

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 5/20/19

TITLE: 6 S Prospect Ave - Exterior Alteration to a Designated Madison Landmark in the University Heights Hist. Dist. (Wolff House) - Replacement of windows on enclosed porch; 5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 5/21/19

ID NUMBER: 55761

Members present were: Stuart Levitan, Anna Andrzejewski, Richard Arnesen, and Katie Kaliszewski. Excused were Arvina Martin and David McLean.

SUMMARY:

Meri Tepper, registering in support and available to answer questions

Bailey said that the proposed work involves converting two three-season porches to conditioned rooms. She explained that she does not know when the sleeping porches were added, but they do not look original to the house; however, no previous approvals exist, so the work may have been done without a Certificate of Appropriateness. Because the year of the sleeping porch additions is unknown, Bailey said that she is treating it as a contemporary addition in her recommendations. She said that an attached garden shed is also being incorporated into the first floor porch and converted to conditioned space.

Bailey noted that Ald. Bidar supports the project with staff recommendations. She said that staff recommends approval with the conditions that new double-hung windows be of an Arts & Crafts-style with vertical lights in the upper sash and the door to the ground-level converted porch be of an Arts & Crafts-style. She explained that the windows and door will be obviously new, but keep in the character of the historic portions of the house.

Tepper said that they approached the project with the attitude to replace in-kind, and one will not be able to tell a difference from the exterior. She mentioned that they are replicating the storm windows into wood Marvin windows, and because the exterior shed is not meeting the owner's needs, it is being brought into the interior. Levitan asked about the origin of the shed, and Tepper said that it does not appear to be original to the home, but it is old. Bailey said that the draft of the local landmark nomination paperwork was completed in 1991 and it was adopted as a local landmark in 1992, but the only exterior alterations to the property that it mentions are landscaping in 1979 and a carport in 1989. Tepper said that they could not find blueprints of the original plans.

Levitan asked if the applicant is agreeable to the two conditions of approval recommended by staff. Tepper said that because it is not going to be a porch anymore and will be part of the house, she is fine with the windows being like the other windows on the house. Arnesen asked about the windows with vertical lights drawn in the plans. Bailey said that to match the other windows on the house, they should be 4 over 1 or 3 over 1 with vertical lights. Arnesen asked Bailey if she is okay with the different proportions. Bailey said it will help differentiate what is old vs. new, while still having a similar architectural vocabulary.

ACTION:

A motion was made by Arnesen, seconded by Andrzejewski, to approve the request for the Certificate of Appropriateness with the conditions that new double-hung windows be of an Arts & Crafts-style with vertical lights in the upper sash and the door to the ground-level converted porch be of an Arts & Crafts-style. The motion passed by voice vote/other.