

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 3/1/21

TITLE: 1012 Jenifer St - Construction of a new garage structure, construction of an addition to the principal structure, and alterations to the front porch in the Third Lake Ridge Hist. Dist.; 6th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 3/3/21

ID NUMBER: 64128

Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, and David McLean. Excused were: Betty Banks, Arvina Martin, and Maurice Taylor.

SUMMARY:

Christi Weber, registering in support and wishing to speak

Bailey described the proposed work to construct a new garage on the rear of the property, create a screened porch below an existing rear balcony, and general rehabilitation to the existing house, mostly focused on the front porch. She showed plans for the proposed gable front garage and pointed out that most garages in historic districts are utilitarian, but this is different in that it has a compass head window in the gable end. She said that typically, she would recommend taking off the decorative elements and keeping it simple, but part of the Third Lake Ridge standards look at other resources within 200 feet. A couple houses down, there is a building of a comparable time period with a gable front garage with a decorative truss. She said that while the proposed garage has decorative elements that reference the Palladian window on the principal structure, it is still an accessory building that is subordinate to the principal structure. She said that the solar panels on the roof are in keeping with requirements and will be installed parallel to the plane of the roof. For the screened porch, she discussed the proposed materials and asked the commission to decide whether the railings should use Trex or painted wood. She mentioned that the existing cellar doors will also be replaced. On the front of the house, she described the rehabilitation work planned for the front porch, which meets the standards. She said that staff recommends approval with the conditions that staff approve final window, door, and roof shingle specifications and the commission specify whether wood or Trex railings be used on the rear screened porch and balcony.

Andrzejewski opened the public hearing.

Christi Weber, applicant representing the property owners, asked if aluminum railings would be acceptable if the commission decides that Trex should not be used.

Andrzejewski closed the public hearing.

Arnesen said that a Trex railing is not ideal, but he is okay with it in the back of the house. Kaliszewski said that she would prefer Trex to aluminum. Andrzejewski asked if Trex was acceptable because of the historic

district standards and the location of the railing in the back of the house, and Kaliszewski agreed with that reasoning. McLean also agreed based upon the location in the rear of the house.

ACTION:

A motion was made by Kaliszewski, seconded by Arnesen, to approve the request for the Certificate of Appropriateness with the conditions that staff approve final window, door, and roof shingle specifications and Trex railings be used on the rear screened porch and balcony because they are located on the back of the house and are not visible from the street. The motion passed by voice vote/other.