

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: July 18, 2016
TITLE: 715 South Few Street, Third Lake Ridge Historic District – Replacement of windows. 6 th Ald. Dist. Contact: Steven Bobeck, Thebco Inc.	REFERRED: July 18, 2016 REREFERRED: REPORTED BACK:
AUTHOR: Amy Scanlon, Secretary	ADOPTED: POF:
DATED: July 18, 2016	ID NUMBER: 43689

Members present were: Stuart Levitan, Chair; Anna V. Andrzejewski, Vice Chair; Erica Fox Gehrig, Lon Hill, and Marsha A. Rummel

SUMMARY:

Steve Bobeck, registering in support and wishing to speak. Bobeck explained that the windows are in poor condition and cannot be repaired. He explained that an insert unit is being proposed and that the use of the insert will allow the existing trim and sill to remain.

Gehrig and Andrzejewski explained that the windows are character defining features and that the original windows on the street façade should remain. There was general discussion about the condition of the windows on the street façade. Bobeck explained the condition was very poor. He explained that they requested an estimate on repair from a contractor known for restoration work and that the contractor could repair/rebuild sash for almost two times the price of window replacement units per window and get to the work starting in the second quarter of 2017.

Gehrig asked if there were original sash from other locations on the building that could be relocated to the street façade windows. Bobeck explained that the front windows are slightly larger than windows found on the sides and rear so that relocation is not possible.

Bobeck explained that the windows of the bay and the small fixed window of the front façade have been replaced and will remain.

A motion was made by Gehrig, seconded by Andrzejewski, to approve the Certificate of Appropriateness for the replacement of windows on the sides and rear and the repair/reconstruction of 5 existing original windows on the front facade.

There was general discussion about the language of the ordinance standard and that the wood window material should be retained on the street facade. Bobeck offered the Marvin wood window option to address this concern. The Commission discussed the dimensions of the stiles and rails, especially the meeting rail of the Marvin window.

There was general discussion about the need to have more documentation of the condition of the windows on the street façade and to understand other products with more appropriate dimensions.

Given the conversation, a substitute motion was made by Andrzejewski to grant the Certificate of Appropriateness for the replacement of non-street facing façade windows. There was general discussion about the approvals needed and how to structure the motion. Gehrig withdrew the original motion with a second by the consent of the body.

There was general discussion that the Commission would like to receive additional information which includes context photos, condition photos of each window proposed for replacement and product information.

ACTION:

A motion was made by Andrzejewski, seconded by Rummel, to refer the review of this item to the August 1 meeting to allow the applicant to provide additional information. The motion passed by a voice vote.