

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: October 17, 2016

TITLE: 138 S Franklin St.
First Settlement Historic District
Demolish rear portion & construct
a building addition
6th Ald. Dist.
Contact: Daniel Gorman

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: October 17, 2016

ID NUMBER: 43002

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair, David WJ McLean, and Marsha A. Rummel. Excused were Richard Arnesen, Erica Gehrig, and Lon Hill.

SUMMARY:

Levitan opened public hearing.

Daniel Gorman, registering in support and available to answer questions.

Kevin Taylor, registering in support and wishing to speak.

Gorman provided revised plans/details for his project to attempt to comply with various requirements issued by Scanlon. Given the receipt of the majority of the revisions, Scanlon said that she would work with Gorman if the Commission was willing to release the Certificate of Appropriateness.

Gorman reviewed and responded to the Preservation Planner's requirements item by item:

The Applicant will work with staff to finalize all details related to this staff report and the relevant discussion of this item during the Landmarks Commission meeting.

The Applicant shall revise the drawings to show all windows with projecting show sills. The drawings show the windows pictured - framed (without projecting show sills). Per Scanlon, the revisions are acceptable for this requirement.

The Applicant shall revise the drawings to show the porch columns, newels and railings as proposed. The drawings currently show porches with non-historically appropriate porch components. Scanlon indicated that the corners are still non-compliant in the revised drawings. McLean clarified the issue with Gorman. Scanlon indicated that the apron should be flush and without "knuckles" at the columns. Gorman will change the columns and apron to be compliant.

The Applicant shall confirm the treatment and materials of porch components to meet the ordinance standards including that the porch floor joists will be hidden from view by the use of beaded board ceilings, the use of tongue and groove deck boards, and the use of wood deck boards and columns with painted or opaque stained finish. The Commission discussed various requirements and the intent of the ordinance. McLean discussed the size of contemporary materials that the new materials should replicate. Scanlon suggested looking at surrounding houses as a guide to the style and material Gorman should use on the porch. Gorman agreed to accommodate this requirement.

Per the ordinance, the front porch should be made of wood or composite. Gorman indicated that the front porch stoop is currently concrete, but he will make it either wood or composite. The Commission indicated that the porch decking and stairs should be made of wood, but that the second floor deck (and other elements) can be made of composite.

The Applicant shall provide information about the existing entrance door for Commission review. Gorman indicated that the current door is not a pre-1930s door, but was probably installed in the 80s/90s. The door is currently six panel. Scanlon will work with Gorman to select an appropriate door.

The Applicant shall provide additional information about the proposed exterior doors. Gorman indicated that the exterior doors will be painted similar color to the siding and have cream trim. He will work on these and make sure everything looks cohesive.

The Applicant shall provide information about exterior light fixtures for staff review and possible approval. Gorman indicated that he has no exterior light fixtures in his current plan. Scanlon will work with Gorman on this.

The Applicant shall describe proposed screening for the exterior HVAC equipment. Gorman indicated that the HVAC will be on the right side of the home (along the north side elevation). The Commission stressed that the units must be as inconspicuous as possible and screened with landscaping. Gorman will comply with this.

As the non-original siding is removed, the Applicant shall document “ghosts” and nailing patterns that will inform the original craftsmanship and possible locations of missing original decorative features. Gorman said he did remove the siding, but he didn’t see what was being discussed. Scanlon will walk through and look to see if there are any “ghosts”, etc.

The Landmarks Commission shall discuss the use of the slider window at the rear basement areaway and the Applicant shall modify drawings to reflect the Commission’s discussion as needed. Gorman would like the window to be a slider because it’s an escape route for the basement room. There is a potential for blockage if it’s a window that pushes out. The Commission will allow it because safety is a priority, the window is partially hidden, and the window is not in the street view.

The Landmarks Commission and the Applicant shall discuss the treatment of an existing masonry opening in the foundation of the front elevation. Gorman explained that he plans on keeping it as-is and will make it operable. There was general discussion about relocating the window under the front porch near the corner. McLean indicated that he would like more windows, generally speaking. Scanlon will examine this issue with Gorman.

Taylor verbally registered his support for the project.

Levitan closed the public hearing.

ACTION:

A motion was made by McLean and seconded by Andrzejewski to approve the Certificate of Appropriateness with the conditions that the Applicant will abide by staff comments as discussed during the meeting and will continue to work with city staff for final approval. The motion passed on a voice vote.