal from the neighbors at 1140 and 1136 Spaight Street.

ACTION:

A motion was made by Rummel, seconded by Fowler, to approve the addition with siding and windows as submitted without consideration of the proposal for the front window alteration. The motion passed by voice vote/other.

A motion was made by Rummel, seconded by Rosenblum, to place the remainder of the application request (the front window proposal) on the table for possible future variance consideration. The motion passed by a voice vote/other.

