

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 8/6/18

TITLE: 1314 Jenifer St - Exterior Alteration in the
Third Lake Ridge Hist. Dist.; 6th
Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon and Bill Fruhling

ADOPTED:

POF:

DATED: 8/10/18

ID NUMBER: 52632

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

SUMMARY:

Vaughn Brandt, registering in support and wishing to speak.

Brandt stated that he needs to bring in the exterior wall of the rear sunroom addition by 16" to meet setback requirements, and is seeking approval to rebuild the exterior wall. For the addition materials, he proposed using a combination of green aluminum and LP Smartside painted to match for the bottom rake board with lap siding to match.

Brandt said that the third floor rear porch where he intends to build a pergola is not centered on the peak of the house. If he were to lower the height of the pergola, it would be in the headroom. Eventually, he plans to install solar panels on the roof of the pergola and rear house.

Staff stated that the Certificate of Appropriateness approved by the Commission on 6/4/18 still stands in terms of materials to use when rebuilding the exterior wall of the addition. She noted that the Commission will need to discuss the pergola because having it go above the slope of the roof is an issue. Andrzejewski informed Brandt that any solar panels would need to come before the Commission as well.

Levitan asked staff about the first condition in her recommendation, and she said that it was based on the Commission's previous discussion of materials at the 6/4/18 meeting. Brandt said that he agrees to the first condition.

Andrzejewski said that she agrees with the staff report regarding condition two, and mentioned standard 41.23(9)(a). Kaliszewski asked what the pergola will look like from street level, noting that she currently has fewer concerns if it is not visible from the street, though once solar panels are added you may see it from the street.

Staff suggested that the pergola structure be changed so that it does not go above the roof line and draw an asymmetrical design that follows the roof line on the left side. Brandt said that better light comes from the right side, so they wouldn't lose much solar energy with this design, which would include a smaller left panel. There was general consensus among Commissioners that this design change would be a good solution.

Brandt asked if he should remove the left post of the pergola and put it in a different location. Arnesen said that he does not need to move the post, he just needs to clip the corner off of the pergola. Staff explained that he should shorten the existing left post and have rafters come down so it is below or flush with the roof. Brandt confirmed that he understood.

ACTION:

A motion was made by Andrzejewski, seconded by Kaliszewski, to approve the request for the Certificate of Appropriateness with the stipulation that the pergola structure sit below or flush with the adjacent roof slope and staff has authority to review the project and bring it back for review by the Landmarks Commission if necessary. The motion passed by voice vote.