

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION  
TITLE: 423 North Carroll Street – Mansion  
Hill Historic District – Installation of  
Replacement Windows. 2<sup>nd</sup> Ald. Dist.  
(29257)

**PRESENTED:** March 11, 2013

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

DATED: March 11, 2013

**ID NUMBER:**

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

### **SUMMARY:**

Registered and speaking in support were Alyssa Hellenbrand-Best and Sheb Heissner.

Heissner explained that the main concerns from the staff report are visible glass from outside the building. These are different windows than were earlier submitted and provide more visible glass from the exterior. The glass is essentially the same as what is in place now. The staff report is unclear as to whether the windows are original or not and the applicant could not answer that; however, in the time they've owned the property windows have not been replaced. Discussion centered on the sills, sash and flashing and how they may look different from what is currently installed. For a comparative evaluation, it is hard to say from just the product information; it does look like this style may be narrower. Heissner stated they previously submitted a 3 ¾" from frame edge to sash, this is 3"; you gain 1 ½." The larger issue is if storm windows add that extra layer of screen and glass, this does not as it will not have storm windows, just a screen.

Ald. Maniaci wants to see energy efficient, warm housing and she suggested the applicant find a window that is efficient and that works with this building to increase efficiency. Rummel asked if every possible window was evaluated; is there a range of conditions? Heissner responded that some are in worse shape than others with some seeming to never be opened. She felt it would be fair to provide the Commission with more information, otherwise she would move with the staff report. He responded that the glass is the same in most windows. Efficiency-wise, whenever the building was built is when these windows were installed. Gehrig concurred and asked for either more photographs or a representative to look at the existing windows. Hellenbrand-Best stated that a representative was more than welcome to tour the property, but she feels strongly that these windows need replacement rather than fixing; the wood is rotting. She understands the concerns with regards to the image of the building, but they have a vested interest in maintaining the appearance of the building and by replacing windows it is their hope to continue to enhance that while also providing practicality and a warm, safe house. Ald. Maniaci further stated that she thinks the Commission wants the applicant to return with a photo of every window.

Gehrig suggested discussing with the Preservation Planner what the next step would be. Ald. Maniaci requested any information from this body regarding original materials, upstairs windows versus other windows, and what sort of information the Commission needs. Rummel replied a full front view, four-sided views and close-ups.

Levitan suggested sharing the packet from the last time they dealt with windows and an understanding of how would it look differently with these windows compared to what's there now to a reasonably alert person, or compared to restoring the current windows. Levitan thanked the applicant for not purchasing their windows prior to receiving Commission approval.

**ACTION:**

A motion was made by Gehrig, seconded by Rummel, to **REFER**. The motion passed by voice vote/other.