

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 3/19/18

TITLE: 1115 Rutledge Street - Exterior Alteration
in the Third Lake Ridge Hist. Dist.;
6th Ald. Dist

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 3/27/18

ID NUMBER: 50887

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

SUMMARY:

Joan Grosse, registering in support and wishing to speak.

Grosse provided a summary of the request. She previously had slate line tiles approved administratively by Staff. The gutters installed were not those stipulated in that approval and are not historically appropriate. Grosse would like the Landmarks Commission's approval to leave the incorrect gutters in place.

Arnesen asked what the price would be to replace the gutters with the correct kind. Grosse is willing to find that out, but does not currently have an estimate. The Applicant mentioned that she did not use the historic tax credits for the project and paid for it by herself. Arnesen asked if any of the previous half round gutters are present. Per the Applicant, they are not.

Rummel asked Staff to describe the "hardship" provision in the ordinance. Staff described the options available to the Applicant. Staff explained that, in the event of a denial by the Landmarks Commission, variance options can be discussed.

The Applicant mentioned that she has discovered that there were likely no gutters installed on the house when it was built and noted that she was told by her contractor that the design of the K-style gutters she installed are more efficient than the rounded alternative.

Arnesen asked if she was the applicant in 2017. She confirmed that she was.

Andrzejewski asked Staff whether the fact that the situation is reversible should have any bearing on the Commission's decision. Staff responded that it could.

Hill asked whether it was a difference in price that led her to select an inappropriate gutter. Per the Applicant, it was not. It was an oversight. She also mentioned that her roofer does not believe that there is a 6" round gutter in production.

Levitan feels that the hardship variance would likely not apply in this situation.

Rummel asked whether the Applicant had any original photographs of the house showing it without gutters. She does not. She'd heard from neighbors that the gutters weren't original. She mentioned that there was a picture of the house in a walking tour pamphlet. Levitan explained that an original photograph would help to allow for a historic design variance.

The Applicant asked whether the fact that they're merely attached to the house made any difference in the Commission's authority to review them. Per Levitan, any change to the exterior of a historic home is under the Commission's jurisdiction.

The Applicant asked if support from/conformity with the neighborhood makes any difference, as many of her neighbors have K-Style gutters.

Arnesen would like to see a bid regarding removal and replacement of the gutters with a 6" half round gutter. The Commission agreed.

McLean asked the Commission to consider the fact that "everyone else" has installed K-Style gutters shouldn't set a precedent that people can do so going forward.

Hill requested confirmation that the roofer recommended a 6" gutter.

ACTION:

A motion was made by Rummel and seconded by Arnesen to refer the item to a future meeting to allow the Applicant time to provide additional information and to work with Staff. The motion passed on a voice vote.