

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

PRESENTED: 4/19/21

TITLE: 310-312 N Prospect Ave - Exterior  
Alteration in the University Heights  
Hist. Dist. - Replacement of  
window; 5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 4/21/21

ID NUMBER: 64874

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

### **SUMMARY:**

*Karen Lee Weidig, registering in support and available to answer questions*

Bailey described the proposed work to replace a historic window on the third floor with a new fiberglass unit as part of a bathroom remodel. She said that staff had recommended that the applicant install an interior storm in order to retain the existing window. She said that a few years ago, staff serving as the interim Preservation Planner approved a similar project in this building, but that work does not comply with precedent from Landmarks Commission or with administrative approvals by Preservation Planners. She discussed the applicable standards, including 41.18(1)(d) regarding frustrating the public interest and 41.24(6) regarding alterations in University Heights, which shall be compatible in materials with the existing structure. She also referenced the memo from the City Attorney's Office regarding the need for preserving historic windows in order to be in compliance with the historic preservation ordinance. With regard to materials, she said that the Landmarks Commission has approved some fiberglass windows in situations where the window is at the basement-level, which are not highly visible from the public right-of-way. She said that the commission has also approved wood, some composite materials that adequately replicate wood, and some clad windows. She said that staff recommends the commission deny the project as proposed because the standards are not met. She said that in addition to being in a local historic district, as a property in a National Register historic district that the property is potentially eligible for preservation tax credits at both the state and federal level for work that is in compliance with those standards.

McLean asked for clarification on whether the window falls within the shower stall or is adjacent. Bailey said that it is currently outside the shower stall, but as part of the interior remodel of the bathroom, it would end up within the area of the shower stall. McLean asked if the shower could remain configured as it is currently, with the window remaining outside of that space, and still be functional. Weidig said that the owners decided that the expense and complication of repairing the shower was only worthwhile if they enhanced the shower and tried to make it larger, which would then include the window. She said that is why they want a window made of weather-proof material.

### **ACTION:**

**A motion was made by McLean, seconded by Arnesen, to deny the request for the Certificate of Appropriateness. The motion passed by voice vote/other.**