

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 126 S Hamilton Street, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 1256 Spaight St. Aldermanic District: 6

2. PROJECT

Project Title / Description: Add attic dormer new attic windows to match existing style

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

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
[X] Alteration / Addition to a building in a Local Historic District (specify):
Mansion Hill [] Third Lake Ridge [X] First Settlement []
University Heights [] Marquette Bungalows []
Land Division/Combination in a Local Historic District (specify):
Mansion Hill [] Third Lake Ridge [] First Settlement []
University Heights [] Marquette Bungalows []
New Construction in a Local Historic District (specify):
Mansion Hill [] Third Lake Ridge [] First Settlement []
University Heights [] Marquette Bungalows []
Demolition []
Variance from the Historic Preservation Ordinance (Chapter 41) []
Referral from Common Council, Plan Commission, or other referral []
Landmark Nomination/Rescission or Historic District Nomination/Amendment []
Other (specify):

PLANNING DIVISION USE ONLY
Registrar #

3. APPLICANT

Applicant's Name: Tom Haver Company: Haver Design & Const., Inc.
Address: 212 S. Baldwin Madison 53703
Telephone: 608 235-1668 E-mail: thaver@haverdesign.com

Property Owner (if not applicant):
Address:

Property Owner's Signature: Tom Haver Date: 3-6-17

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 4:30 p.m. 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 submittal date or incomplete applications will be postponed to the next scheduled filing time.

CITY OF MADISON
4:13 P.M.
MAY 6 2017
Planning & Community & Economic Development

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.
- 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; *Attic floor plan*
 - 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.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Photographs of existing conditions;
 - Photographs of existing context;
 - 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
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552

1256 Spaight St. Landmarks Commission application to add a dormer and replace attic windows

3-6-2017

Letter of Intent

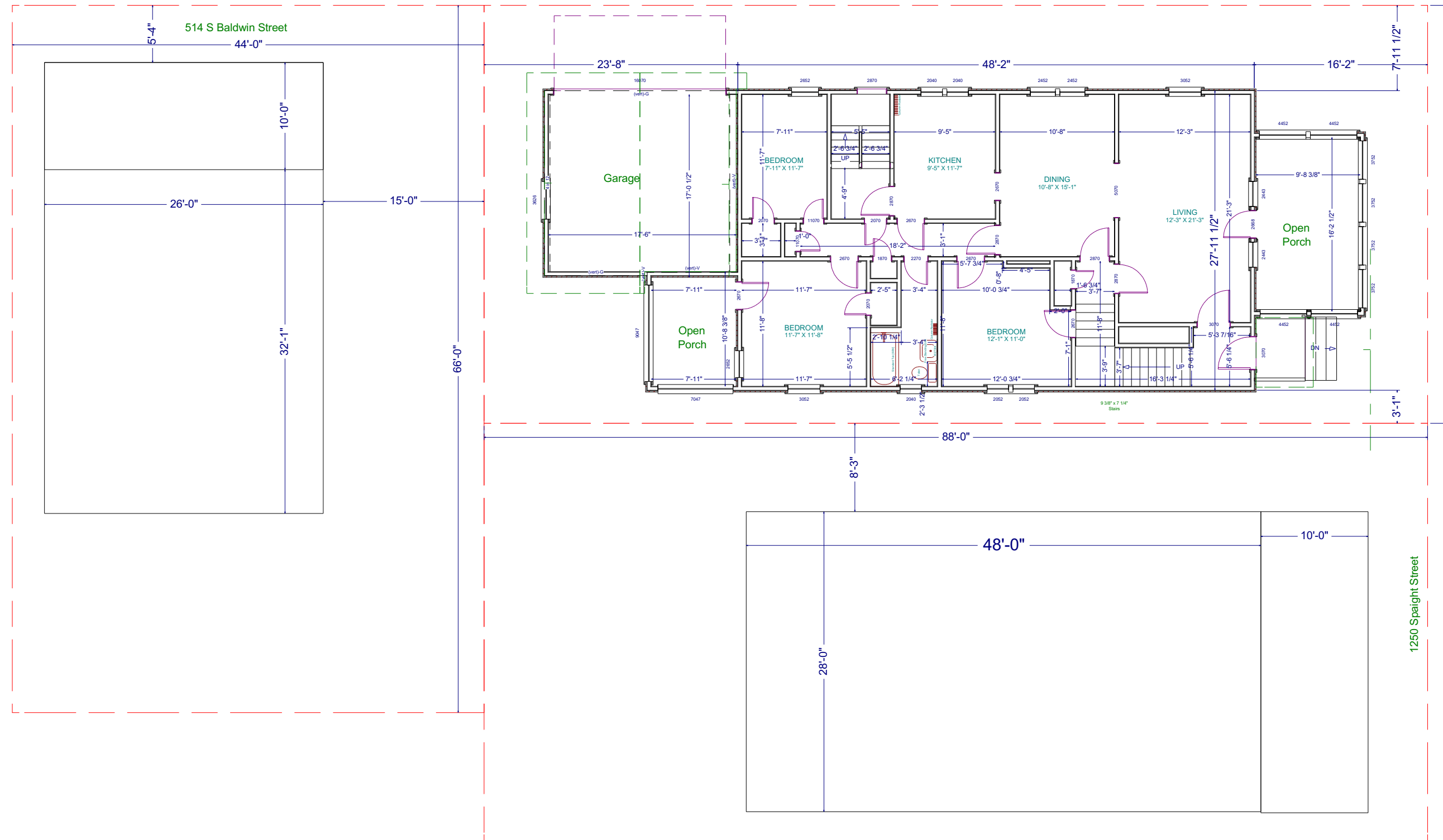
This property is at the corner of Spaight and Baldwin in the Third Lake District. I have been the owner since 2003.

My plan is to create habitable space on the third floor of this two unit apartment building. The roof is in dire need of replacement and this is therefore an opportune time to create the dormer necessary to provide a second exit stairway to the attic. There is an existing dormer on the Baldwin Street side of the building. The new dormer will be visible from the Spaight Street side and will match the original in all details. The entire structure has a stucco exterior. This dormer will have that same exterior.

The remaining windows on the third floor are original and have never been finished inside. 98 years of annual overheating in the summer and cold and dry in the winter has left the sashes completely dried out and crumbling away. My plan is to replace them with Marvin windows, with a cladding color that will match the existing trim. The new dormer will receive the same type of windows. The new windows will be of the same size and proportion as the existing windows, with matching mull spacing. The exterior casing and sill will match the existing in color, width and depth.

Thank you for your consideration!

Tom Haver



212 S. Baldwin St.
Madison, WI. 53703

Phone: 608.241.4297
Fax: 608.661.3612
E-mail:
thaver@haverdesign.com
www.haverdesign.com

CLIENT

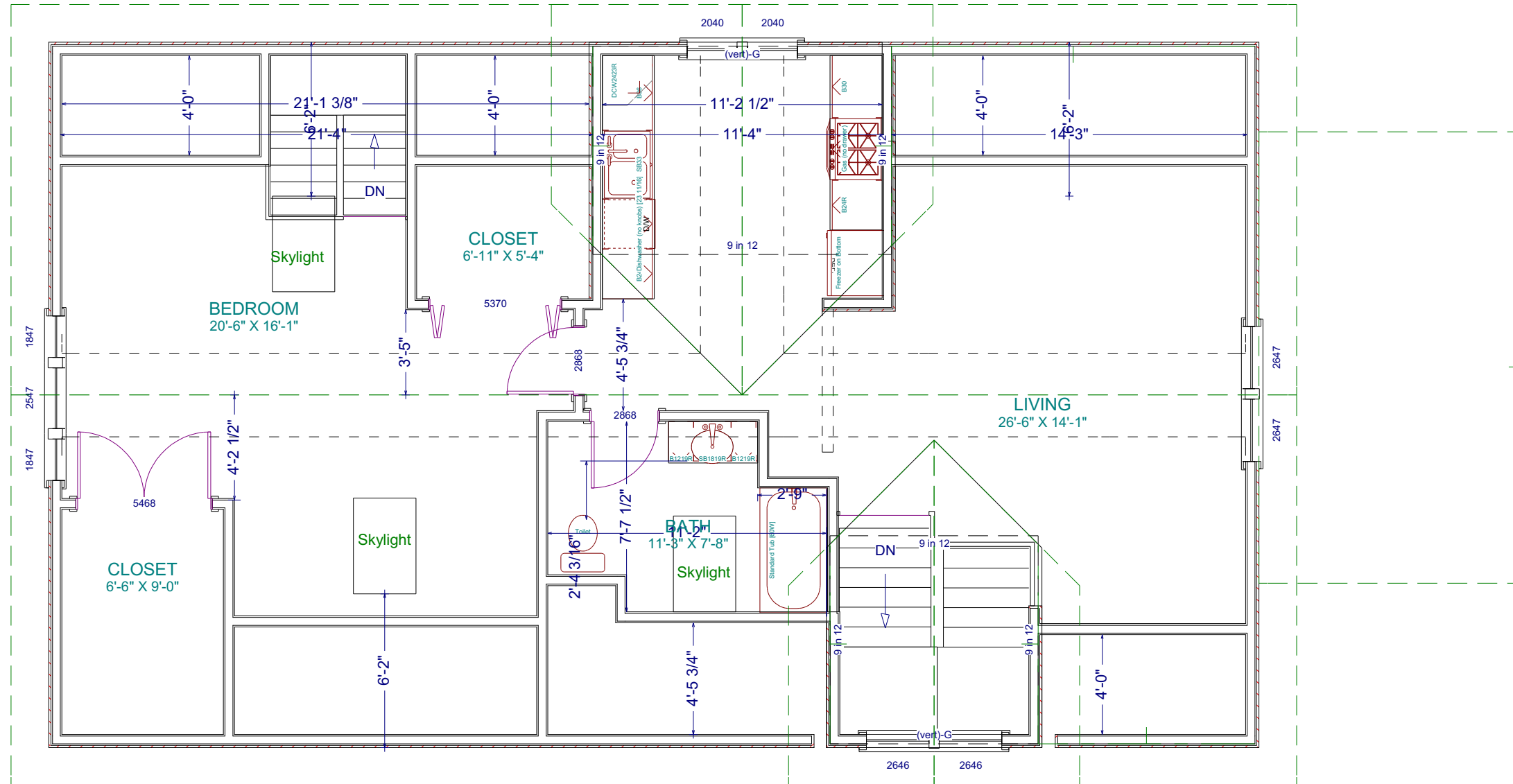
Tom Haver
1256 Spaight St
Madison, WI 53703

TITLE

Site Plan
1" = 10'

REV. DATE
2-24-2017

SHEET
1



212 S. Baldwin St.
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CLIENT

Tom Haver
1256 Spaight St
Madison, WI 53703

TITLE

Attic Floor
Plan

1/4" = 1'0"

REV. DATE
2-24-2017

SHEET
4

New dormer

Existing dormer



Existing dormer

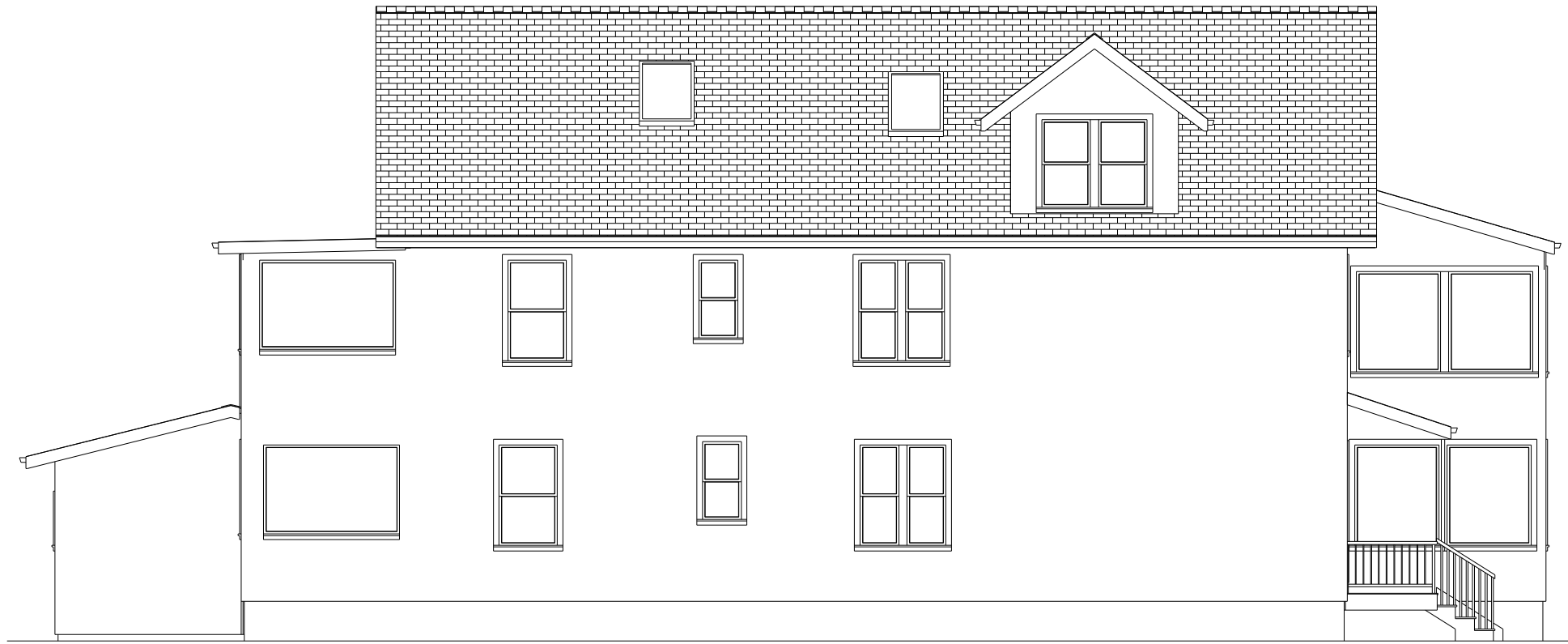


Existing dormer

New dormer



New dormer



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www.haverdesign.com

CLIENT

Tom Haver
1256 Spaight St
Madison, WI 53703

TITLE

Elevations

1/8" = 1'0"

REV. DATE

2-24-2017

SHEET

5



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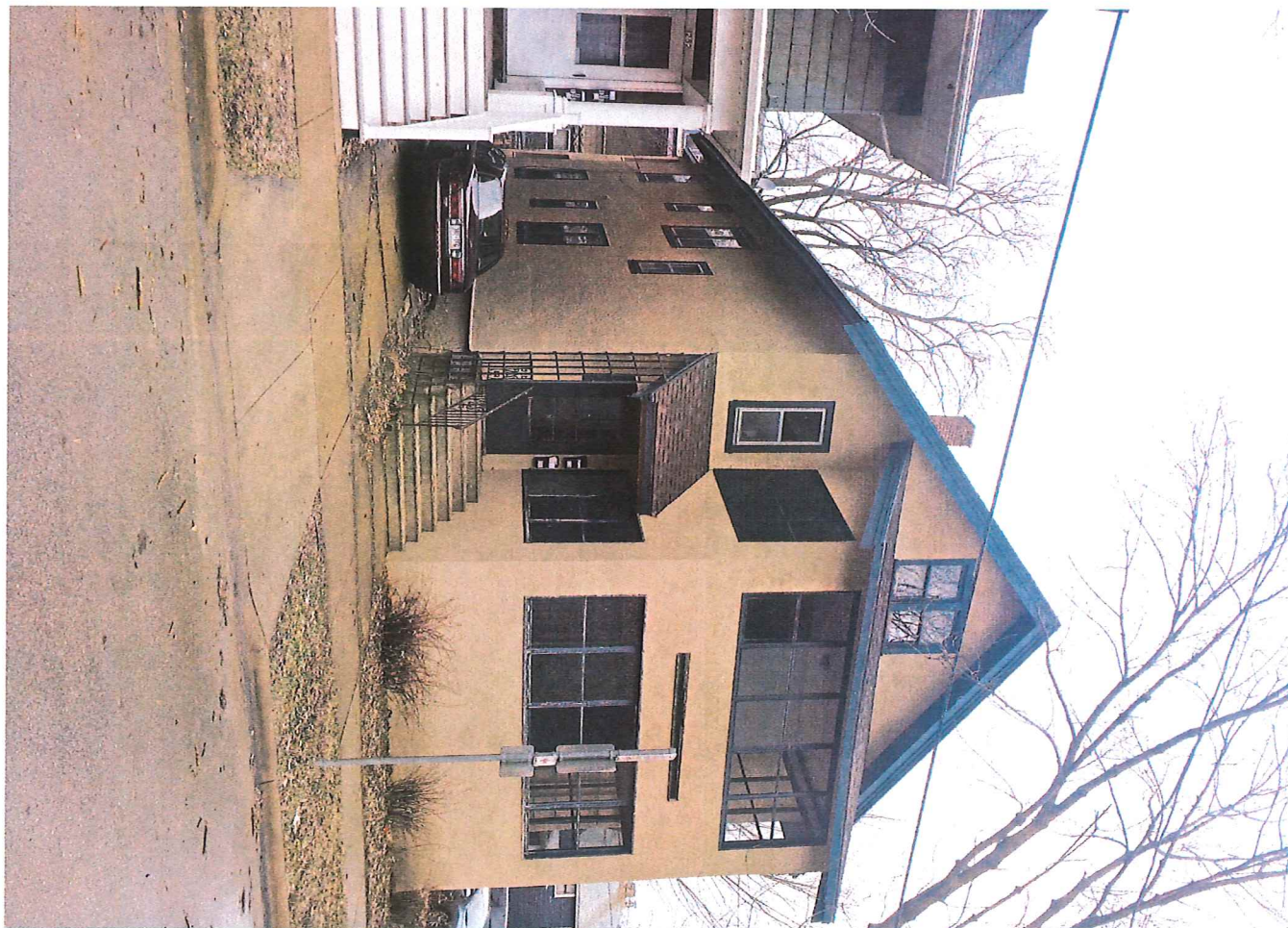
TITLE

Perspective
views

REV. DATE
2-24-2017

SHEET
6

1256 Spaight - View from Baldwin and from Spaight



1256 Spaight Attic Windows

