

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 9/18/17

TITLE: 719 Jenifer - Exterior Alteration - Third
Lake Ridge Hist. Dist.; 6th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 9/25/17

ID NUMBER: 48804

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

SUMMARY:

Ryan Reda, registering in support and wishing to speak.

Gary Tipler, registering in support and wishing to speak.

Staff provided a brief summary of the proposal. Staff also mentioned Zoning's concerns with the proposed roof's design.

Levitan asked about the skylight language in the staff report. Staff responded that skylights close to the street that are potentially visible from the front should be pushed back; they should not be visible from the street.

Reda provided a brief personal and professional history and described why he wants to make the proposed changes to 719 Jenifer Street.

Levitan questioned the Applicant's statement that the roof is not original. Per the Applicant, the rear of the roof is original. The rest of it is not. The Applicant maintains that it's not possible to bring the roof up to code without tearing it all off.

McLean asked the Applicant about the proposed additional roof and how much extra space his proposal will provide. The Applicant replied that the space is not currently usable as a room with the existing pitch, and that there is not room for a shower in the adjacent bathroom. McLean also asked if the Applicant had a planned rear addition at this time. The Applicant said that he would like to construct a rear addition, but not for quite some time.

Tipler provided photos of the property and gave a brief description of what is original and what is not. He went on to discuss the history of the home. Tipler encouraged the Commission to take a tour of the house. Arnesen asked Tipler what his opinion of the roof proposal was. Tipler thinks that it is a good transition between what is there now and what might be added at a later date.

There was discussion regarding which side of the house was meant to be the front façade (facing the lake or not) when it was originally constructed.

Levitan asked Tipler how the Commission can conform with the language of the ordinance and allow this change. Tipler commented that maintaining the side gables would preserve the story of the house from the street view.

Rummel asked Tipler what he thought about the dormer. Tipler views it as a possibility, but the entire structure of the rear roof is likely to be changing. He thinks a single dormer would allow for more windows but would not increase the head room.

Staff reminded the Commission that either proposal potentially has issues with Zoning, and that the Landmarks Commission may not be able to approve anything until Zoning has reviewed the proposal.

Levitan suggested that the Applicant meet with Staff and Zoning prior to Landmarks Commission approval. Andrzejewski asked if the Landmarks Commission could tour the building in order to make a more informed decision. Staff said that individuals on the Landmarks Commission can communicate with the Applicant in order to schedule a viewing.

McLean commented that the proposal is not a dormer, it's a back wall extension if detailed correctly. Andrzejewski commented that standard D will not allow her to approve this. The Applicant does not feel a dormer is the answer.

The Applicant asked if he could order shingles. Staff responded that she will work with him to help him find an appropriate material.

Staff also brought up the removal of the chimney. The Applicant said that it was not original and proposes running HVAC through the chimney's current channel. McLean would like to see some kind of chimney remain, even if it is not functional.

There was general conversation about the skylights. The Applicant would like them to be low-profile and long-lasting.

ACTION:

A motion to refer the item to the October 2nd Landmarks Commission meeting so that Staff and the Applicant can meet with Zoning was made by Rummel and Seconded by McLean. The motion passed on a voice vote.