

## AGENDA # 7

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 9/16/19

TITLE: 1917 Regent St - Exterior Alteration in the  
University Heights Hist. Dist. -  
Modification of dormer window; 5th  
Ald. Dist.

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Heather Bailey, Preservation Planner

**ADOPTED:**

**POF:**

DATED: 9/26/19

**ID NUMBER:** 57350

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

### **SUMMARY:**

*Sam Breidenbach, registering in support and wishing to speak*

*Anne Bogar, registering in support and available to answer questions*

Bailey described the proposal to modify an existing dormer and increase the size of the cricket on the adjacent chimney due to problematic water shedding through the area. She said that the dormer is tucked into a tight space in between the intersecting cross gable and decorative chimney, which is problematic in terms of ice damming. She explained that the dormer currently has a shed roof, and the proposal is to continue that roof through the area to prevent water from freezing in the spaces on either side and to increase the cricket on the chimney in order to shed water and simplify the gutter situation.

Bailey explained staff's recommended condition for approval to add a step back in the brick for the new wall area to provide a recessed frame from the historic top of the former dormer. She explained that this would provide forensic evidence that there used to be something different there. She said that on the other hand, it is a small space and while it is technically visible from the street, it is largely hidden behind the chimney, so she does not feel particularly strongly about it.

Breidenbach explained that the area has been a problem for many years and has caused ice damming. He said that they considered the recommendation to create a recess, and thought it would be physically difficult because of how the rafters come down. He explained that if the little triangular area to the left of the window were recessed and the rafters come down from the main roof, there wouldn't be any space to push a brick back more than 1", and it might look a little wonky. He said that on the right side of the window, the same conditions exist, but it would be more rectilinear than triangular, creating two sides that read differently. He said that between those conditions and it being physically difficult, he does not think it would work.

Bogar said that she likes the idea, but agrees with Breidenbach. She offered to instead add some brick detailing in the area that would match the chimney and front entryway. Bailey said that she had concerns about introducing a faux decorative element where there was no intention for a decorative element. Bogar said that a lot of snow sits on the roof, and the water, gas, and electric meters are located right below the dormer. She said that the water meter has broken a couple of times, and for years they couldn't think of an architectural fix for this issue, but now they have. Breidenbach pointed out that two downspouts would be cleaned up into one, and they can eliminate two lengths of gutter and just have one gutter from the chimney to the gable roof. He

said that all in all, it is a fairly minimal alteration that goes a long way to protecting the house for another 100 years. He said that the interior wall and plaster have been totally damaged by moisture because of all the water getting in there, and mentioned that they plan on replacing the whole roof as well. Bailey said that she does not have any concerns about the roof replacement. Kaliszewski asked if they planned to use asphalt shingles, and Breidenbach said yes. McLean said that the dormer is a cool existing detail and it is a shame to lose it, but given the climate and ice damage, he can see why they would want to be rid of it. Bogar said that they have owned the house for 33 years and have tried many different approaches, but the last two winters were devastating and they want to resolve the problem.

**ACTION:**

**A motion was made by McLean, seconded by Martin, to approve the request for the Certificate of Appropriateness. The motion passed by voice vote/other.**