

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 6/24/19

TITLE: 1207 Jenifer St - Exterior Alteration in the
Third Lake Ridge Hist. Dist. -
Replacement of windows and
doors; 6th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 6/28/19

ID NUMBER: 56054

Members present were: Stuart Levitan, Richard Arnesen, Katie Kaliszewski, Arvina Martin, and David McLean. Excused was Anna Andrzejewski.

SUMMARY:

Scott McKinley, registering in support and wishing to speak

Bailey provided information on the proposed work, which involves replacement of all windows and doors. She showed images of the existing windows along with the proposed replacements for each. She pointed out that the existing windows have muntins, while the proposed replacements do not. She said that both proposed door replacements do not replicate the style of the existing doors. She said that the existing windows and doors are potentially repairable, and recommends denial of the proposal.

McKinley said that Madison Property Management took over management of this property in December, and along with that came a City work order and a new set of windows. He said that they inspected all of the windows and took photos, which they submitted with their application. He said that the tenants have difficulty opening and closing the windows, so they are not very functional. He explained that the property owner took it upon herself to resolve these issues, and ended up putting the cart before the horse by purchasing replacement windows and doors prior to speaking to the City because she was unaware of the review process. Bailey said that the windows and doors have been purchased, but have not been installed. Kaliszewski asked how long the property owner has owned the building. McKinley responded that she inherited it from a relative. He said that the selection of vinyl windows that were purchased mostly replicate the existing aside from the muntins. He said that he can apply a vinyl stripe to replicate muntin locations or purchase muntins separately to install on the inside and outside of every window. He said that he could potentially have his staff rebuild the windows, but they would need to be pulled out and some pieces replaced.

Arnesen asked how much money the property owner spent on the replacement windows. McKinley said he is not sure, but it was a lot, as they were not cheap. Levitan asked if the standard is different for a building like this. Arnesen asked if it is outside the period of significance, and Levitan said that it is. Bailey said that she consulted with the previous Preservation Planner, who said that buildings outside of the period of significance are not reviewed differently than those that are within the period of significance. She said that the ordinance language does not specify and simply has standards of how to treat historic materials regardless of the period of significance. Kaliszewski agreed that the period of significance doesn't matter.

McKinley said that a neighboring house has the same windows that were purchased for this project, and he found four other houses with doors or windows like the proposed replacements. He said that he also understands they are in the wrong by purchasing the materials before getting approval.

Kaliszewski said that knowing about the already-purchased windows makes this more difficult. She said that the replacement doors look nothing like the existing, so they should not be allowed to replace them. She pointed out that the existing doors don't look to be in terrible shape and do not need to be replaced. She said that the proposed windows don't work, and Levitan asked if they would work if muntins were added. Kaliszewski said they would, though she isn't completely convinced the existing windows aren't repairable. McLean agreed and said that most look to be in decent shape.

Levitan said that as a principal drafter of the preservation ordinance, he doesn't think they intended for a structure outside of the period of significance to have the same level of scrutiny as a structure inside the period of significance.

Arnesen suggested that the applicants could restore the doors and replace the windows if they add muntins. McKinley proposed the various options for applying muntins, and said that he would make sure they are of the same dimension and color as the current muntins. McLean said that he is okay with letting the windows slide and restoring the doors. Kaliszewski said that replacement is okay because it is outside of the period of significance. Bailey said that the existing windows aren't old growth wood, which are more easily maintained.

ACTION:

A motion was made by McLean, seconded by Martin, to approve the request for the Certificate of Appropriateness for the window replacements with the conditions that window muntin specifications be approved by staff and all existing doors be repaired and not replaced. The motion passed by voice vote/other.