

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 10/15/18

TITLE: 1233 Jenifer St - Exterior Alteration in the
Third Lake Ridge Hist. Dist.; 6th
Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: William Fruhling, Acting Preservation
Planner

ADOPTED:

POF:

DATED: 10/17/18

ID NUMBER: 53289

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

SUMMARY:

Ted Hill, registering neither in support nor in opposition, and wishing to speak.

Hill stated that he purchased the property in January 2017, and the previous owner had torn apart the front porch. He said that it was structurally unsafe, so he pulled a building permit in June 2017 to repair the porch. He said that the only thing he did differently was to install an aluminum handrail on the first floor porch, and he would now like to replace the handrail on the second floor porch with aluminum to match.

Fruhling said that while Hill was able to get a building permit, the work was done without a Certificate of Appropriateness. The work orders issued by the City in July 2017 specifically state that Hill must get a Certificate of Appropriateness, which did not happen. Fruhling provided photos of the first floor porch that were taken in July 2017 when the orders were written, pointing out that the work on the porch had not been completed yet. He said that BI flagged this property and ordered the owner to get a Certificate of Appropriateness early enough that the work should not have been completed without one.

Fruhling referenced the plans submitted by the applicant and pointed out that the drawings do not reflect what was actually built, as shown in the photos. He pointed out that the boxed out elements at the top and bottom of the posts were not built, though they are shown in the drawings. He also said that the drawings don't provide enough detail, such as the dimensions of the balusters and how the posts are attached to the beam and floor. He stated that as it stands, the work completed on the first floor front porch does not meet the standards. Fruhling asked what happened to the previous first floor porch railing. Hill said that it was rotted and he threw it away. Fruhling said that he did some research, but was unable to tell if the previous railing was original or not. He said that the railing, posts, and balusters currently on the first floor porch will need to be removed and replaced to meet the standards, so it would be best to refer the item to a future meeting to give the applicant time to work out the details with staff.

Hill said that he was trying to make the porch maintenance-free when he installed the aluminum handrail. Levitan pointed out that the house is in a historic district and has different standards. Levitan asked why the porch that was constructed doesn't match the plans, specifically pointing out the buildout at the top and bottom of the posts. Hill said that he has now wrapped the posts at the top and bottom. Levitan asked if the photo included in the submission is no longer accurate, and Hill confirmed that it is not.

Hill asked what he should replace the rail with. Arnesen said he should replace it with a rail that looks like the drawings. Hill asked if he could use the original railing that looks like the second floor porch rail. Fruhling asked if he still had the original railing, and Hill said that he could try to look for it. Fruhling said that his first preference would be that Hill reinstall the original railing that was removed, and his second preference would be to install a new railing that has 2x2 square balusters and follows the standard railing details. Hill asked what type of wood he should use, and Fruhling said that it needs to be painted.

ACTION:

A motion was made by Rummel, seconded by Arnesen, to refer the item to a future meeting. The motion passed by voice vote/other.