



Project Address: 124 Breese Terrace
Application Type: Certificate of Appropriateness for exterior alteration in historic district
Legistar File ID # [31657](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Applicant/Property Owner: Jim Corcoran

Requested Action/Proposal Summary: The applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the exterior alteration, which includes the replacement of windows, at the building located at 124 Breese Terrace in the University Heights Historic District.

Applicable Regulations & Standards: Section 33.19 of the Madison General Ordinances (see below)

Review Required By: Landmarks Commission

Background Information

Parcel Location: The subject site is located in the University Heights (local) historic district and in the University Heights National Register Historic District.

Relevant Landmarks Ordinance Sections:

33.19 (12)(e) Criteria for the Review of Additions, Exterior Alterations and Repairs in the R4, R5, R6, C1, C2 and OR Zoning Districts.**

2. Additions and Alterations. Alterations and additions shall be compatible in scale, materials and texture with the existing building or structure.
3. Repairs. Materials used in repairs shall harmonize with the existing materials in texture, color and architectural detail.

**The current zoning for the property is TR-U1 which is equivalent to R6.

Analysis and Conclusion

The proposed replacement windows are compatible in scale and texture and they harmonize with the existing materials in color and possibly in architectural detail. The proposed material (vinyl) may not be compatible and may not harmonize with architectural details.

The retention of original wood sash is important to the integrity of a historic building. Numerous organizations have studied the associated costs and energy efficiency of replacement windows versus the repair of existing wood windows and the conclusion is that a repaired, weather-stripped, and well-maintained wood window with storm unit is as energy efficient as a new replacement window. In addition, a wood window can be repaired while a replacement window would typically have to be removed and be replaced in its entirety. The dimensions of the stiles and rails of a replacement window are typically larger than that of an original wood window and this difference changes the appearance of the historic building. The presence of original float glass also provides a subtle texture in some areas that new glass does not provide.

Recommendation

Staff believes that the standards for approving a Certificate of Appropriateness for the proposed project may be met and recommends that the Landmarks Commission consider approval.