

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 8/12/19

TITLE: 15 E Gilman St - Exterior Alteration in the
Mansion Hill Hist. Dist. -
Replacement of windows; 2nd Ald.
Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 8/19/19

ID NUMBER: 53073

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

SUMMARY:

Kurt Hartjes, registering in support and available to answer questions

Bailey explained that the proposed work involves the replacement of 14 windows in one unit. She said that they have seen this project at a few previous meetings, and briefly described the history of the project. She made note of the two windows (#111 and 112) on the front of the house with single sashes that open inward, and said that the contractor had previously proposed replacement with double-hung windows. She said that the contractor is now proposing replacement windows that would replicate the dimensions of the existing historic windows. She went over the applicable standards, noting that this property is within the period of significance for Mansion Hill, and said that staff recommends repair for all windows.

Hartjes said that not a lot has changed from their previous proposal except for windows #111 and 112, which they have switched to awning windows. He said that they are currently French-style in-swing units, and the exterior is starting to rot. Kaliszewski asked if they are the two windows on the top floor on the front of the building, and Hartjes confirmed they are. Kaliszewski asked if awning means they are single pane. Hartjes said they crank out from the bottom and have fully divided light grids that replicate the 3-wide and 2-high pattern, which was the only replacement they could find that would best replicate the existing windows. Hartjes said that at the last meeting, he had shared an estimate from Hellenbrand Glass for the restoration of the windows for \$44,000. He said that the Commission had asked for more estimates, but the property owner called everyone on the list and no one would come to the property. Arnesen referenced the quote for the replacement windows submitted by the applicant, and asked if the replacement cost was \$30,000. Hartjes said that the replacement cost is \$18,574, and the \$30,000 quote is retail price before discounts were included. He said that all of the ropes and pulleys are gone, a lot of the side jambs are cut out, and they plan to insulate the pockets. Kaliszewski asked for clarification as to whether the awning windows will have a simulated divided light or just be a single pane. Hartjes said they will have a simulated divided light so it looks like single panes of glass. Arnesen said that all of the windows will have that, and Hartjes confirmed that was correct. Kaliszewski asked if they are replacing all of the windows. Bailey said that it is a multi-unit building, and they are proposing replacement of all 14 windows in one unit. Hartjes said that it is the upper unit, so it is the two front windows on top and then all of the upper windows around the building. Kaliszewski asked for confirmation that the other front windows are not being replaced, and Hartjes said that only the two top windows are being replaced on the front, plus the upper level windows on the sides and back. Kaliszewski asked about the restoration of the two

top windows on the front of the house. Hartjes said that Hellenbrand Glass said that those two windows could not be restored.

McLean asked if we care about the horn detail. Bailey pointed out that the replacements do not have decorative sash horns. She said that other than the two single windows on the front, all of the other existing windows have decorative sash horns. McLean said there is a maker who does new restoration windows with horns as part of the product. Bailey said that she knew of an approved project where new windows were installed and then they found sash horns and applied them. Arnesen asked if the sash horns are visible from the outside. Bailey said that she thinks they are visible on the interior and exterior. Hartjes said that he thinks they are only visible on the interior.

Arnesen asked for confirmation that Hellenbrand Glass said they would restore all of the windows except the two front windows. Hartjes confirmed that was correct. McLean said that he would think they would be the easiest because it is just a single swing sash. Arnesen agreed because there are no weights or pulleys. Kaliszewski said they look fine from the inside. Hartjes said that one is completely boarded up and the other is completely rotted on the exterior brick mold all the way to the sash. McLean asked if they are going to tear out the brick mold, and Hartjes said they will repair any brick mold so that it can be painted.

Bailey said that she found a photo where one can see the sash horn from the exterior. There was brief discussion as to whether the sash horns were visible. Kaliszewski said that one may not be able to see it on the outside because the storm is covering it up. She said that they will have to decide how important of a detail the horns are because it appears one could potentially see them, particularly if they took the storms off. She pointed out that it is not in the front of the house, and they are dealing with the sides and rear. She asked if commissioners thought they were a character-defining feature. McLean said yes because they are unique and one does not see them often. Kaliszewski said that she would also argue they are character-defining, especially if they are visible on the inside and outside, as the photos show. McLean said that he thinks horns are usually visible from the outside, and Bailey agreed. McLean asked if Bailey recalled what type of windows the horns were applied to and how they were applied in the other project she referenced. Bailey said she did not recall, but could find that information. McLean asked if the new windows are fiberglass, and Hartjes said they are wood composite. McLean asked if one could attach something to that type of window and if it would be a warranty issue. Hartjes confirmed that one can attach things to the wood composite and it should not be a warranty issue. Arnesen asked if Hartjes thinks he could find something to replicate the horns and attach them, and Hartjes said that he promised to give it his best effort. McLean said that the simplest way would be to cut the profile in wood, attach it to the window, and paint it to match unless he can find a non-decaying material to use. He asked if wood composite swells and shrinks with changing temperatures. Hartjes said it does minimally, a little more than wood but not like vinyl. McLean said that perhaps he could get stiles from the manufacturer and cut them to profile so that it is the same material. Hartjes said that they cut custom trim all the time.

Arnesen asked if this is something staff can approve if the contractor comes up with a solution for the sash horns rather than having the applicant come back before the Commission for approval. Kaliszewski said that staff can always bring it back to the Commission if she is not comfortable with approving it. Arnesen pointed out that the cost difference is significant between repair and replacement, and the applicants had difficulty in finding someone to do the work.

Bailey said that she is regularly administratively approving work for properties that are not meeting the minimum housing standards where contractors are repairing windows. She said that they are not window specialists, but general contractors who are repairing the windows, so there are people doing this work all over the city right now. Arnesen asked if that work is on a similar scale, and Bailey confirmed that they are similar properties that are usually multi-tenant.

Hartjes asked if it would be acceptable to take off the existing wood sash horns and reapply them to the new windows if they are not able to replicate with composite. McLean said yes.

ACTION:

A motion was made by Arnesen, seconded by Martin, to approve the request for the Certificate of Appropriateness with the condition that decorative sash horns be applied with specifications approved by staff. The motion passed by voice vote/other.