

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 4/8/19

TITLE: 1722 Summit Ave - Exterior Alteration in
the University Heights Hist. Dist.;
5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 4/11/19

ID NUMBER: 55155

Members present were: Stuart Levitan, Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, and David McLean, and Marsha Rummel.

SUMMARY:

Mike Steinhafel, registering in support and wishing to speak

Bailey described the project, explaining that the applicants are proposing to remove the screens and side railings on the porch above the garage and install windows. Summarizing the history of the property, she said that the garage and screen porch were constructed in 2002, the windows on the house were replaced with wood windows in 2010, and in 2018, aluminum-clad replacement windows for the house were approved by the Landmarks Commission. The previous owner proposed the 2018 window replacement project, and per the current owner, only one window was actually replaced. The current owner is now proposing to use fiberglass windows with wood interior on the porch, and staff recommends they use aluminum-clad windows to match the replacement window on the house. She said that traditionally, the Commission has not approved fiberglass exterior windows except in cases of significant weathering. Andrzejewski asked if all of the windows proposed for installation are on the new addition. Bailey confirmed that they are.

Steinhafel explained that the one window that was replaced with an aluminum-clad window in 2018 is a rear-facing kitchen window, and none of the other windows on the house were touched. He said that they recently purchased the house in February and were not aware of the existing Certificate of Appropriateness. He said that two local Marvin window distributors recommended they use the Marvin Integrity Wood Ultrex windows with fiberglass exterior and wood interior because fiberglass is more durable and energy efficient, and there are minimal aesthetic differences between fiberglass and aluminum. He mentioned that all original wood openings in the porch would not be changed, and only the screens and railings would be removed.

Levitan asked why staff recommends aluminum-clad windows, and Bailey responded that the Commission approved aluminum-clad windows for the house last year, and the Certificate of Appropriateness for that approval is valid until June 2020. Arnesen requested confirmation that the work was not completed, and Steinhafel confirmed that only one window was replaced on the rear of the house. Arnesen asked about the remaining windows on the house, and Bailey said that they were last replaced in 2010 and are not original. Levitan asked if staff's recommendation would be different in the absence of the existing Certificate of Appropriateness. Bailey said that she would not recommend fiberglass windows, and staff has generally recommended wood windows. She said that in last year's review of the replacement windows for this property, staff recommended denial of the aluminum-clad windows and wanted wood windows instead. Andrzejewski said they need to consider the similarity of materials according to the State Statute. Bailey said that fiberglass

does not convey the character of a historic wood window, and gives a more plastic look as opposed to wood and aluminum. Levitan asked if there is a difference in cost, and Steinhafel said that it would be an additional \$500 per window to do aluminum-clad. McLean asked if they priced out wood windows, and Steinhafel said they did not because of concerns about the maintenance of wood. Steinhafel said that the house is set back from the street and the porch is set back further from the front of the house, so if one is standing at the street, he doesn't see how one could tell a difference in window materials from that distance. Arnesen asked what the garage door is made of, and Steinhafel said he is not sure. Levitan asked how many windows are on the porch, and Steinhafel responded that there are 12 windows. Arnesen asked about the materials of the current windows on the house. Bailey said that in 2010, the windows were replaced with wood.

Kaliszewski said that without seeing the fiberglass, she does not feel comfortable signing off on it. She suggested options for moving forward, including approving aluminum-clad windows on the front façade and fiberglass on façades not visible from the street or referring the item so the applicant can return with samples of the fiberglass windows. Andrzejewski said she thought those were reasonable options. McLean asked for confirmation that the Certificate of Appropriateness is transferrable for the address rather than the owner, and Bailey confirmed the Certificate of Appropriateness is for the property. McLean agreed with Kaliszewski and said that he would like to see the fiberglass before approving. Arnesen said that he would hate for the applicant to have to spend an extra \$6000 on the windows, so it would be helpful to see a sample of the fiberglass. He also said that it might look goofy to have windows of two different materials in one room, and McLean agreed. McLean requested that samples include the interior and exterior finishes and that the applicant bring both fiberglass and aluminum samples, if possible. He pointed out that they will need to confirm the interior finishes match if they end up using two different types of windows. He said that if the railings are removed, building code may not allow them to install windows all the way down to the floor without a guardrail of some type for fall protection over the garage, and suggested the applicant look into those requirements.

ACTION:

A motion was made by Kaliszewski, seconded by Andrzejewski, to refer the item to the April 22, 2019 meeting. The motion passed by voice vote/other.