



**Project Address:** 1025-7 Jenifer Street  
**Application Type:** Certificate of Appropriateness for the installation of vinyl siding in historic district  
**Legistar File ID #** [31120](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

## Summary

**Applicant/Property Owner:** Dan Ramsey

**Requested Action/Proposal Summary:** The applicant requests that the Landmarks Commission grant a Certificate of Appropriateness for the installation of vinyl siding on the residence located at 1025-7 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.

### 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 vinyl siding, while not wood, is similar to the appearance of the existing wood siding in pattern and texture and is compatible with the original or existing historical finishes.
3. The installation of vinyl siding will not alter the original or existing historical rhythm of masses and spaces.
4. Not applicable.
5. The installation of vinyl siding will not affect the original or existing historical proportional relationships of door sizes to window sizes.

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

1. The height is not being affected by the installation of vinyl.
2. The installation of vinyl siding will not affect the original or existing historical rhythm of solids and voids.
3. The existing siding is presumably the original siding and must remain in situ with the vinyl siding installed over it. If the existing siding has another earlier layer of siding below it, the existing siding may be removed. One layer of wood siding must remain on the building. The installation of vinyl siding does not meet this criterion unless one assumes it is met because the existing material will be present underneath.
4. The roof is not being altered.

## Recommendation

The Landmarks Commission shall discuss the intent of the Ordinance related to 33.19(11)(g)3. Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations may be met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The original/existing siding shall remain on the building.
2. Window and door trim and other architectural detail shall be built out to have the same relationship with the plane of the new siding as currently exists if necessary.