

**From:** Dawn O'Kroley <[dokroley@dorschnerassociates.com](mailto:dokroley@dorschnerassociates.com)>  
**Sent:** Tuesday, December 10, 2019 1:38 PM  
**To:** Glaeser, Janine <[JGlaeser@cityofmadison.com](mailto:JGlaeser@cityofmadison.com)>  
**Cc:** Heck, Patrick <[district2@cityofmadison.com](mailto:district2@cityofmadison.com)>  
**Subject:** 201-213 N Blount

Janine, please share my comments with the commission. I was on the commission when N Blount was approved with conditions. Vinyl siding was not included in UDC approval on 04.05.17 and is not consistent with the character of the neighborhood. The application indicated:

Improvements to Existing Buildings:

Within three years after the date of Common Council approval of the Planned Development, the property owner shall repair or replace the front porch, windows and siding on the existing structures at 207, 209-211 and 213-215 North Blount Street (except to the extent such features have been repaired or replaced within the past 10 years), and the roof on 207 North Blount Street. Repairs and replacements shall be consistent with the character of the neighborhood.

I have not observed any repairs of exterior finishes, only replacement. Windows and original wood siding were removed from the houses. Vinyl siding was installed on the relocated house on Mifflin Street. A coated composite siding was installed on the Blount Street houses. Neither products nor their detailing were approved by the commission in 2017.

Please review the sustainability, durability and aesthetic of the materials to be consistent with the character of the neighborhood. This site is adjacent to a National Register Listed property and a National Register Listed district.

Thank you, Dawn O'Kroley 646 E Gorham Street

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**From:** Joe Lusson <joelusson@gmail.com>  
**Sent:** Wednesday, December 11, 2019 2:11 PM  
**To:** Glaeser, Janine  
**Cc:** Heck, Patrick  
**Subject:** N. Blount Street and E. Dayton houses (RPG)

To Urban Design Commission:

Re: N. Blount Street and E. Dayton houses on Dec. 11 agenda

I understand that the city has required work on the 3 houses on N. Blount between Johnson and Dayton, and the one house on E. Dayton that was moved from E. Johnson. The UDC requirement was for repairs and replacements to be "consistent with the character of the neighborhood." I would argue that vinyl siding is not consistent with that character. Nor do I think the owner should be rewarded with removing wood siding and original windows and replacing them with vinyl.

This is especially significant given that these properties are on the corner of N. Blount and E. Dayton, the other three corners of which are populated by official city of Madison landmarks and one National Register Historic District. Please require the owner to use real wood siding, and/or explicitly document why he couldn't restore the original siding on *any* of the houses, and then require him to replace the vinyl siding with a more appropriate material.

Such restoration should be required as a tradeoff for greatly increasing the density of the neighborhood and removing a historic house on E. Johnson. The developer should not be able to further degrade the historic character of the neighborhood with these "repairs."

In future projects before the commission, please encourage developers to restore original windows. Such windows with their old-growth timber, wavy or leaded glass, can be seen as the soul of a house. They should not be tossed out willy nilly, without a thought, and replaced with inferior materials that won't stand the test of time.

Sincerely,

Joe Lusson  
640 E. Gorham Street  
Past-president Tenney-Lapham Neighborhood Association  
Past-president Madison Trust for Historic Preservation