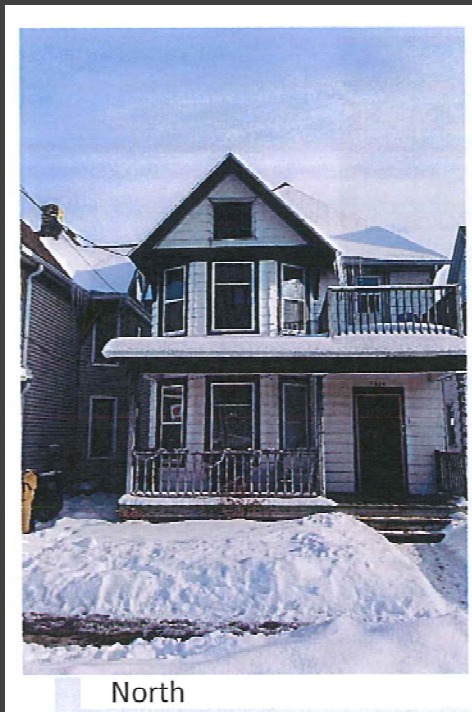




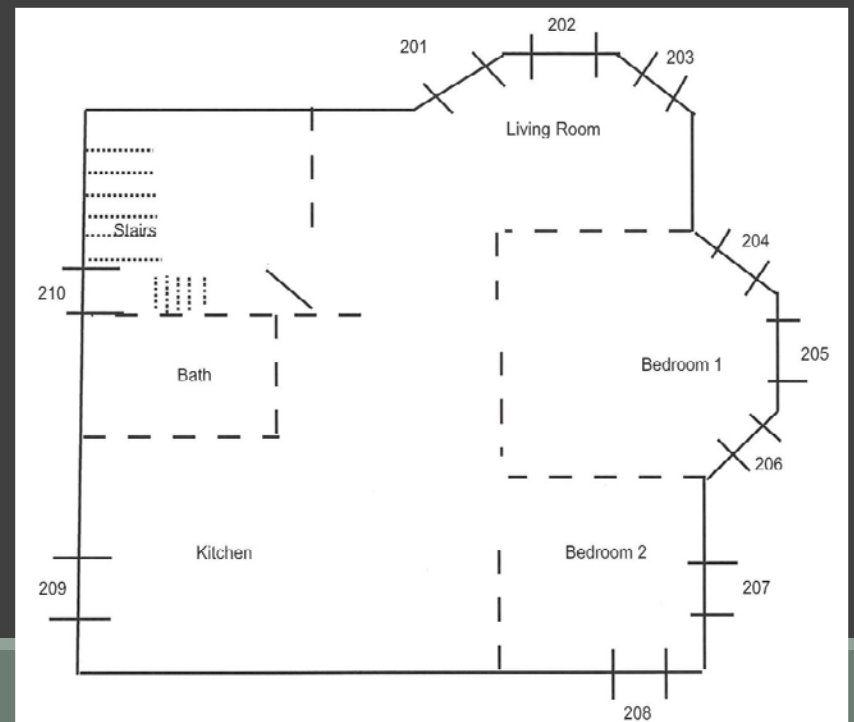
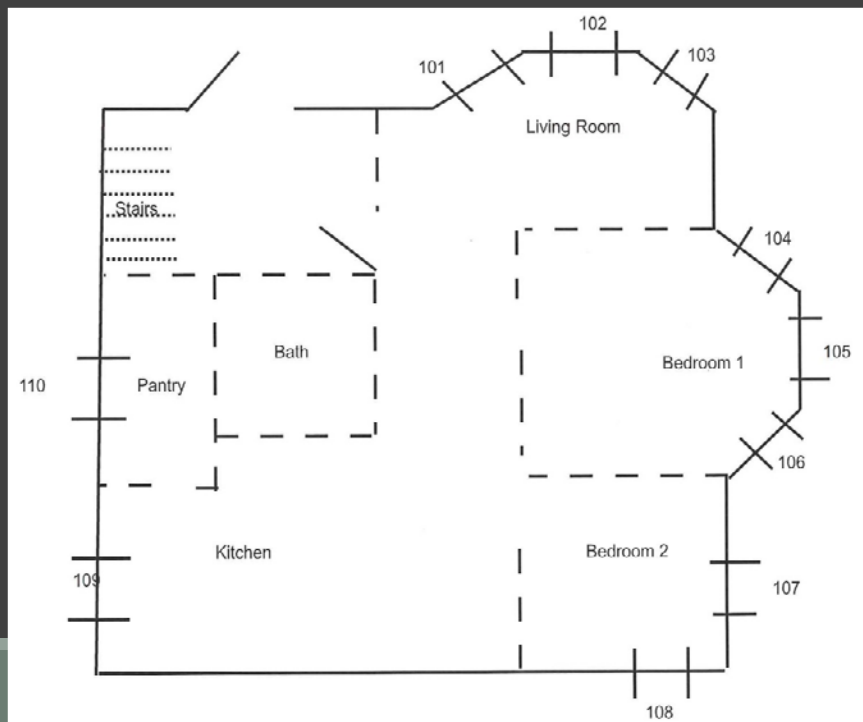
Certificate of Appropriateness for 1229 Jenifer Street

March 11, 2019

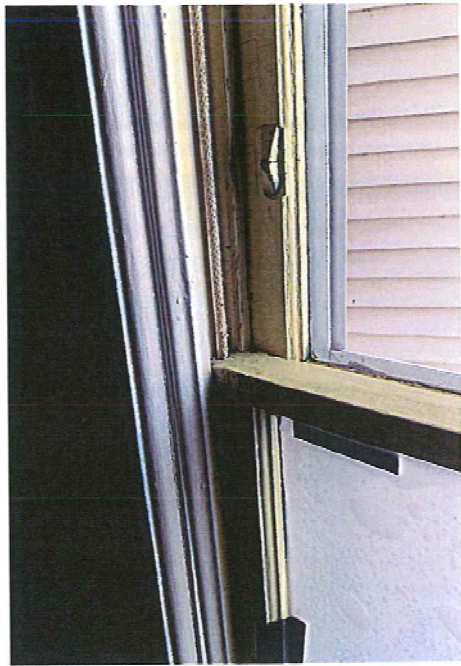


Proposed Work

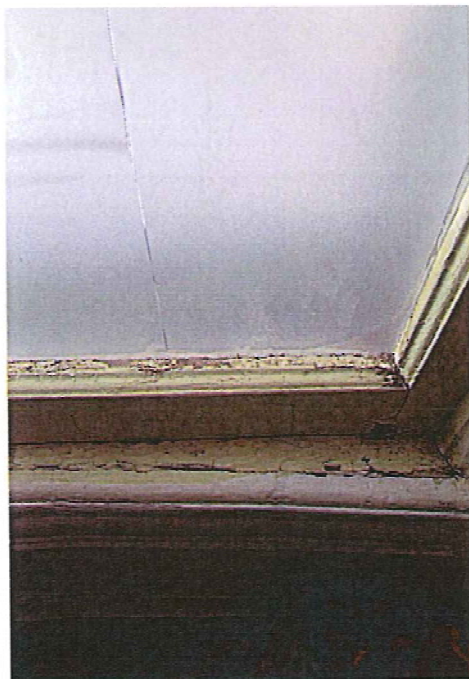
- Replace 20 windows: 9 double-hung and 1 picture on each floor



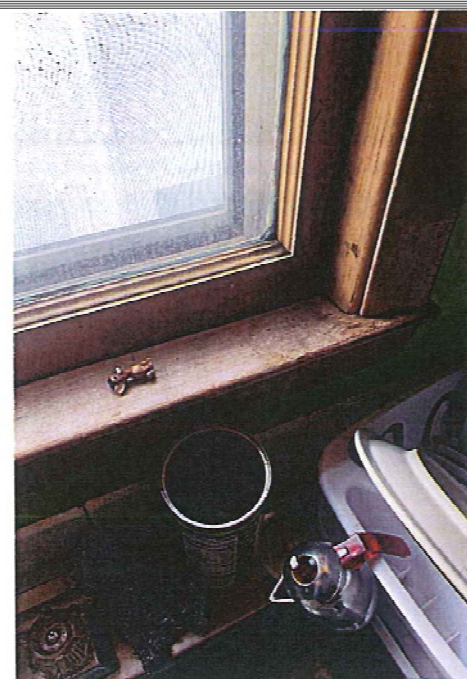
Current Condition



1st floor Bedroom 1 #104



1st Floor Bedroom 1 #105



2nd Floor Kitchen #209



Stairwell #210



Proposed Replacements



Quote 2

Mitch Wagner (608)850-2108
rsulte PCS 3

Ann Kox
1229 Jenifer St
Madison, WI 53703

ID#	ROOM	SIZE	DETAILS	PRICE
101	Living	28 W 70 H	 Window: Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Pulley pocket insulation , Insert Deduction	
102	Living	40 W 70 H	 Window: Picture , Insert Frame, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Grille Style: Full Divided Lite (FDL with spacer) Grille Pattern: All Sash: Farmhouse Misc: Insert Deduction	
103	Living	28 W 70 H	 Window: Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Pulley pocket insulation , Insert Deduction	
104	Bed 1	28 W 70 H	 Window: Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Pulley pocket insulation , Insert Deduction	
105	Bed 1	28 W 70 H	 Window: Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Pulley pocket insulation , Insert Deduction	
106	Bed 1	28 W 70 H	 Window: Double-Hung , Equal, Slope Sill Insert, Traditional Checkrail, Exterior White, Interior White Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Full Screen Grille Style: No Grilles Misc: Pulley pocket insulation , Insert Deduction	



Double-Hung



Picture Window (added line where approximate location of Full Divided Lite Grille will go).



Staff Recommendation

The City Attorney's Office has previously determined that replacement rather than repair of historic windows would "frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources."

Staff has previously directed the applicant that they need to make a case that the windows are beyond repair, but also that distinctive windows (such as the large picture windows) should be retained in place.

Based on the materials submitted, staff believes that the standards for granting a Certificate of Appropriateness have not been met and recommends that the Landmarks Commission either deny this request or ask the applicant for additional information and refer to a future meeting.

