

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: July 30, 2012

TITLE: 702 East Mifflin Street – Designated
Landmark (City Market) – Exterior
alteration involving window
replacement. 2nd Aldermanic District.
Contact: Lee Waldhart (26537)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: July 30, 2012

ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Christina Slattery, David McLean, Marsha Rummel, and Jason Fowler. Michael Rosenblum was excused.

SUMMARY:

Lee Waldhart, 1319 East Dayton Street, explained that they have been making energy efficient improvements throughout the building. Mr. Waldhart explained that during a recent inspection, a building inspector told him that window replacement may be possible without a permit. Waldhart explained that they moved forward with window replacement and typical window maintenance. The replacement window is a high quality vinyl product with excellent thermal qualities. He explained that 6 windows that were in very poor condition have already been replaced.

Mr. Waldhart explained the meeting rails of the existing windows no longer meet. He noted that the second floor windows look like double hungs, but actually act as awning windows that hinge in toward the interior at the upper sash.

Mr. Waldhart suggested that they find a muntin grille that will work with the previously installed vinyl units and if a grille cannot be integrated with those units, they would replace with the fiberglass units that have exterior muntins.

Waldhart suggested that they replace the remaining second floor window with fiberglass double hung units with exterior muntins and half screens. In addition, the windows on the first floor would be repaired and storm windows replaced as compromise.

ACTION:

A motion was made by Gehrig, seconded by Slattery, to approve the window replacement as follows:

- Previously installed vinyl units at the second floor will have permanent muntins applied to the exterior and if this solution is not possible, the units will be replaced with fiberglass units with exterior muntins and half screens.

- Remaining second floor windows will be replaced with fiberglass units with exterior muntins and half screens.
- First floor windows will be repaired and the storm windows will be replaced.

The motion passed by voice vote/other.