

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 7/23/18

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

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: 7/27/18

ID NUMBER: 50887

Members present were: Stuart Levitan, Marsha Rummel, Lon Hill, and Katie Kaliszewski. Excused were: Anna Andrzejewski, Richard Arnesen, and David McLean.

SUMMARY:

Joan Grosse, registering in support and wishing to speak.

Staff stated that when the Commission previously reviewed this project, they asked the applicant to provide estimates for the cost to change out the gutters to 4" and 6" half rounds, which are included in the packet. She referenced the staff report and noted that the standards for the installation of K-style gutters are not met, and recommended the request for the Certificate of Appropriateness be denied.

Grosse pointed out that she was redoing the roof with new slate line shingles and made a mistake by not paying attention to the gutter shape. She indicated that the cost of replacing the gutters is an issue for her. She mentioned that the house previously had 4" half rounds, and the new 6" K-style gutters have solved all of the previous water issues in the home, so she would like to keep them. She referenced the two estimates she received for replacing the gutters, and reiterated that she would prefer not to replace them because the cost would be \$8658.

Grosse discussed the photos of neighboring homes in her submission and pointed out that the majority of homes on her block have K-style gutters. She went on to say that she made a mistake and the cost of repair is way too much money, but she doesn't want her case to be used as a precedent for others who don't follow the rules.

Levitan noted that according to the staff report, the standard of 41.23(9)(c) was not met because the new gutters are not the original or historic element.

Rummel pointed out that an average resident likely would not know that this house has the wrong gutters on it. She stated that she feels sympathetic to the fact that they would be making someone spend a lot of money to correct an issue that most people wouldn't recognize. She then asked about the appeal process that the applicant could go through if the request is denied.

Levitan summarized the variance process. He noted that the variance process may not work, but the appeal process is also a possibility.

Hill asked about the standards of 41.23(9)(c) and what the terms material and element refer to. Staff stated that in this case, it refers to the different profile of the gutters and they are not the original or historic element. Staff noted that it is not just about materials, it is also referring to the shape. Staff read from the state statute language, which talks about design, color, scale, architectural appearance, and other visual qualities; she stated that the architectural appearance of the half round is different than the K-style.

Hill asked if most homes of this era would have round gutters. Staff confirmed that they would have half rounds or no gutters.

ACTION:

A motion was made by Rummel, seconded by Kaliszewski, to approve the request for the Certificate of Appropriateness. The motion passed by voice vote.