



City of Madison
Meeting Minutes - Final
LANDMARKS COMMISSION

City of Madison
Madison, WI 53703
www.cityofmadison.com

Monday, August 20, 2007

4:30 PM

215 Martin Luther King, Jr. Blvd.
Rm LL-130 (Madison Municipal Building)

1. ROLL CALL

Present: Brenda K. Konkol, Daniel J. Stephans, Stuart Levitan, Robin M. Taylor and Randall A. Page

Excused: Michael J. Rosenblum and Erica Fox Gehrig

Guests: Ms. Amy Hasselman, Mr. Dale Beck, Ms. Carole Schaeffer

2. PUBLIC COMMENT

None

3. APPROVAL OF MINUTES

The minutes of the August 6, 2007 meeting will be submitted for approval on September 5, 2007.

4. CONSIDERATION OF ISSUANCE OF CERTIFICATES OF APPROPRIATENESS

- A. 130 North Prospect Avenue, University Heights historic district - consideration of issuance of Certificate of Appropriateness for changes to porches

A motion was made by Levitan, seconded by Stephans, to Approve. The motion passed by acclamation.

Ms. Hasselman presented the project, noting for each item how they addressed the concerns that the Wisconsin Historical Society had for that part of the project. She presented plans for enclosing the east side porch. She noted that the railing facing east will be the same height as existing and that there is not need for a railing of code height because there will be no access to the upper level of the porch. Then she showed their plans for enclosing the rear porch which had been enclosed in a rather insensitive way in the 1960s. The original design of the porch had diagonal braces and the segmental arched openings are an attempt to reflect that look. They are also going to be reconstructing a stairway on an adjoining deck. Finally they plan to enclose the underside of a western deck, if they have the funds.

Mr. Stephans, noted that the architects have addressed well the concerns of the historical society. He asked if the brick in-fill for the side door will be set back from the brick, to which it was stated that it would.

- B. 1920 Kendall Avenue, University Heights historic district - consideration of issuance of Certificate of Appropriateness for not installing white squares at corners of leading on front windows

A motion was made by Konkol, seconded by Taylor, to Rerefer to the LANDMARKS COMMISSION, to its next meeting. The motion passed by acclamation.

Ms. Rankin explained that when the contractor came out to install the applied leading, it turned out that the leading was too narrow to adequately apply translucent white glass at the corners. The option the owner and contractor explored was an outdoor grade-acrylic stick-on paper, but the only colors that would match were too bright to look like glass. The owner would like permission to leave the corner squares, which were white glass, as clear glass. After some discussion, Commission members decided it would be best if more members drove by the house and took a look at it.

C. 117 South Butler Street, First Settlement historic district - consideration of issuance of Certificate of Appropriateness for alterations to approved roofline

Ms. Taylor moved that the roof be built to follow the original approved design, with the understanding that the north face of the roof does not have to be built. Mr. Stephans suggested a friendly amendment, which was agreed upon, that regular fiberglass or asphalt shingles could be used, or a metal roof material that mimics the look of asphalt shingles, with the applied grit surface. Both Ms. Taylor and Mr. Page complimented Mr. Beck of the design of the front facade, which is almost done.

A motion was made by Taylor, seconded by Stephans, to Approve. The motion passed by the following vote:

Excused: 2 - Rosenblum and Gehrig

Aye: 4 - Stephans, Levitan, Taylor, and Page

No: 1 - Konkel

Mr. Beck, the owner, explained that the original estimate of the height of the mechanicals to be placed on the roof was much higher than they turned out to be, making them invisible from the ground. Therefore, he asked for approval to leave the roofline like it is built right now, which is a few feet of what appears to be a gable behind the front parapet, followed by a low shingled band which looks like a false mansard roof along the south side of the building. He also asked to use the shingles as installed rather than the standing seam metal roof shown on the approved drawings. He said that if he needs to erect the entire screening, he cannot use shingles because they would be heavier than the metal roof for which the roof structure was engineered. Commission members suggested using metal roofing that looks like shingles if the weight becomes a consideration. Ms. Rankin recommended that the existing roofline on the north side of the building be approved as exists now because it is not visible from the street. Mr. Page noted to Mr. Beck that the main issue is that the original design was agreed upon because it would mimic the look of an old gable roof, not just because it was to screen the mechanicals. He noted that a shingle roof would be acceptable, as many houses in the neighborhood have shingle roofs.

5. DISCUSSION

- A. [06956](#) Amending Section 28.04(22) of the Madison General Ordinances to change various provisions of the ordinance regulating the demolition of buildings.
Some Commission members and members of the public could not be in attendance, therefore this item was not discussed.

A motion was made by Levitan, seconded by Konkel, to Rerefer to the LANDMARKS COMMISSION to the September 5, 2007 meeting. The motion passed by acclamation.

- B. Report to Landmarks Commission on Certificates of Appropriateness received in 2006 - continued

There were no reports from Commission members.

- C. Secretary's Report

Ms. Rankin noted that a proposal will soon be submitted to demolish the house at 731 Williamson Street. The owner is willing to have a couple of Landmarks Commission members tour the building prior to the discussion of this project. Ald. Konkel and Mr. Stephans volunteered to tour the building with Ms. Rankin. Ms. Rankin will set up a time.

6. ADJOURNMENT

The meeting was adjourned at approximately 6:15 p.m.