

PLANNING DIVISION STAFF REPORT

February 8, 2016

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 28 Lathrop
Application Type: Certificate of Appropriateness for exterior alteration
Legistar File ID # [41564](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: January 26, 2016

Summary

Project Applicant/Contact: Todd Adler, Waunakee Remodeling
Requested Action: The Applicant is requesting a Certificate of Appropriateness for an exterior alteration involving the replacement of 22 windows in the University Heights Historic District

Background Information

Parcel Location: The subject site is located in the University Heights Historic District.

Relevant Historic Preservation Ordinance Sections:

41.24(5) Standards for the Review of Exterior Alterations and Repairs in TR-C2 and TR-C3 and TR-C4 Zoning Districts.

- (a) Height. N/A
- (b) Second Exit Platforms and Fire Escapes. N/A
- (c) Repairs. Materials used in exterior repairs shall duplicate the original building materials in texture and appearance, unless the Landmarks Commission approves duplication of the existing building materials where the existing building materials differ from the original. Repairs using materials that exactly duplicate the original in composition are encouraged.
- (d) Restoration. Projects that will restore the appearance of a structure to its original appearance are encouraged and will be approved by the Landmarks Commission if such projects are documented by photographs, architectural or archeological research or other suitable evidence.
- (e) Re-Siding. N/A
- (f) Alterations Visible from the Street and Alterations to Street Facades. Alterations visible from the street, including alterations to the top of structures, and alterations to street facades shall be compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing structure or of other structures in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing structure where the existing building materials and architectural details differ from the original. Alterations that exactly duplicate the original materials in composition are encouraged. Alterations that destroy significant architectural features are prohibited. Side alterations shall not detract from the design composition of the original facade.

- (g) Additions and Exterior Alterations Not Visible from the Street. Additions and exterior alterations that are not visible from any streets contiguous to the lot lines upon which the building or structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing building and, further, if the materials used are compatible with the existing materials in texture, color and architectural details. Additions and alterations shall harmonize with the architectural design of the building rather than contrast with it.
- (h) Roof Shape. N/A
- (i) Roof Material. N/A

Analysis and Conclusion

Based on the information in the submission materials, the windows appear to be in good original condition. The Applicant notes that the existing windows are drafty and develop moisture issues. These conditions indicate the need for proper repair and weather-stripping and possibly the proper installation of the storm units. The Applicant notes inefficiency of the existing windows due to solar heat gain. Solar heat gain could be reduced by the use of window coverings and/or by installing window film on the existing windows. The applicant also notes that the existing windows are difficult to operate and difficult to clean. The operation of the existing windows could be improved by general maintenance of weights and pulleys, removing excess paint from jambs and replacing worn weather-stripping materials. The Applicant also notes concerns related to repainting and potential lead paint issues. National Park Service Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing explains,

*"The rehabilitation standards call for the repair of historic materials with replacement of a character-defining feature appropriate only when its deterioration or damage is so extensive that repair is infeasible. From a preservation standpoint, selecting a hazard control method that removes *only* the deteriorating paint, or that involves some degree of repair, is always preferable to the total replacement of a historic feature."*

The replacement of original windows that appear to be in good condition would not meet ordinance standard 41.24(5)(f) as the replacement would "destroy significant architectural features." The request may meet the standards described in (g) which may allow for the replacement of windows on the rear elevation only.

Staff has requested product information related to the proposed replacement window on numerous occasions to understand the appearance of the window as it relates to the existing appearance. For example, the muntins should have a profile and project past the exterior plane of the glass by at least ½" (¾" is preferable) and not have a tape-like appearance.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration on the rear elevation may be met and recommends that the Landmarks Commission approve the request to replace the windows on the rear elevation only with the following condition of approval:

1. The proposed window shall match the appearance of the existing window as 6-over-6 double hungs with muntins that have a profile that projects off the exterior plan of the glass by a minimum of ½" as approved by staff.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration on the front and side elevations is not met and recommends that the Landmarks Commission deny the request to replace the windows on the front and side elevations.