

#A90 12-14-16 *HS*
PETITION FOR VARIANCE APPLICATION

City of Madison
 Building Inspections Division
 215 Martin Luther King Jr. Blvd
 Madison, WI 53703
 (608) 266-4568

12/14/2016

Owner: Mansion Hill Properties LLC	Project Description: Repair of 315 North Pinckney Street Porch	Agent: Westring Construction LLC
Company: JSM Properties LLC	Tenant Name Multiple tenants	Contact: James Westring, President
101 North Mills Street Madison, WI 53703 (608) 255-3933	Building Address: 315 N. Pinckney Street Madison, WI 53703	4617 Dovetail Dr. Ste 8 Madison WI 53704 (608) 441-5435
steve@jsmproperties.com	<i>Aldermanic District # 2</i>	james@westringconstruction.com

- The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
 IBC Section 1013.2: the requirement of guards and handrails shall not be less than 42" high

- The rule being petitioned cannot be entirely satisfied because:

The property is within the Mansion Hill Historic District and is a commercial property (Residential 3-Unit apartment). The original rails are less than 42" with the ones in question are on the right elevation and right front elevation.

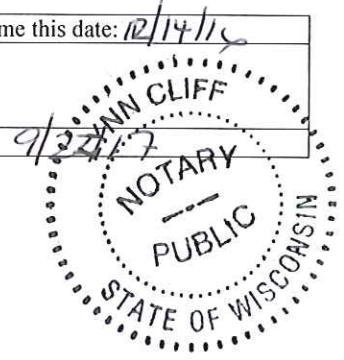
- The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:
 - We propose to install a 1-1/4" to 1'3/4" tubular steel rail supported by 1/2" square "legs" fastened to the original rail. The tubular railing will be painted to match the color of the rail, with the intent to blend the new and old together. See Exhibit A.
 - Same as above but using an aluminum channel & 1/2" safety glass with polished edges
 - Same as above but using cedar or pressure treated wood; we would replicate the top rail profile and add either a decorative wooden plaque that would infill the entire opening between the original and new rail OR use a baluster type design in lieu of the decorative plaque. We would mimic the design shown in Exhibit B.

VERIFICATION BY OWNER-petition is valid only if notarized and accompanied by a review fee and any required position statement.

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a POA is submitted with the Petition.

Mansion Hill Properties LLC represented by Steve Rognsvoog (owner) being duly sworn, I state as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.

Signature of Owner/Owner Rep <i>Steve Rognsvoog</i> Steve Rognsvoog	Subscribed & sworn to before me this date: <i>12/14/16</i>
Notary Public	My Commission Expires <i>9/24/17</i>



City of Madison Fire Department Position Statement

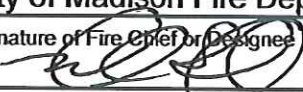
Owner: Mansion Hill Properties LLC JSM Properties LLC	Project Name: Porch Repair	Contact: James Westring Westring Construction LLC
Address: 101 N Mills St Madison, WI 53715	Building Location: 315 N Pinckney Street	Address: 4617 Dovetail Dr #8 Madison, WI 53704
Owner Phone: 608-255-3933 Email: Steve@jsmproperties.com	Building Occupancy or Use:	Phone: 608-441-5435 Email: james@westringconstruction.com

Rule Being Petitioned: SPS 321.04 (5) Handrail Height

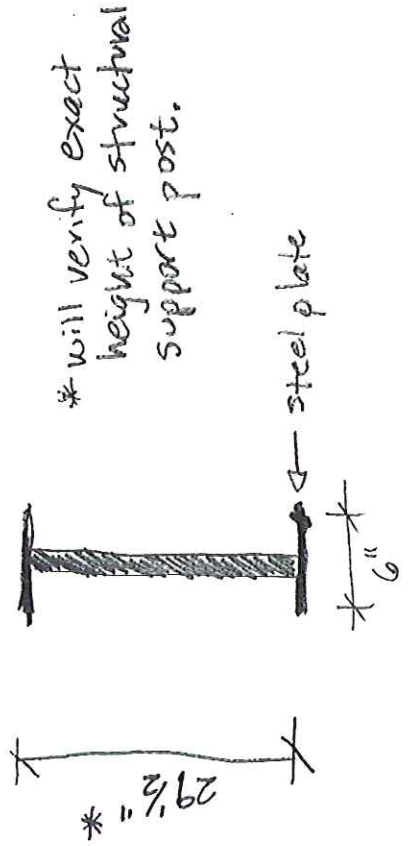
I have read the application for variance and recommend: (check appropriate box)

Approval
 Conditional Approval
 Denial
 No Comment

- MFD will defer to the Board regarding the replacement of an existing porch railing and the minimum height required.

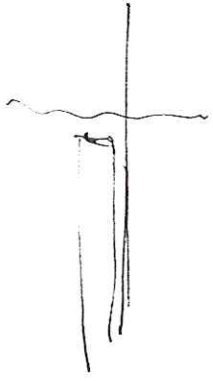
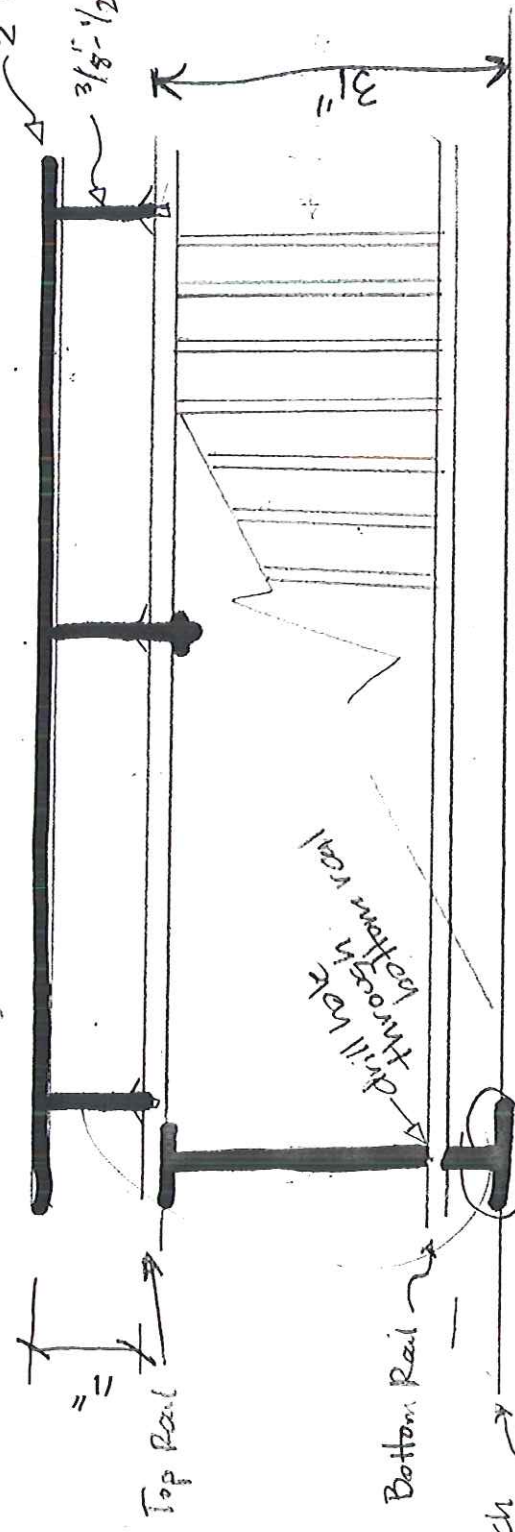
Name of Fire Chief or Designee (type or print) Bill Sullivan, Fire Protection Engineer	
City of Madison Fire Department	Telephone Number 608-261-9658
Signature of Fire Chief or Designee 	Date Signed December 13, 2016

Qty (12) 2" square steel pipe (to allow the rails to be independent of brick supports).



Owner
 JSK Properties LLC
 Property located at
 315 N. Pinckney St.
 Madison, WI. 53703

2" Ø black pipe
 3/8" - 1/2" vertical supports
 welded to 2" Ø pipe & recessed into wood rail 3/4" w/ escutcheon & fastened w/ screws



- removable * base to insert pipe
- QTY
- (2) 3' piece w/ 2 verticle supports
 - (1) 12' piece w/ 6 verticle supports





OCT 1 3:00 PM

Technical Preservation Services

ITS
NUMBER 46

Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: Modifying Historic Interior Railings to Meet Building Code

Applicable Standards:

2. Retention of Historic Character
5. Preservation of Distinctive Features, Finishes, and Craftsmanship
9. Compatible New Additions/Alterations
10. Reversibility of New Additions/Alterations

Issue: Interior railings in historic buildings often do not meet applicable modern building codes because they are too low. If, after consulting with code officials, a variance cannot be obtained, railings must be adapted to raise their height. Railings are important character-defining features of a historic building's interior. To meet the Secretary of the Interior's Standards for Rehabilitation, any modifications must be completed as sensitively as possible.

Application 1 (*Incompatible treatment revised to meet the Standards*): The interior of a circa 1900 bank building featured this very elaborate stair railing. The railing initially proposed to comply with code requirements was too obtrusive and negatively impacted the delicate detailing of the historic railing. Accordingly, a more compatible (and more refined) supplemental railing was designed consisting of only two, much thinner rails supported by posts capped with finials. The revised design meets the Standards.

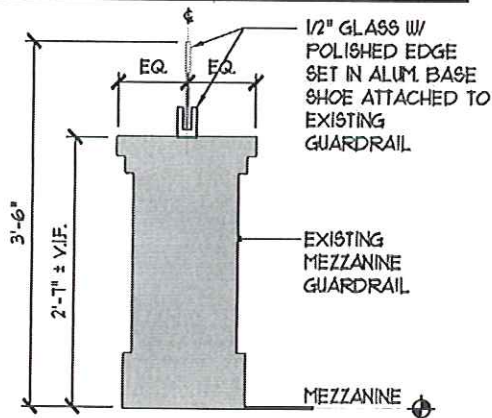
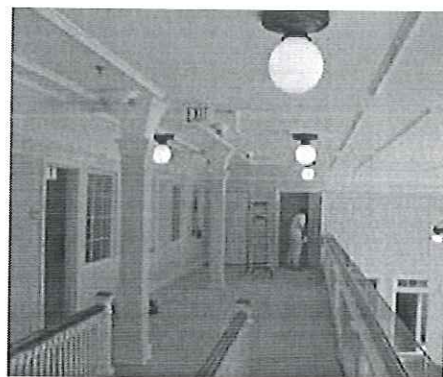


Left: Sample installation of railing modification first proposed did not meet the Secretary's Standards.



Right: Revised railing that better relates to historic design and meets the Standards.

Application 2 (*Compatible treatment*): The mezzanine railing in this circa 1924 auto showroom did not meet modern building code. To bring the project into compliance, a simple piece of structural glass was secured to the top of the rail. This treatment, which meets the Secretary's Standards, is minimally visible and compatible with the turned balustrades and infill panels below.



Left: Close-up view of structural glass added to the top of the mezzanine railing. Right: Detail of railing modification. Aluminum base is secured to top of rail and structural glass is inserted into frame.



photo courtesy of - Westring Construction LLC - westringconstruction.com
North Elevation (Right Side of House); Rail extension required



photo courtesy of - Westring Construction LLC - westringconstruction.com
Front Elevation Small section of rail); Rail extension required



Two thirds of the porch has a finished deck height less than 30" such that the rule does not apply.

The rail extensions shall be installed on the Front right side of the porch and the right side of the porch to comply with the rule.