

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
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 1047 Spaight St Madison, WI 53703

Aldermanic District: _____

2. PROJECT

Project Title/Description: Replace Existing Side Porch

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	Legistar #:
	DATE STAMP <div style="font-size: 2em; font-weight: bold; color: red; letter-spacing: 0.5em;">RECEIVED</div> <div style="font-weight: bold; color: black;">9/14/20 1:00 pm</div>
	Preliminary Zoning Review Zoning Staff Initial: _____ Date: / /

3. APPLICANT

Applicant's Name: Justin Kane Company: Frey Construction & Home Improvement, LLC

Address: 530 Park Ave Street Prairie du Sac WI 53578 City State Zip

Telephone: 608-643-7914 Email: jkane@freyconstruction.com

Property Owner (if not applicant): David Thornton & Sharon Kelley

Address: 1047 Spaight St Street Madison, WI 53703 City State Zip

Property Owner's Signature: David Thornton Date: 09/14/2020

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 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. 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/dpced/planning/documents/2019-LCMeetingScheduleDates.pdf>

Letter of intent

Frey Construction & Home Improvement, LLC
Justin Kane
530 Park Ave, WI 53578

September 2020

Heather Bailey
Preservation Planner
Neighborhood Planning, Preservation + Design Section
Department of Planning + Community + Economic Development
Planning Division
215 Martin Luther King, Jr. Blvd.; Suite 017
PO Box 2985
Madison, WI 53701-2985

To Whom It May Concern:

This letter is written to provide details of a proposed porch replacement at 1047 Spaight Street in Madison. David Thornton and Sharon Kelley are proposing to replace the existing south side porch that is in poor condition. All materials, colors and size will match to existing configuration.

The existing concrete walk to the porch will be removed and replaced in the same location.

The existing porch will be demolished and rebuilt. The existing two footings at the porch will be reused. Two 4"x12" concrete pads will be installed at the bottom of the stairs. Deck framing will consist of 4x4 cedar support posts painted to match existing, 2x10 brown KDAT treated joists (double rim joists), Simpson LUS-Z hangers will be used at each joist, 1x5 ½" cedar decking painted to match existing and ½"x12" fascia boards painted to match existing. 1x pine trim boards will be used for decorative trim moldings and painted to match existing. A new cedar railing will be added to the stairs to meet current code requirements. Railing, balusters and stair post will be painted to match existing railing on the porch. Deck, stair and risers will have cedar skirting painted to match existing.

The existing roof and ceiling on the porch will also be demolished and replace to match existing. A Rollex 5" k-style aluminum gutter and downspout will be added and painted to match the existing trim. Low slope roofing material will be mechanically fastened to the roof deck over new 3/8" fan fold insulation. Custom flashing and venting will be added as needed. Southern yellow pine T&G beaded ceiling painted to match existing.

Everything will be recreated and finished to look as close to original as possible. All trim profiles will be recreated to match current configuration and painted to match existing. Railings will be brought up to 36" tall. Gutter and downspout will be added to manage water

Sincerely,

A handwritten signature in cursive script that reads "Justin Kane". The signature is written in black ink and is positioned above a thin horizontal line that extends across the width of the signature.

Justin Kane

Building Information

Owners: David Thornton Sharon Kelley
 Address: 1047 Spaight St
 County: Dane
 City: Madison
 Classification: Residential

Project Description

Addition & Interior Remodel

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 A1 - COVER SHEET
 A2 - SITE PLAN
 A3 - EXISTING PLAN
 A4 - NEW PLAN
 A5 - NEW PLAN & ELEVATION

Vicinity Map



General Notes

1. ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE WISCONSIN UNIFORM DWELLING CODE (INCLUDING ALL RELATED ELECTRICAL, MECHANICAL AND PLUMBING TRADE CODES AND REGULATIONS) AND REGULATIONS AND ORDINANCES OF THE PROJECT MUNICIPALITY . IF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, CODES, RULES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-CONFORMING WORK.
2. PERMITS - THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
3. INSURANCE - THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICED AND/OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN IN FORCE GENERAL LIABILITY INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/OR FURNISHING LABOR, SERVICES AND MATERIALS.
4. NAMED PRODUCTS - GHA MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
6. SUBSTITUTIONS - SUBSTITUTIONS OF SPECIFIC MATERIALS OR PRODUCTS LISTED WITHIN THE PLANS OR SPECIFICATIONS SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY OWNER/ARCHITECT. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT MAKE STRUCTURAL CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
7. CHANGES - ANY ADDITION, DELETION OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR A CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR COMPLETE EXECUTION OF THE PROJECT. GHA SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
9. REVIEW OF DRAWINGS AND SPECIFICATIONS - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE.
10. USE OF DRAWINGS - DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT. BUILDING CODE REQUIREMENTS, STRUCTURAL CONSIDERATIONS AND TRADE ASSOCIATION MANUALS AND PUBLICATIONS AND PRODUCT MANUFACTURES WRITTEN INSTRUCTION SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS AND IN SOME CASES MAY SUPERCEDE THE DETAILS.
11. CUTTING AND PATCHING - ALL SUBCONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE THE WORK OF ALL OTHER TRADES.
12. CLEANUP - ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM-CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
13. STORAGE OF MATERIALS - THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING MATERIALS ON THE SITE ACCORDING TO MATERIALS SUPPLIERS OR MANUFACTURERS INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS.
14. CONSTRUCTION TO BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING PLANS AND SPECIFICATIONS, STATE OF WISCONSIN UNIFORM DWELLING CODE, AND ALL OTHER APPLICABLE CODES.
15. CONTRACTOR TO CONTACT DIGGER'S HOTLINE AT LEAST THREE DAYS PRIOR TO THE START OF CONSTRUCTION.
16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCURACY AND DIMENSION VERIFICATION FOR ALL CONDITIONS.
17. THE GENERAL CONTRACTOR SHALL ASSUME A MINIMUM SOIL BEARING CAPACITY OF 2,000 PSF. DURING EXCAVATION THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL TESTING TO VERIFY SOIL BEARING CAPACITY AND IMMEDIATELY REPORT TO THE ARCHITECT IF INADEQUATE SOIL CONDITIONS ARE ENCOUNTERED.

Renderings

*Final Build Dimensions May Vary Based on Existing Site Conditions & Code Requirements

*New Framing -As Needed -All Walls/Openings Where New Products Will be Installed Are Plumb & Level

Customer Agreement:

Date:



DRAWINGS PROVIDED BY:
Frey Construction & Home Improvement
 530 Park Ave
 Prairie du Sac, WI 53578 (608) 643-7914

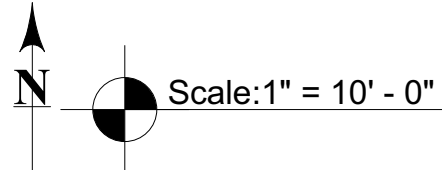
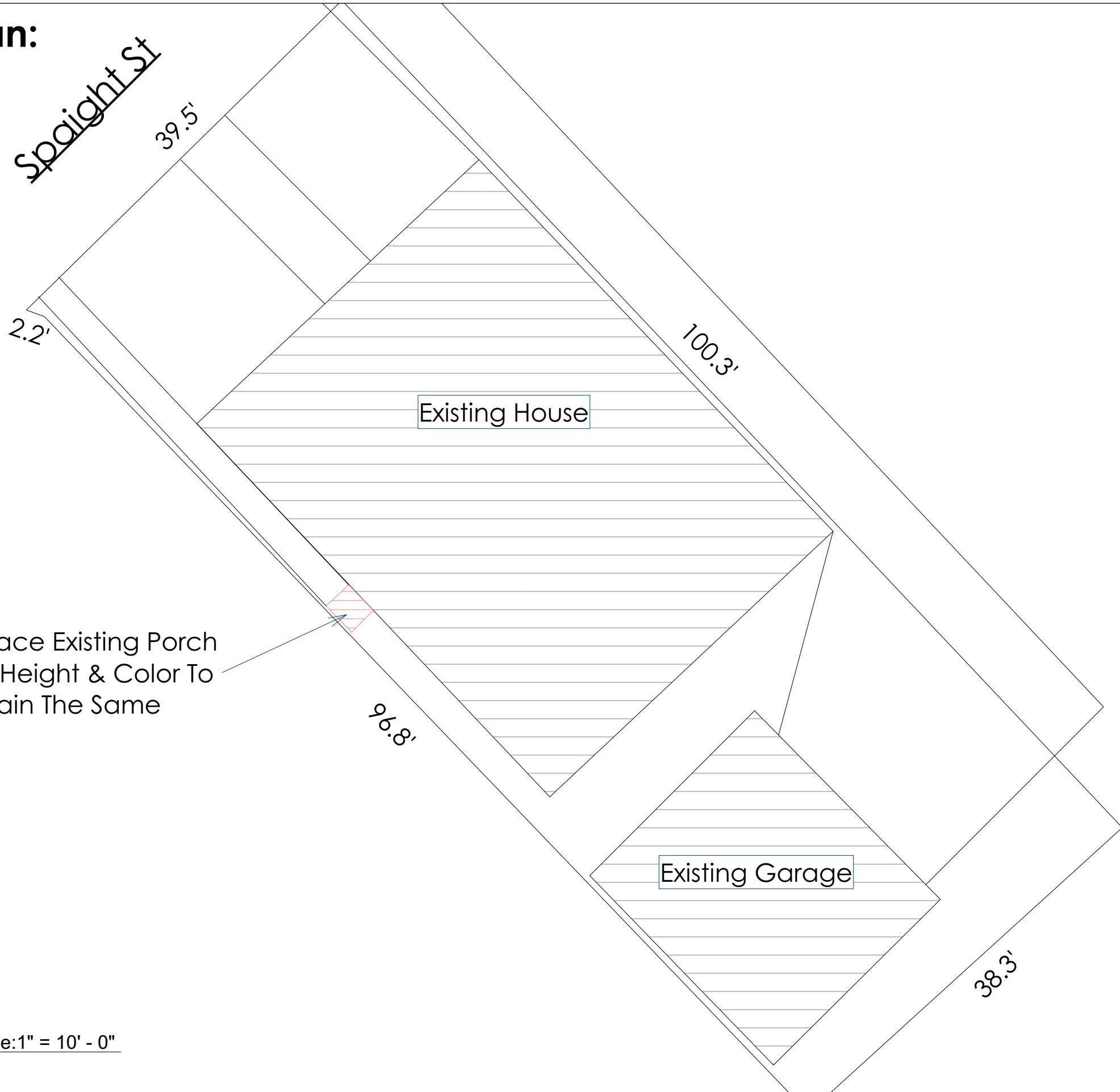
CUSTOMER INFO:
David Thornton Sharon Kelley
 1047 Spaight St
 Madison, WI 53703

DATE:
9/14/2020

SHEET:

A-1

Site Plan:



*Final Build Dimensions May Vary Based on Existing Site Conditions & Code Requirements

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Customer Agreement: _____

Date: _____



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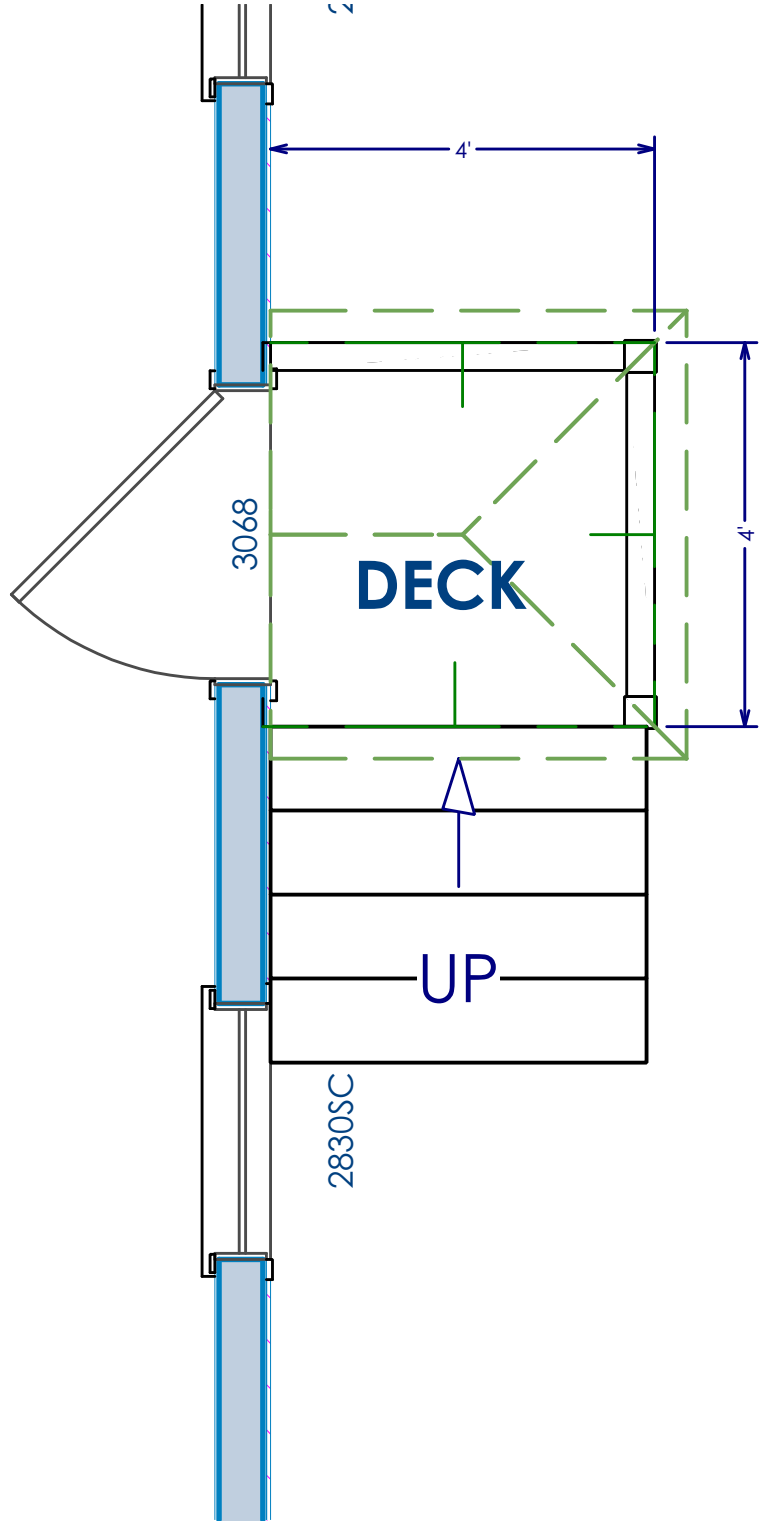
CUSTOMER INFO:
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9/14/2020

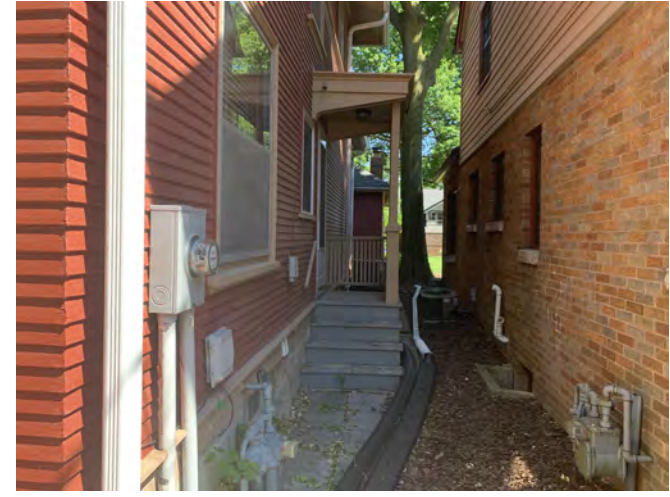
SHEET:

A-2

Existing Plan:



Scale: 1/2" = 1' - 0"



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 Madison, WI 53703

DATE:
9/14/2020

SHEET:

A-3

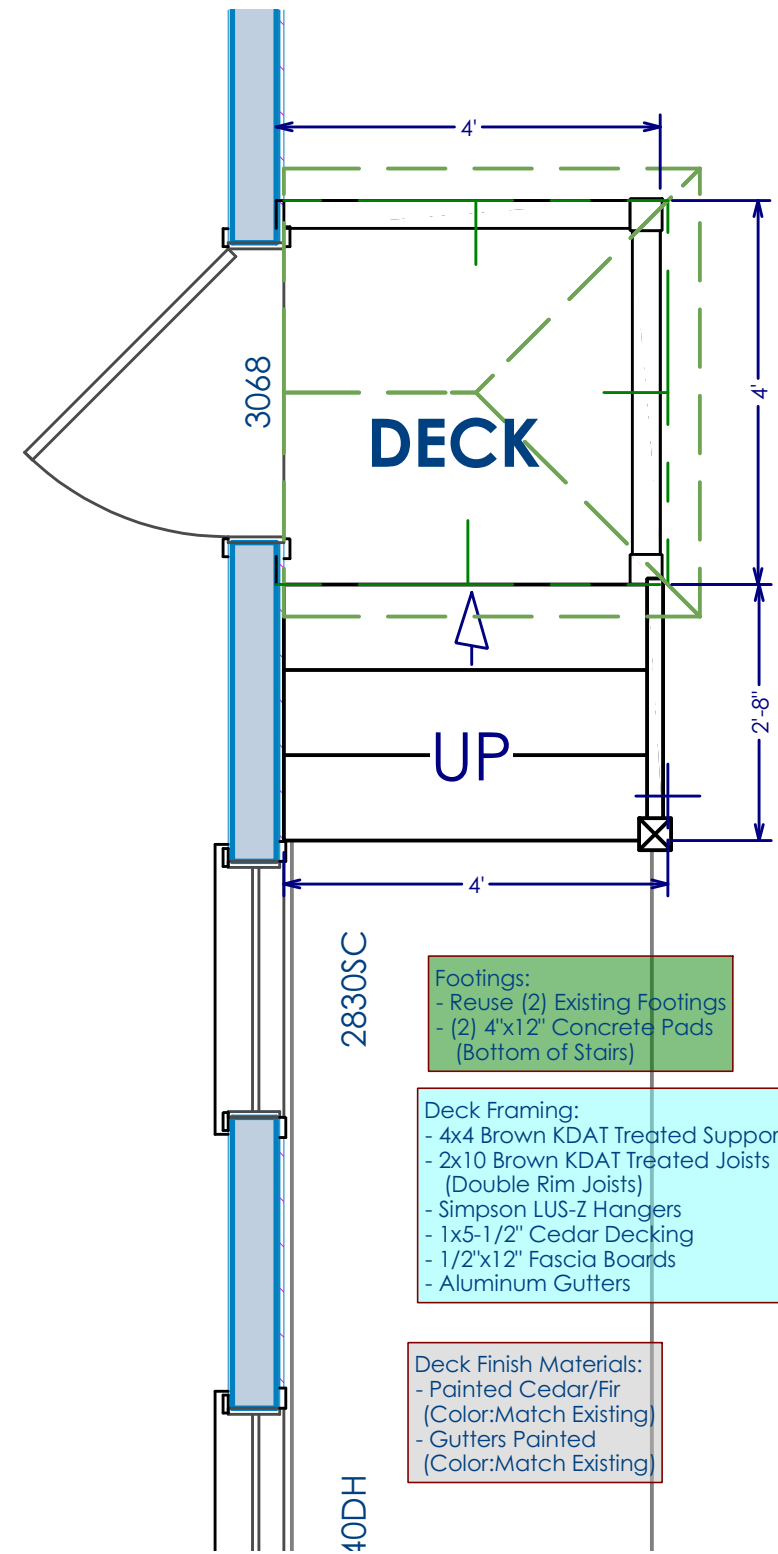
*Final Build Dimensions May Vary Based on Existing Site Conditions & Code Requirements

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Customer Agreement:

Date:

New Plan:

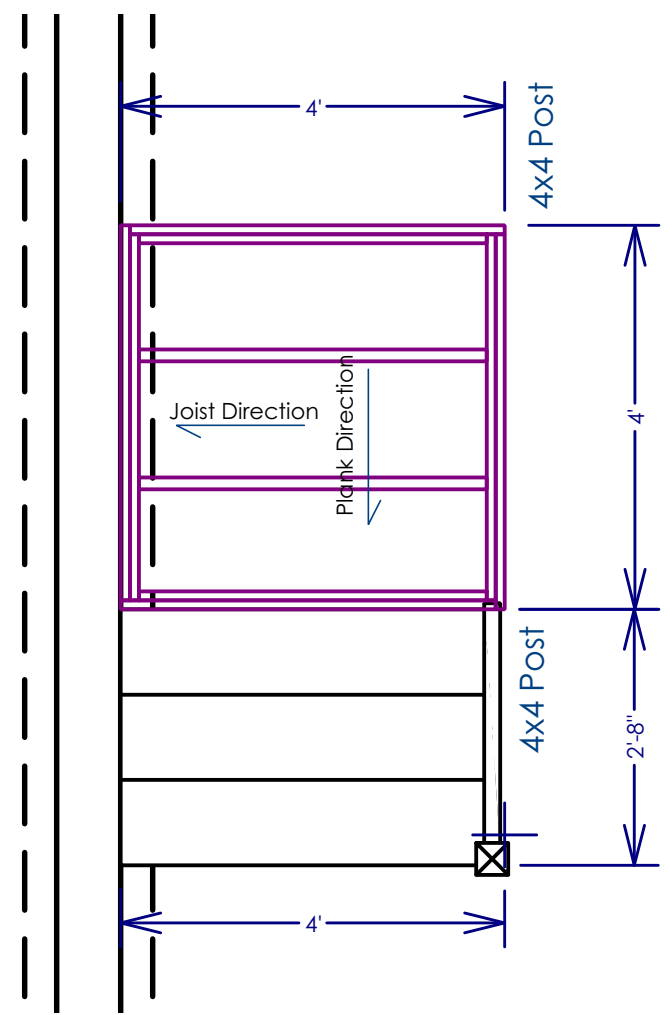


Footings:
 - Reuse (2) Existing Footings
 - (2) 4"x12" Concrete Pads (Bottom of Stairs)

Deck Framing:
 - 4x4 Brown KDAT Treated Support Posts
 - 2x10 Brown KDAT Treated Joists (Double Rim Joists)
 - Simpson LUS-Z Hangers
 - 1x5-1/2" Cedar Decking
 - 1/2"x12" Fascia Boards
 - Aluminum Gutters

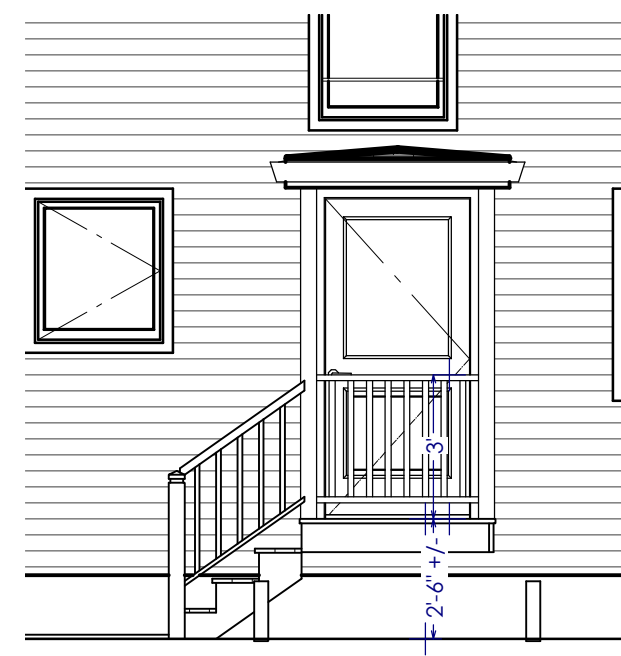
Deck Finish Materials:
 - Painted Cedar/Fir (Color: Match Existing)
 - Gutters Painted (Color: Match Existing)

Framing Plan:

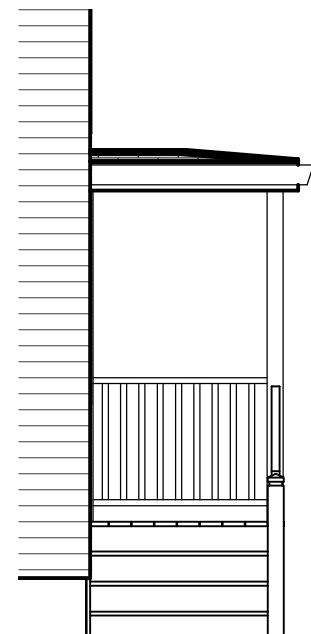


Elevations:

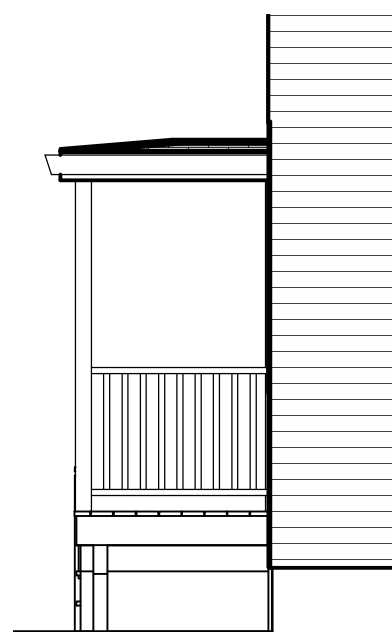
South:



West:



East:



Scale: 1/2" = 1' - 0"

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SHEET:

A-4







