

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 4/5/21

TITLE: 2129 Kendall Ave - Exterior Alteration in  
the University Heights Hist. Dist. -  
Replacement of windows, siding,  
and roofing; 5th Ald. Dist.

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Heather Bailey, Preservation Planner

**ADOPTED:**

**POF:**

DATED: 4/9/21

**ID NUMBER:** 64703

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Members present were: Anna Andrzejewski, Katie Kaliszewski, Arvina Martin, and Maurice Taylor. Excused were: Richard Arnesen, Betty Banks, and David McLean.

### **SUMMARY:**

*Aaron Bowe, registering in support and available to answer questions*

Bailey explained that the current property owner recently acquired the property, and the previous owner had allowed a great deal of neglect to occur. She described the proposed work to replace the siding, repair the front porch, modify the rear wing, and replace all windows. She said that the proposed changes to the rear addition will be more in character with the structure. She referenced the application materials, which included an assessment of the window conditions by a third party. She said that the vines that had covered most of the structure worked their way into the siding, storm windows, and some actual windows, which caused a lot of damage. She said that most of the existing storm windows have a four-light configuration, but most of the windows behind the storms do not. Most of the windows are simple one-over-one double-hungs aside from the attic windows, front windows on the 2<sup>nd</sup> story, which are four-over-one, and some side windows that are square-style leaded glass. She said that 2129 Kendall Avenue is nearly identical to the house at 1617 Monroe Street, and the preservation file survey noted that 1617 Monroe was more intact. She did a site visit to Monroe Street to confirm the window configurations. She said that 1617 Monroe had similar four-light storm windows, similar leaded glass windows on the side, and an identical front door. She said there were also similar multi-light attic windows and four-over-one front windows on the 2<sup>nd</sup> story, otherwise it had one-over-one double-hung windows like 2129 Kendall. She discussed the applicable standards and said that staff recommends approval of the project with the conditions that final window specifications replicate the appearance of the historic windows, repair be explored for the historic front door with a new full-light storm door, and new roofing not have exaggerated shadow lines with final specifications to be approved by staff. She said that based on the windows she saw on the Monroe Street house, the existing windows at 2129 Kendall might be original, though they have extensive wear from vines breaking through. Of the windows proposed for replacement, she would recommend that the decorative leaded glass windows be replicated because they are distinctive to this particular building. Regarding the front door, she recommended repair because it is likely original, but it appears to be damaged and might not be salvageable.

Kaliszewski said that in looking at the window photos, it is difficult to see the condition. She said that the outside appears to need some work, but the windows themselves look fine. She asked why staff was suggesting replacement instead of trying to keep the historic windows. Bailey said that the windows likely need to be re-leaded and re-glazed, and she would suggest repair of the windows. She said that the window frames on the side of the building that had vegetation covering them are likely very damaged, but she would

recommend exploration of repairing the windows. Kaliszewski said that it is difficult to see how badly the windows are damaged, but it does look like all of the storm windows need to be replaced. Andrzejewski said that they should make sure the applicant explores repair of the leaded glass. Bailey said that could be added as a modification to the conditions of approval.

Kaliszewski asked what type of siding was proposed. Bailey said that it is LP SmartSide smooth surface. Andrzejewski asked if commissioners were okay with staff's condition regarding roofing shadow lines, and everyone agreed. Andrzejewski asked commissioners about exploration of repairing the front door. Kaliszewski said that it would be great if they could repair the door, but it does look to be in rough shape. Andrzejewski asked if replacement were necessary, if it should be in-kind. Bailey said that it is a unique type of door, and she didn't think one could find a door to replace it in-kind. She said that the applicant proposed some compatible doors in keeping with the style of the building, but they could explore other options to find a door that more closely replicates the existing. Martin asked if it would be appropriate to suggest the front door be salvaged because it is original. Bailey said they could, though the door is pretty deteriorated.

Kaliszewski said she felt strongly about not allowing replacement of the leaded glass windows. Andrzejewski suggested they add a condition to work with staff to preserve the leaded glass windows and any other historic windows, where possible. Bailey referenced the third-party assessment that describes the deterioration of the windows and a recommendation to replace them. Andrzejewski agreed with Kaliszewski that they should do all they can to preserve the leaded glass windows. She said that in looking at the third-party assessment, she concurred with the consultant based on what she saw in the report. Taylor said that the applicant is making a sincere attempt to bring the house back into a condition where it is in keeping with the integrity of the historic district. He said that it is clear the growth of the vines have damaged the property, and he would be in favor of replacing the windows.

**ACTION:**

**A motion was made by Martin, seconded by Taylor, to approve the request for the Certificate of Appropriateness with the conditions that final window specifications shall replicate the appearance of the historic windows, explore repair of the historic leaded glass windows, explore repair of the historic front door with a new full-light storm door, and new roofing shall not have exaggerated shadow lines with final specifications to be approved by staff. The motion passed by voice vote/other.**