
Regarding: **1722 Summit Avenue – University Heights Historic District – Consideration of Issuance of Certificate of Appropriateness for exterior alterations involving window and door replacement. (Legistar #20714)**

Date: December 13, 2010
Prepared By: Amy Scanlon

General Information

The Applicant is proposing to alter the exterior appearance by installing replacement windows and doors at 1722 Summit Avenue in the University Heights Historic District.



City Historic Preservation file photo (original source and date unknown)

Relevant sections of the Landmarks Ordinance

33.19(12)(d)3. Repairs. Materials used in exterior repairs shall duplicate the original building materials in texture and appearance, unless the Landmarks Commission approves duplication of the existing building materials where the existing building materials differ from the original. Repairs using materials that exactly duplicate the original in composition are encouraged. (Renun. by ORD-08-00122, 11-22- 08)

33.19(12)(d)6. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing building or of other buildings in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing building where the existing building materials and architectural details differ from the

original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade. (Renum. by ORD-08-00122, 11-22-08)

Staff Comments

The Applicant requested staff approval of the proposed window and door replacement project a few months ago. Staff denied the request because the existing windows and doors (including sash, frames and sills) appear to be in good repairable condition (the email correspondence is included for your review). Additional Staff concerns are as follows:

1. Upon further review, Staff would support the replacement of the casement window sash if all good faith attempts have been made to repair it and install weather-stripping. The existing frame and sill shall be retained in their entirety and the two new casement units shall be divided to match the existing muntin configuration (two lights wide by three lights high).
2. The Phase 2 work cannot be addressed at this time due to lack of sufficient information about the existing condition of the French doors. Staff requested existing condition images from the Applicant on December 1, 2010.
3. While Staff appreciates the retention of the existing window frame and sill elements, the new replacement window units will have slightly smaller glass size which somewhat changes the character of the design. Staff would prefer to retain the original glass size which would necessitate removal of the existing frame and sill elements and replacement with new historically sized window, frame, and sill elements.
4. The Applicant has received tax credit approval for this work; however, according to Jen Davel, Senior Preservation Architect at the Wisconsin Historical Society, the more strict interpretation of the appropriateness of the proposed work (City Landmarks Ordinance, in this case) would prevail. The tax credit application can be revised to include window repair and weatherization, purchase of new storm windows, and door repair and weatherization for this project.

The Applicant has submitted the request to the Landmarks Commission for relief from the previous Staff decision. Staff believes that the criteria for the Certificate of Appropriateness as highlighted above are not met and recommends that the proposal not be approved (with the exception of the casement window as described above). If the Landmarks Commission finds the criteria can be met, staff recommends the following condition:

- The Applicant shall install wood replacement windows and doors instead of clad.