

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
126 S Hamilton St  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 1219 - 1221 JENIFER ST. Aldermanic District: 6

## 2. PROJECT

Project Title/Description: PROPOSED WINDOW REPAIR / REPLACEMENT - 2ND & 3RD FLOOR

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

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)\*\*:
  - Mansion Hill  Third Lake Ridge  First Settlement
  - University Heights  Marquette Bungalows  Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)\*\*:
  - Mansion Hill  Third Lake Ridge  First Settlement
  - University Heights  Marquette Bungalows  Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment (Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP  CITY OF MADISON  JUN - 4 2018 4:15 PM Planning & Community & Economic Development
	Preliminary Zoning Review  Zoning Staff Initial:  Date: / /

## 3. APPLICANT

Applicant's Name: EDWARD KUCHARSKI Company: GREEN DESIGN STUDIO

Address: 405 SIDNEY ST. MADISON WI 53703  
Street City State Zip

Telephone: 608/469-5963 Email: ekuharski@aol.com

Property Owner (if not applicant): JENNIE & RAJA MAUNAMALA

Address: 1223 JENIFER ST. # 2 MADISON WI 53703  
Street City State Zip

Property Owner's Signature: [Signature] Date: 6-4-18

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.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/planning/documents/LandmarksDates.pdf>

**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:**

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
  - Photographs of existing conditions;
  - Photographs of existing context;
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
  - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
  - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - Floor Plan views of levels and roof;
  - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- \*\*Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;**
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - Perspective drawing
  - Photographs of examples on another historic resource
  - Manufacturer's product information showing dimensions and materials;
  - Other \_\_\_\_\_

**CONTACT THE PRESERVATION PLANNER:**

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect  
 City of Madison Planning Division  
 126 S Hamilton St  
 P.O. Box 2985 (mailing address)  
 Madison, WI 53701-2985  
[ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)  
 (608) 266-6552

# GREEN DESIGN STUDIO

## EARTH FRIENDLY ARCHITECTURE

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### EDWARD KUHARSKI, ARCHITECT, AIA, LEED AP

405 SIDNEY STREET | MADISON, WI 53703

608.469.5963 MOBILE | 608.255.5816

[EKUHARSKI@AOL.COM](mailto:EKUHARSKI@AOL.COM)

JUNE 4, 2018

To the City of Madison Landmarks Commission:

Application is made for a Certificate of Appropriateness for replacement/restoration of some of the windows on the 2-flat residence at 1219-1221 Jenifer St. in the Third Lake Ridge Historic District. It is owned by Jennie & Raja Maunnamalai, who will be owner-occupants in the near future.

The property is located in mid-block, nearly opposite the Willy Street Coop driveway. It is surrounded mainly by 2-flats with the similar floor plans and overall form. Siding, trim & windows vary but are generally similar. There is one smaller home to the southwest; it appears to have been built as a single-family residence but is now divided into a 2-flat.

The windows in question are on Second & Third floors. Most do not appear to be original, with the exception of some special sash on the street facade:

- (1). Large front parlor windows on 1st & second floor that have a leaded glass panel at the top
- (2). A small divided-light unit on 2nd floor over the entrance area.
- (3). A divided-light semicircular fan-light as part of the "Palladian" window group on the 3rd Floor.

Divided light upper sash are present on the flanking sides of this specially trimmed window group, with a similar motif to the leaded-glass panels and the small window in (2). above. They likely reflect the original detail of these sash, but are replacement units (single-pane divided light). The single light sash in this group are in need of repair or replacement. We are investigating a vendor who is capable of replacing the group of 3 windows with matching divided-light sash, but with insulated glass.

The balance of the 2nd & 3rd floor windows are conventional double-hung units; some are traditional wood sash and some are vinyl replacements. All on 2nd floor have either aluminum or vinyl combination storm/screen panels. The 3rd floor windows on side & rear elevations are single pane traditional double hung replacements and are in deteriorated condition.

The existing exterior and windows are illustrated on Sheet A9 of the submitted plan set.

Product cut sheet information for the proposed replacements for the conventional double-hung units is included in the submittal (Pella 250 Series).

Regards, Edward Kuharski, Architect, AIA

REGISTERED ARCHITECT ~ LEED ACCREDITED PROFESSIONAL

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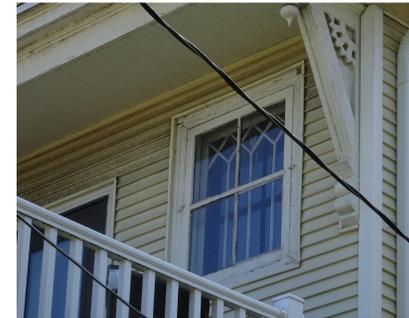
STREET ELEVATION



3RD FLOOR WINDOW GROUP



2ND FLR PARLOR WINDOW



2ND FLR - SMALL WINDOW



REAR & SIDE ELEVATIONS



PELLA 250 SERIES WINDOW



TYPICAL 3RD FLR WINDOWS -  
SIDE/REAR

PROJECT PHOTOS

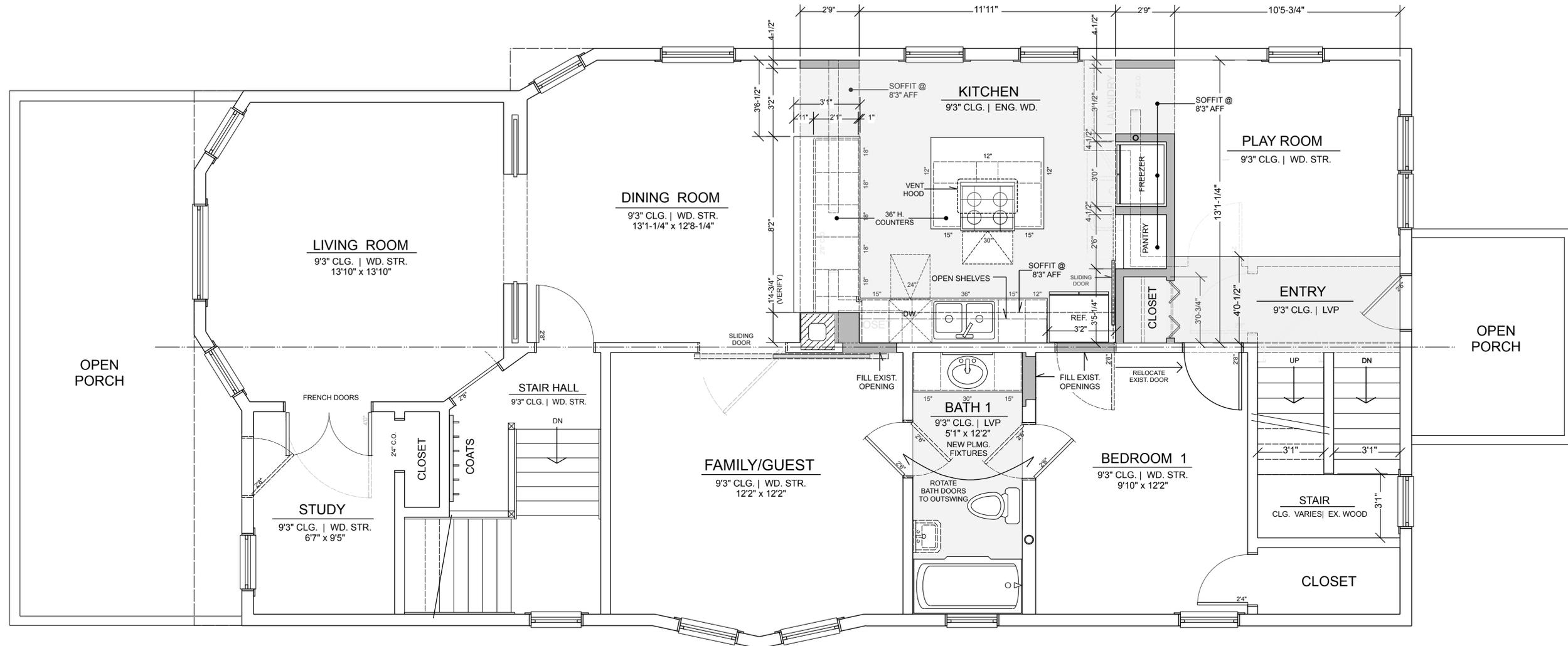
**GREEN DESIGN STUDIO**  
**EDWARD KUHARSKI, ARCHITECT**  
 405 SISKIY STREET | MADISON, WI 53703 | 608.469.8063  
 EKUHARSKI@GDL.COM | REGISTERED ARCHITECT • WI #5587

ALTERATIONS TO 2ND & 3RD FLOORS AT  
**1221 JENIFER STREET • MADISON, WI**  
 RAJ & JENNY MAUNMALAI, OWNERS • 1223 JENIFER ST, MADISON, WI 53703

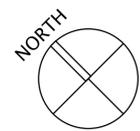
DATE	DESCRIPTION
10-26-17	Base Plans
11-16-17	Schematic Design #1
01-21-18	Schematic Design #2
01-18-18	Schematic Design #3
03-08-18	Schematic Design #4
03-29-18	Schematic Review #1
04-11-18	Schematic Design #5
04-21-18	Schematic Design #6
05-25-18	Working Review
05-25-18	Pre-Contract Review
05-31-18	Final Review/Permit
06-04-18	LandmarksComm Subm.

SHEET NO.

**A9**



**SCHEME G** **SCALE: 3/8"=1'-0"**  
**PROPOSED 2nd FLOOR PLAN**



**GREEN DESIGN STUDIO**  
**EDWARD KUHARSKI, ARCHITECT**  
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03-22-18	Structural Review
03-26-18	Schematic Design #5
04-25-18	Schematic Design #6
05-22-18	Westring Review
05-25-18	Pre-Contract Review
05-31-18	ForPlanReview/Permit

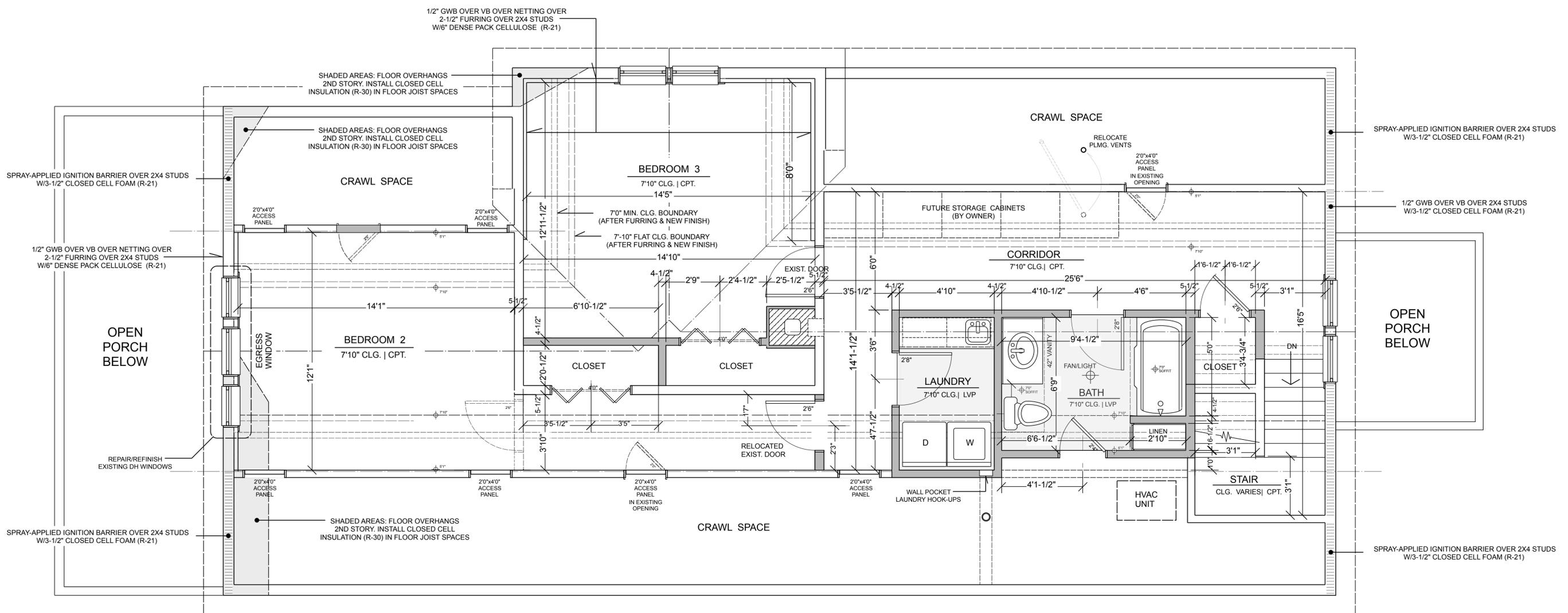
SHEET NO.

**A2**

DATE	DESCRIPTION
10-26-17	Base Plans
11-16-17	Schematic Design #1
12-21-17	Schematic Design #2
01-18-18	Schematic Design #3
03-08-18	Schematic Design #4
03-22-18	Structural Review
03-26-18	Schematic Design #5
04-25-18	Schematic Design #6
05-22-18	Westring Review
05-25-18	Pre-Contract Review
05-31-18	ForPlanReview/Permit

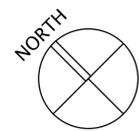
SHEET NO.

**A4**



SCALE: 3/8"=1'-0"

**PROPOSED 3rd FLOOR PLAN**



Easy-care vinyl.



**Exceptional energy-saving system.**  
Pella® 250 Series windows with optional Advanced Low-E triple-pane glass are 54% – 77% more energy-efficient than single-pane windows<sup>1</sup> and block 86% of the sun's fading UV rays. Optional foam insulation increases energy performance.



INTERIOR

EXTERIOR



**Fewer worries about drafts and leaks.**

Our exclusive weather-repel system on double- and single-hung windows has three points of protection – including triple weatherstripping – to channel water away from the home.

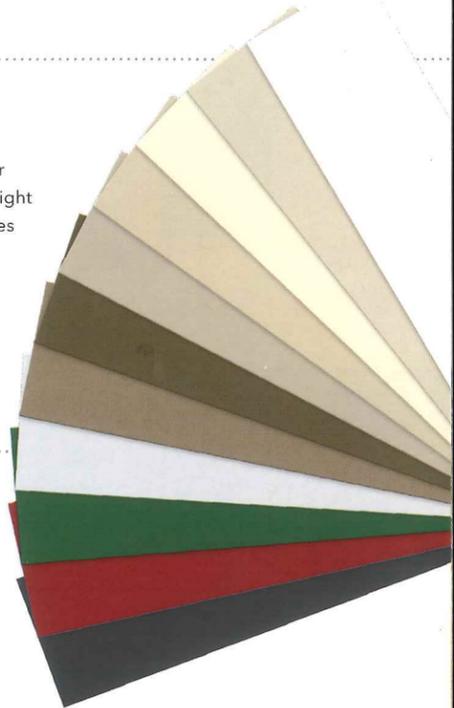
Dual-color frame shown with White interior and Brown exterior.

**Popular design features.**

Design a signature look for your home with 11 exterior color options. Plus, choose from Simulated-Divided-Light grilles for the authentic look of individual windowpanes or grilles-between-the-glass for easy cleaning.

**Full-frame profile with edge detailing.**

Pella® 250 Series windows have a more stylish design than that of ordinary vinyl.



**Backed by one of the best warranties in the business.**  
The Pella limited lifetime warranty is nonprorated, meaning the coverages within the defined warranty periods do not decrease over time. See written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty), or contact Pella Customer Service at 877-473-5527.

**Greater peace of mind.**

Optional triple-pane glass helps reduce outside noise. And with the option of AutoLock hardware, your window locks automatically when shut. Simply close your window and confirm it latches.<sup>2</sup>

**Strong and sturdy frame.**

Pella 250 Series windows have a multichambered frame design for a window that's 52% stronger than ordinary vinyl.<sup>3</sup> And fully welded sashes and frames provide strength and energy efficiency.

**Stands up beautifully.**

Not all vinyl is alike. We use high-quality vinyl that resists yellowing and stays looking great for years. And our DuraColor™ exterior finishes are designed and tested to withstand high exposure to sunlight, humidity and extreme temperatures.

<sup>1</sup> Improved window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2,000-square-foot existing single-story home when comparing a Pella 250 Series vinyl window with InsulShield® Advanced Low-E triple-pane glass with argon to a single-pane wood or vinyl window. For more details, see [pella.com/methodology](http://pella.com/methodology).

<sup>2</sup> Available on double- and single-hung and sliding windows only.

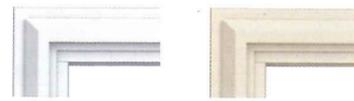
<sup>3</sup> Based on the force required to bend a window frame profile.

# Features and options.

## FRAME COLORS

Create a signature look for your home with a variety of frame colors to choose from.

**Solid-Color Frames**  
(same color on both interior and exterior)



White

Almond

**Dual-Color Frames**  
(exterior only with White interior)



Poplar White

Tan

Fossil



Brown

Portobello

Morning Sky Gray



Hartford Green

Brick Red

Black

## HARDWARE STYLES

Pella's cam-action lock and AutoLock are available in color-matched finishes.



Double- and Single-Hung and Sliding Window Cam-Action Lock (standard)



Double- and Single-Hung and Sliding Window AutoLock (optional)

## HARDWARE FINISHES

Color-Matched Finishes



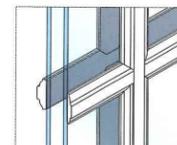
White

Almond

## GRILLES

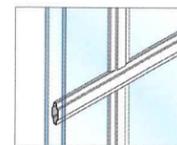
Brilliant ways to create the look of individual windowpanes.

Color-Matched Simulated-Divided-Light Grilles



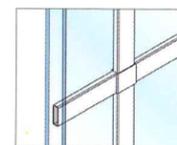
7/8" Contour

Grilles-Between-the-Glass<sup>1</sup>



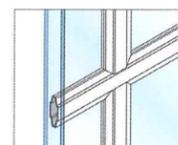
3/4" Contour

(color-matched interior, 11 exterior colors)



5/8" Flat

(White or Almond only)

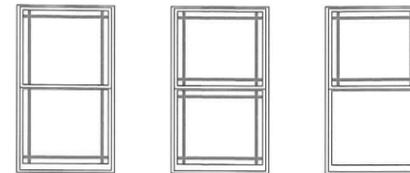


1" Contour

## GRILLE PATTERNS<sup>2</sup>

A variety of grille patterns for the traditional look of divided light.

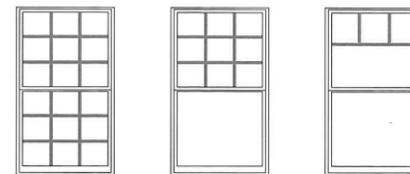
Custom patterns are also available.



6-Lite Prairie

9-Lite Prairie

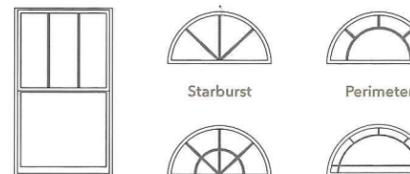
9-Lite Prairie Top Sash Only



Traditional

Traditional Top Sash Only

Top Row



Custom (equally divided)

Sunburst

Prairie

# vinyl window DESIGN GUIDE

DOUBLE-HUNG WINDOWS  
SINGLE-HUNG WINDOWS  
SLIDING WINDOWS  
FIXED WINDOWS  
BAY WINDOWS

## GLASS

### INSULSHIELD<sup>®</sup> LOW-E GLASS COLLECTION<sup>1</sup>



Advanced Low-E insulating glass with argon <sup>1, 2, 3</sup>	S	S	S	S	S
NaturalSun Low-E insulating glass with argon <sup>1, 2, 3</sup>	O	O	O	O	O
SunDefense <sup>™</sup> Low-E insulating glass with argon <sup>3</sup>	O	O	O	O	O

### ADDITIONAL GLASS OPTIONS

Bronze-tinted Advanced Low-E insulating glass with argon <sup>3</sup>	O	O	O	O	O
Obscure insulating glass <sup>1, 3</sup>	O	O	O	O	O
Obscure insulating glass in bottom sash only <sup>1</sup>	O	O	-	-	O
Tempered glass	O	O	O	O	O
Tempered glass in bottom sash only	O	O	-	-	O

<sup>1</sup> Available in both double-pane and triple-pane glass.

<sup>2</sup> To meet 2017 ENERGY STAR<sup>®</sup> certification, Low-E insulating glass and NaturalSun Low-E insulating glass will both be priced as standard, depending on what region of the country you are in.

<sup>3</sup> Optional high-altitude InsulShield Low-E insulating glass does not contain argon in most products.

## FRAME COLORS

### SOLID-COLOR

White	S	S	S	S	S
Almond	O	O	O	O	O

### DUAL-COLOR

Poplar White, Tan, Fossil, Brown, Portobello, Morning Sky Gray, Hartford Green, Brick Red or Black (exterior only with White interior)	O	O	O	O	O
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## HARDWARE FINISHES<sup>\*</sup>

White or Almond (color-matched to frame)	S	S	S	-	S
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<sup>\*</sup> See hardware finish colors and styles on page 10.

## GRILLES

7/8" Contour Simulated-Divided-Light grilles	O	O	O	O	O
3/4" Contour grilles-between-the-glass <sup>*</sup> (color-matched interior, 11 exterior colors)	O	O	O	O	O
5/8" Flat grilles-between-the-glass <sup>*</sup> (White or Almond only)	O	O	O	O	O
1" Contour grilles-between-the-glass <sup>*</sup> (White or Almond only)	O	O	O	O	O

<sup>\*</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

## GRILLE PATTERNS<sup>\*</sup>

6-Lite Prairie	O	O	O	-	O
9-Lite Prairie	O	O	O	O	O
Top Sash Only (9-Lite Prairie or Traditional)	O	O	-	-	O
Traditional	O	O	O	O	O
Top Row	O	O	O	O	O
Custom (equally divided)	O	O	O	O	O
Starburst, Sunburst, Perimeter or Prairie	-	-	-	O	-

<sup>\*</sup> Grille patterns offered may vary per product. See specific product information for availability.

## SCREENS<sup>\*</sup> (COLOR-MATCHED FRAMES)

Half screen	O	S	S	-	S
Full screen	S	-	-	-	S

<sup>\*</sup> WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

## WARRANTY

Limited lifetime warranty <sup>*</sup>	S	S	S	S	S
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<sup>\*</sup> See written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty), or contact Pella Customer Service at 877-473-5527.

(S) Standard (O) Optional (-) Not Available

See a Pella professional for specific details and additional options available. Some features are part of our standard offering; not all options are available on all product styles.

Learn more about vinyl features and options at:

[CHOOSEPELLA.COM/OPTIONS](http://CHOOSEPELLA.COM/OPTIONS)

<sup>1</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>2</sup> Grille patterns offered may vary per product. See specific product information for availability.