



Certificate of Appropriateness for 2115 Kendall Ave.

September 16, 2019



Proposed Work

- Replace 16 windows
- Replace gutters
- LC referred project at August 12 meeting for more detailed information about
 - window component dimensions
 - cost of repair/lead paint abatement



History of Property

- Constructed in 1895
- Home of Frank & Helen Stormer
- Early residents had working class occupations
- Vernacular Victorian with simple decorative features



Applicable Standards

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

(1) New construction or exterior alteration.

(d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.



Applicable Standards

41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT

(5) Standards for Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.

(c) Repairs.

(f) Alterations Visible from the Street and Alterations to Street Facades.

(g) Additions and Exterior Alterations Not Visible from the Street.



Window 9: Kitchen, south-facing, 38" by 38"



This window is of undetermined date (not an original window, vinyl/aluminum exterior). One pane, designed to open, is inoperable.

Replace with: similar dimension 38" by 38" slider Okna 500 series.

Window 11 bedroom 1, driveway facing 28" by 55"



Major rot and chipping on external frame and sill. Lead swab test positive.



Replace with: similar dimension 28" by 55" double hung Okna 500 series.

Window 15 Bedroom 3, west-facing 28" by 55"



Broken pane. Chipping. Rot.



Replace with: similar dimension 28" by 55" double hung Okna 500 series.



Window 5 & 6: Downstairs dining room, west-facing, both approx. 28" by 61"



Some chipping and wear. Lock mechanisms are broken.



Replace with: similar dimension 28" by 61" double-hung Okna 500 series.

Window 4: Living room west-facing, approx. 28" by 61"

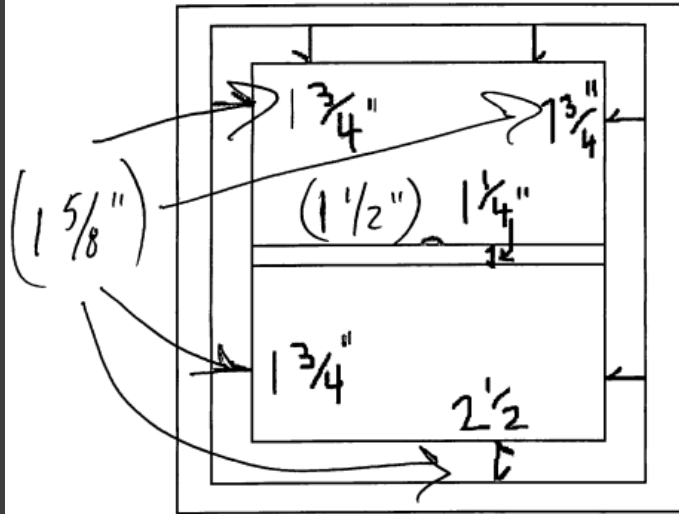


This window has significant paint chipping on the sill and external frame. Opens (doesn't stay open), but lock mechanism was altered and is unstable.



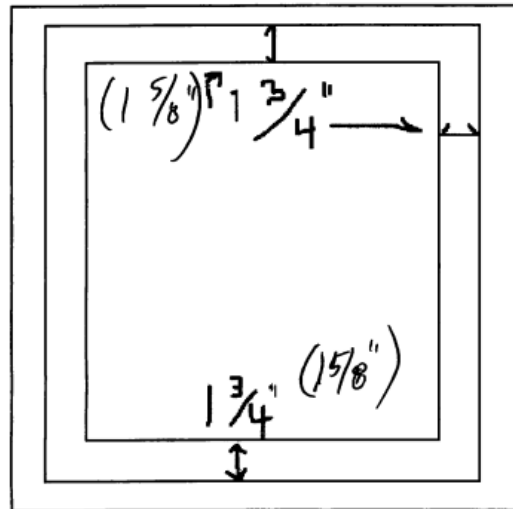
Replace with: similar dimension 28" by 61" double-hung Okna 500 series.

UPSTAIRS WINDOW DIMENSIONS 2115 Kendall Ave Madison WI 53726



These measures are for upstairs windows 11, 12, 13, 14, 15, 16.

Frame measures for windows (as measured by Jordan Exteriors) are: 28" by 55"



These measures are for window 10 the picture window on the stairway, 28" by 28".

2115 Kendall Ave Windows

Window	Location	Current Dimensions	Proposed Replacement Dimensions
Windows 1 & 2	Downstairs, north-facing, front porch	28" by 61"	27.75" by 60.75"
Window 3	Downstairs closet, east-facing	23" by 45"	22.75 by 44.75"
Window 4	Downstairs living room, west-facing	28" by 61"	27.75" by 60.75"
Windows 5 & 6	Downstairs dining room, west-facing	28" by 61"	27.75" by 60.75"
Windows 7 & 8	Downstairs playroom, east-facing	28" by 61"	27.75" by 60.75"
Window 9	Downstairs south-facing kitchen	38" by 38"	37.75" by 37.75"
Window 10	Upstairs (on stairway) picture window	28" by 28"	27.75" by 27.75"
Window 11	Upstairs bedroom 1, east-facing	28" by 55"	27.75" by 60.75"
Window 12	Upstairs bedroom 1, north-facing	28" by 55"	27.75" by 54.75"
Window 13 & 14	Upstairs bedroom 2, east-facing	28" by 55"	27.75" by 54.75"
Window 15	Upstairs bedroom 3, west-facing	28" by 55"	27.75" by 54.75"
Window 16	Upstairs bedroom 4 (master), south-facing	28" by 55"	27.75" by 54.75"

Alder Comment

- Applicants have done their due diligence in reaching out to numerous contractors & could not get a bid
- If LC requires repair, please limit to windows 1-3



Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness can be met and recommends the commission approve a Certificate of Appropriateness with the following conditions:

1. Replacement of gutters with materials-in-kind, color to match trim
2. Replacement of window 9 with proposed slider window
3. Replacement of windows 7, 8, 11, 12 and 15 due to deterioration
4. Repair or replacement of window frames and sills as necessary with cedar, painted to match existing
5. Repair remaining historic windows



Staff Recommendation

As this property is located within a National Register Historic District, this work is eligible for a 25% state tax credit for the necessary work. Windows 9 and 16 are located on the south elevation, which is the rear of the property and therefore not visible from the street, so the commission should consider if it is acceptable to replace those windows. Likewise, the windows 4-6 are located on the west side of the building, which is screened by dense vegetation and is therefore not highly visible from the street.

