

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION	<b>PRESENTED:</b> 19 June 2017	
TITLE: 103 Langdon Street - Exterior Alteration, Mansion Hill, 2nd Ald. Dist.	<b>REFERRED:</b>	
CONTACT: Nate Yahn, J H Findorff & Sons, Inc.	<b>REREFERRED:</b>	
	<b>REPORTED BACK:</b>	
AUTHOR: Amy Scanlon, Secretary	<b>ADOPTED:</b>	<b>POF:</b>
DATED: 28 June 2017	<b>ID NUMBER:</b> 46635	

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Members present were: Stuart Levitan, Chair, Anna V. Andrzejewski, Vice Chair, Richard Arnesen, Marsha A. Rummel, Katie Kaliszewski, and Lon Hill. Excused was David WJ McLean.

### **SUMMARY:**

Nate Yahn, registering in support and wishing to speak.  
Linda Maier, registering in support and wishing to speak.  
Jenner McLeod, registering in support and wishing to speak.

Yahn confirmed that Delta Gamma obtained a detailed audit of the glass in every window in the house and discussed the findings. Per the report, the condition of the glass is likely not stable enough to move them to different frames.

Yahn provided copies of the original audit performed by Hellenbrand and indicated that Hellenbrand provided an estimate that favored restoration because Hellenbrand performs restorations. He feels that the audit performed by Lake City Glass is more objective.

Maier brought up the issue of safety and the condition of the windows.

Andrzejewski confirmed that the Landmarks Commission is considering a request for the third floor windows. McLeod indicated that, while it is currently requesting only the third floor, it is Delta Gamma's intention to replace all the windows in the building eventually.

Yahn asked if the Landmarks Commission has seen what the proposed replacement units are. The Landmarks Commission has seen them.

Levitan indicated that the issue is not whether the replacement windows are good enough; it's whether restoration or replacement is appropriate for this request.

Rummel indicated that the existing replacement windows are flat and stand out as being different from the original windows. She wants to make sure that the muntins will be of the appropriate profile, per Staff's recommendation.

Levitan confirmed which sides of the building were being discussed for replacement windows.

Levitan asked the applicant whether the resistance to restoration is cost or an inability to restore the windows. Maier indicated that it's more than just expense. The wood has degraded and is falling apart. The sash would need to be rebuilt. In the process of taking them apart and rebuilding them, a lot of the glass would be lost.

Kaliszewski asked whether the cost of \$300,000 was for the whole house or just the third floor. Per the Applicants, it's for the second and third floor. Maier believes the quote was so high because Hellenbrand did not want to restore the windows. Maier indicated that she feels the windows are irreparable and the first report was misleading.

Yahn asked if there was an ability to create glass like the glass that exists from 91 years ago. Staff indicated that there are companies that salvage original glass for restoration.

Hill asked if glass like this gets more brittle over time. Maier responded that it depends on the composition of the glass itself and the fact that it's been exposed to the elements.

Levitan asked if there were individuals living in the Mansion Hill Historic District that might be interested in being involved in the restoration of the windows. Per McLeod, some neighbors appear to be interested in the house and there was recently a meeting to share the window project with a neighbor and the Alder.

Arnesen indicated that the cost of restoration is prohibitive and that if the Landmarks Commission would like to encourage people to invest in historic properties, requiring them to spend exorbitant amounts of money is not the way to do it. He feels that requiring restoration in this instance would frustrate the public interest.

Andrzejewski indicated that replacement of the third floor windows would indeed be difficult to notice, and agrees with Arnesen that refusing to allow this for the third floor would frustrate the public interest. She doesn't want the other floors to be approved so "easily", however.

Rummel asked Andrzejewski what conditions she might impose with an approval. Andrzejewski indicated that the muntins should be of appropriate width and profile and asked that Staff be specific in conditions.

Staff has concerns with the Marvin replacement windows and the muntin thickness. There was general discussion about muntin options and potential requirements. Staff will perform a site visit to inspect the current Marvin replacement windows.

Maier indicated that she would need Staff's guidance to choose the correct muntins.

There was general discussion about reviewing a window sample at a future meeting.

### **ACTION:**

**A motion was made by Rummel and seconded by Arnesen to refer the item to a future meeting, when Delta Gamma will present their window replacement proposal. The motion passed on a voice vote.**