



Madison Landmarks Commission APPLICATION

City of Madison Planning Division
215 Martin Luther King Jr. Blvd | Room LL 100 | P.O. Box 2985 | Madison, WI 53701-2985

1. LOCATION

Project Address: 1431 Spaight St Aldermanic District: 6

2. PROJECT

Date Submitted: _____

Project Title / Description: _____

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: Gavin Macaulay Company: _____
 Address: 1431 Spaight St City/State: Madison WI Zip: 53703
 Telephone: 608-572-3454 E-mail: gmaculy@gmail.com
 Property Owner (if not applicant): _____
 Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: Date: _____

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

To the Landmarks Commission,

The intent of this project is to replace all but one window at 1431 Spaight Street. The irreparable windows are in extreme disrepair with rotting wood, over 80% failed glazing, and with broken counterweights, which creates an unsafe environment for the children in the household due to unstable conditions. The goal is to install windows with vinyl replacements that match the original design, incorporating the original grills. Additionally, replacement will eliminate the aftermarket storm windows will restore the house to the initial facade.

The unique front upper architectural window (first photo) will be restored to its original design and function to uphold the visual integrity of the Marquette Bungalow District.

There are twenty-eight windows on this home, and the intention of the project is to replace them all to ensure they continue to display the period look. All of the windows suffer from dry rot and failed glazing. In order to repair all of the dry rot, a two-part epoxy and consolidator would have to be used which would only guarantee a life span of eight to ten years. Every window sash would take up to a week for one person to repair. The total cost of repair versus replacement is upwards of three times based on an estimate from Brunsell Lumber and Millwork and restoration experience. Additionally, the aftermarket storm screens will be negated, and the basement-level glass-brick window will be replaced with a period-appropriate window.

We didn't want to burden the Commission with pictures of all windows, but have provided a selection of the ones that exemplify the need for replacement.

The secondary project intent is to upgrade the aluminum siding with vinyl because the current siding is fading and in disrepair. It will be replaced with double-four lap vinyl siding to match the existing aluminum siding. Replacing the siding will increase the vibrancy of the house and complete the 1400 block of Spaight Street.

With your approval, we look forward to starting this project and improving the safety and energy-efficiency of the house while improving the cohesiveness of the historical integrity of the neighborhood.

Thank you.



Window 1

Dry Rot, Failed Glazing





Pulleys and Weights Broken

Failed Glazing





Pulleys and Weights Broken



Glazing Failing



Dry Rot, Failed Glazing





Failed Glazing

