

PLANNING DIVISION STAFF REPORT

March 14, 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: March 9, 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

This proposal was reviewed by the Landmarks Commission on February 8, 2016. At that meeting the Commission voted to refer the action on the Certificate of Appropriateness request so that the Applicant could provide more information about the condition of the existing windows and the cost for window repairs. The property owner requested that the items be placed on the March 14 agenda and at the time of issuing this staff report, the property owner had only provided photos of some window conditions and explained that they were in the process of getting an estimate.

Recommendation

Based on the information in the previous submission materials and the recent photos provided by the property owner, staff does not believe that the Landmarks Commission has sufficient information to approve the request. Staff recommends the following two options for Commission action:

Option 1

Staff recommends that the Landmarks Commission refer the request until sufficient information is provided for review.

Option 2

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 plane 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.