

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: 1/29/18	
TITLE: 103 Langdon Street - Exterior Alteration, Mansion Hill, 2nd Ald. Dist.	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Amy Scanlon, Secretary	ADOPTED:	POF:
DATED: 2/1/18	ID NUMBER: 46635	

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

SUMMARY:

Laura Stoller, representing Delta Gamma – Omega Chapter, registering in support and available to answer questions.

Jon Koelsch, representing Findorff, registering in support and available to answer questions.

Kelly Hofmeister, representing Window Design Center, registering neither in support nor in opposition, and available to answer questions.

Bruce Petersen, registering neither in support nor in opposition, and available to answer questions.

Staff called the Commission's attention to the Hellenbrand window assessment elevations and to the action report from the last meeting that Delta Gamma attended.

Stoller gave a brief description of the proposal and noted the fact that they would like to replace all the windows on the second and third floors (with the exception of the ones that were already replaced as part of a bathroom remodel several years ago) as well as two windows on the first floor.

Rummel asked for clarification regarding the location of the first floor windows. Per Stoller, they are windows 42 and 43 on the Hellenbrand document.

The Applicants provided handouts that display the before and "after" images (current vs. proposed – the proposed version is a photoshopped representation). Per the Applicants, the storm windows would be removed with the new proposal. They also provided a physical example of the proposed window. Per the Applicants, the proposed trim would be aluminum; the existing trim would be removed. Marvin offers 7/8" and 5/8" muntin widths. The proposed windows will have 7/8". The existing windows have 3/4". Staff asked if the removal of the existing trim would be necessary. Per Koelsch, it would be necessary in order to remove the window. Staff asked for clarification. Koelsch indicated that the removal of the frame would damage and/or destroy the trim and frames.

The Applicants intend to refurbish the deteriorating first floor windows. Per the Applicant, refurbishment is a difficult avenue to pursue in this area.

It is Staff's opinion that the curved windows are character-defining features, can be repaired, and should not be replaced. The Applicant asked what would happen in the event that they are unable to find a contractor willing

to do the work. Staff responded that a list of relevant contractors has been provided. Andrzejewski asked that the Applicants provide documentation of contractors that decline the request for restoration work.

Kaliszewski asked for clarification regarding whether some of the irregularly shaped smaller windows were being proposed for replacement. Per the Applicant, they are not.

Andrzejewski asked if there was a way for the Commission to allow Staff to provide administrative approval for various aspects of the process. Per Staff, the only way to provide administrative approval is if the Applicant proposes changes that directly adhere to the stipulations outlined in the ordinance.

There was more conversation regarding the removal vs. non-removal of the window trim and frames. Rummel asked if the trim had been removed for the bathroom window replacement. Per the Applicants, it was.

Rummel asked whether the windows on each floor were part of the same discussion. She feels that the first floor should be a separate discussion from the second and the third. Levitan indicated that he felt they should be separate discussions.

Hill asked if it would be better to install wood trim instead of aluminum. Hofmeister responded that Delta Gamma wanted a lower-maintenance window, and that they requested aluminum over wood. Rummel asked if an all-wood trim is possible. Hofmeister responded that it is.

Andrzejewski asked what might satisfy Staff as it pertains to the removal of the window trim. Per Staff, she does not have sufficient information to respond.

Under the advice of the Chair, it was suggested that the Applicants maintain the trim if possible and work with Staff.

ACTION:

A motion was made by Rummel and seconded by Hill to approve the proposal for replacement of the second and third floor windows. The motion passed on a voice vote with Rummel and Hill in favor, Andrzejewski and Kaliszewski opposed and the Chair voted in favor to break the tie.

A motion was made by Rummel and seconded by Andrzejewski to refer the first floor windows to a future meeting. The motion passed on a voice vote.