

# 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: 919 Spaight St.

Alder District: 6

## 2. PROJECT

Project Title/Description: \_\_\_\_\_

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

- New Construction/Alteration/Addition 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**
- Development adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission or Historic District Nomination/Amendment**  
*(Please contact the Historic Preservation Planner for specific Submission Requirements.)*
- Informational Presentation**
- Other** *(specify):*

DPCED USE ONLY	Registrar #:
	<b>DATE STAMP</b>

## 3. APPLICANT

Applicant's Name: Jesse Pfammatter Company: Craft Builders

Address: 60 N Bryan St., Madison WI 53714  
Street City State Zip

Telephone: 6085567949 Email: jesse@craft-builders.com

Property Owner *(if not applicant)*: Hearn Living Trust

Address: 919 Spaight St. Madison WI 53703  
Street City State Zip

Property Owner's Signature:  Date: 7/24/2024  
Document ID: 3C920394F1884E7

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 12:00pm on the submission date with the Preservation Planner. 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/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.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. **All application materials should be submitted electronically to [landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)**. Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- 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;
  - Photographs of comparable historic resources within 200 feet of subject property;
  - Manufacturer's product information showing dimensions and materials.
- 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, mechanicals, 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.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - Perspective drawing
  - Other \_\_\_\_\_

*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 to ensure the project considered by the Landmarks Commission meets Zoning requirements.*

**CONTACT THE PRESERVATION PLANNER:**

Please contact the Preservation Planner with any questions.

City of Madison Planning Division  
 215 Martin Luther King Jr Blvd, Suite 017  
 PO Box 2985 (mailing address)  
 Madison, WI 53701-2985  
[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)  
 (608) 266-6552



August 7th, 2024

Craft Builders  
60 N. Bryan St.  
Madison, WI 53714

To: Landmarks Commission

This letter is regarding the proposed alterations to the existing rear porch and the proposed addition of a rear deck at 919 Spaight St. The homeowners (Daniel and Dawn Hearn who have lived in the home for 35 years) intend to enclose the existing covered porch and to build a deck at the rear of the property. All work is on the rear elevation of the home and is not visible from the developed public right-of-way, nor from the lake. The home is in the Third Lake Ridge Historic District.

Enclosing the Rear Porch: The exterior walls of the porch enclosure will imitate the original siding, using high quality cedar siding to match the existing lap siding. The window and door openings will be similar in size, design, scale, architectural appearance to the window and door openings of the original home. Windows and doors are to be of wood construction from the Marvin Ultimate product line – a proposed order summary has been enclosed for review.

Rear Deck Addition: The rear yard deck will be in the rear of the property not visible from the developed public right-of-way, nor from the lake. The proposed deck will be constructed of high quality synthetic decking (Azek, Trex, or similar). The deck railing is proposed to be horizontal cable rail with painted posts complementary to the home's color palette.

During an initial conversation with staff, it was indicated that double hung windows and a French door would be favored over the casement windows and sliding door shown in the design of the porch enclosure. However, in our design we have considered the following factors:

1. The overall design of the porch is 'subordinate and compatible' with the character of the structure.

2. The alignment, rhythm, and size of the window and door openings of the new addition are similar to those of the historic building.
3. The materials used for exterior walls of the addition (casement windows and sliding door) shall be similar in design, scale, architectural appearance, and other visual qualities of the historic building, but differentiated enough so that it is not confused as historic or original to the building. The use of casement windows and sliding door help indicate that the porch modifications are not original and will prevent a faux historical appearance. The sliding door also provides functional benefits to the home's interior.
4. The porch is consistent with other homes on the block. Specifically, 912 Spaight St. (Figure 1) has a rear addition with casement windows and a sliding patio door. As an example of a lakefront property with an approved addition which includes casement windows and sliding patio doors, we have highlighted 1101 Rutledge St (Figure 2).
5. The plans for 919 Spaight St. are also consistent with other lake home renovations since the ordinance for historical preservation changes in July of 2022. As an example we highlight 1121 Rutledge St. (Figure 3). 1121 Rutledge St. which showcases large casement windows, sliding patio doors, and horizontal cable railing – some of which are visible from the public right-of-way.
6. There is some precedent for leniency for alterations made to the rear of a structure which is not visible from the public right of way. For example, in the approval of alterations made to 848 Jennifer St the following text was pulled from the meeting minutes:

Staff Report from 1/11/22: "She said that if this were on the front or side of the house in the public right-of-way, they would have a different discussion, but they could allow more latitude on the back of the structure. She explained that the railings, awnings, and stairways will read as new but have a similar architectural vocabulary to the house. She discussed the standards and said that staff recommends approval.

Taylor asked Bailey to elaborate on the metal railings and awnings. Bailey said they will be obviously new materials, as one doesn't typically see metal components on the historic portions of this structure. She said that if the applicant were proposing the metal and glass awnings or a metal railing in an area that was more visible, it would be a different discussion because a simple wood railing would be more appropriate. However, she said the public will not see the back of the house, so a more contemporary use of materials is acceptable in this location."

Furthermore, considerations were made for alterations at 1121 Rutledge St. based on its visibility from the public right of way.

Staff Report from 4/6/23: "In general this proposal will be minimally visible from the developed public right-of-way. The enlarged windows on the side of the building (at the lower level and first floor level, at the edge furthest from the front) and a small portion of the rooftop patio will be minimally visible from the developed public right-of-way."



Figure 1. Example of 912 Spaight Street with an approved rear addition containing casement windows and sliding doors.



Figure 2. Example of an approved addition including casement windows and sliding doors at 1101 Rutledge St.

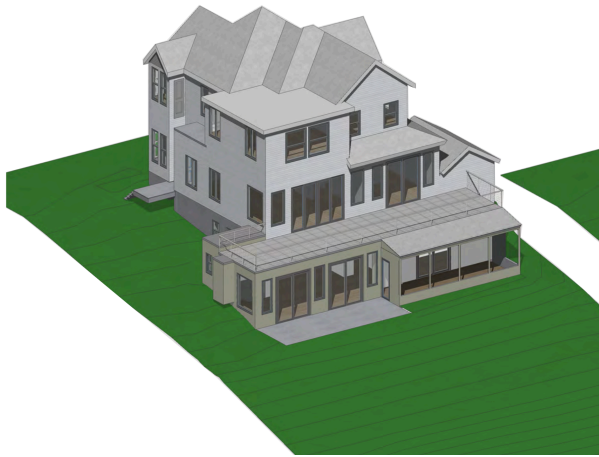
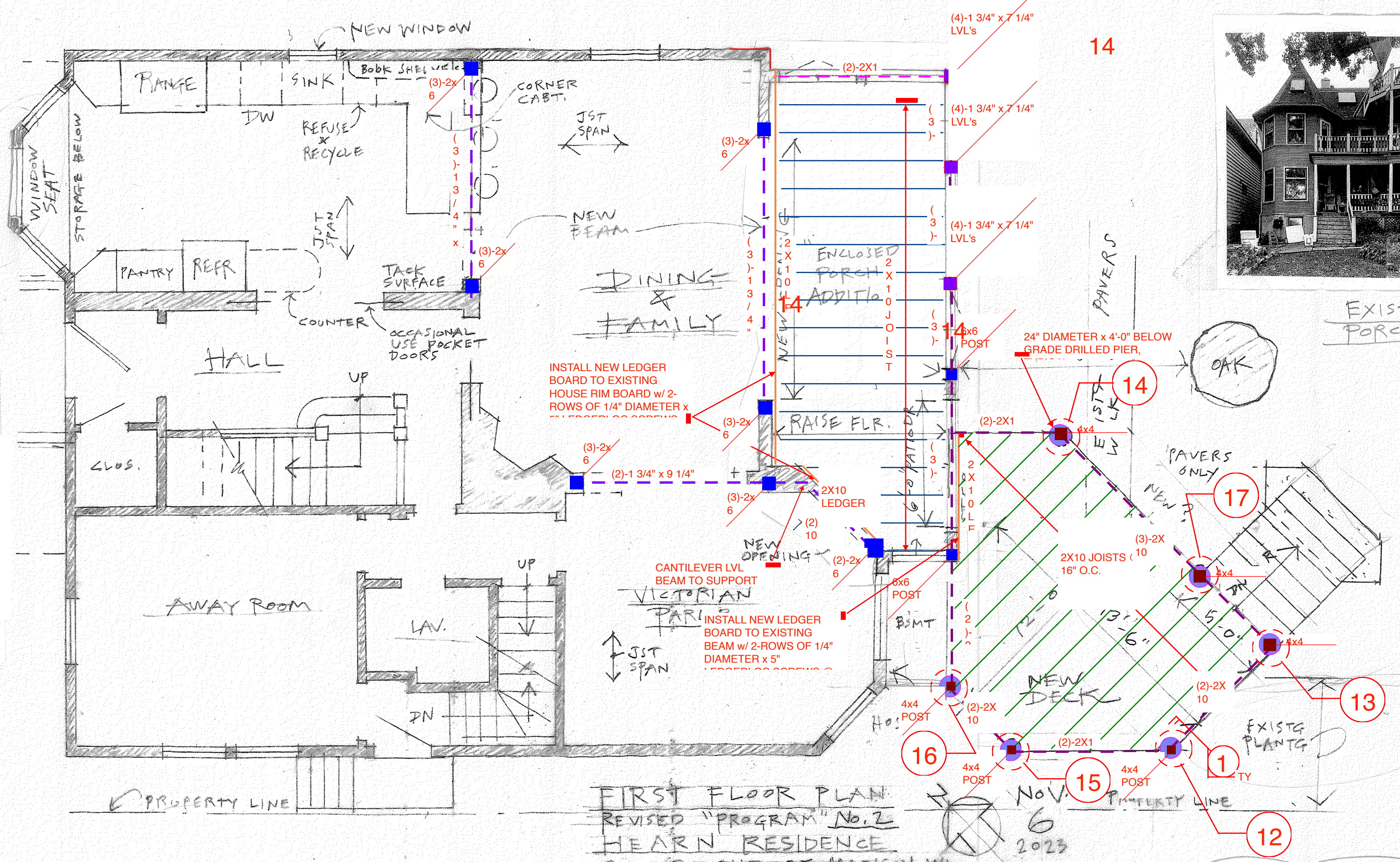
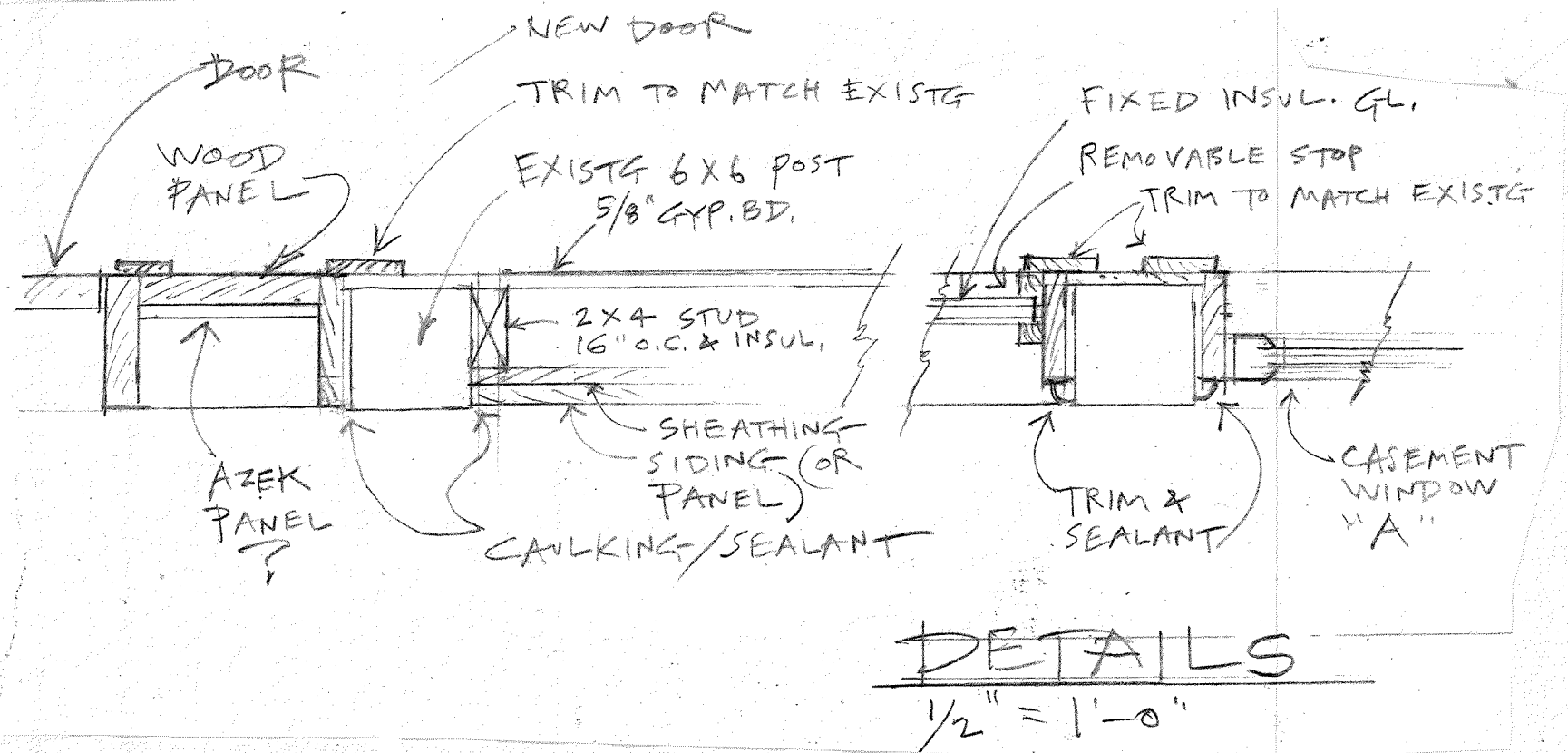
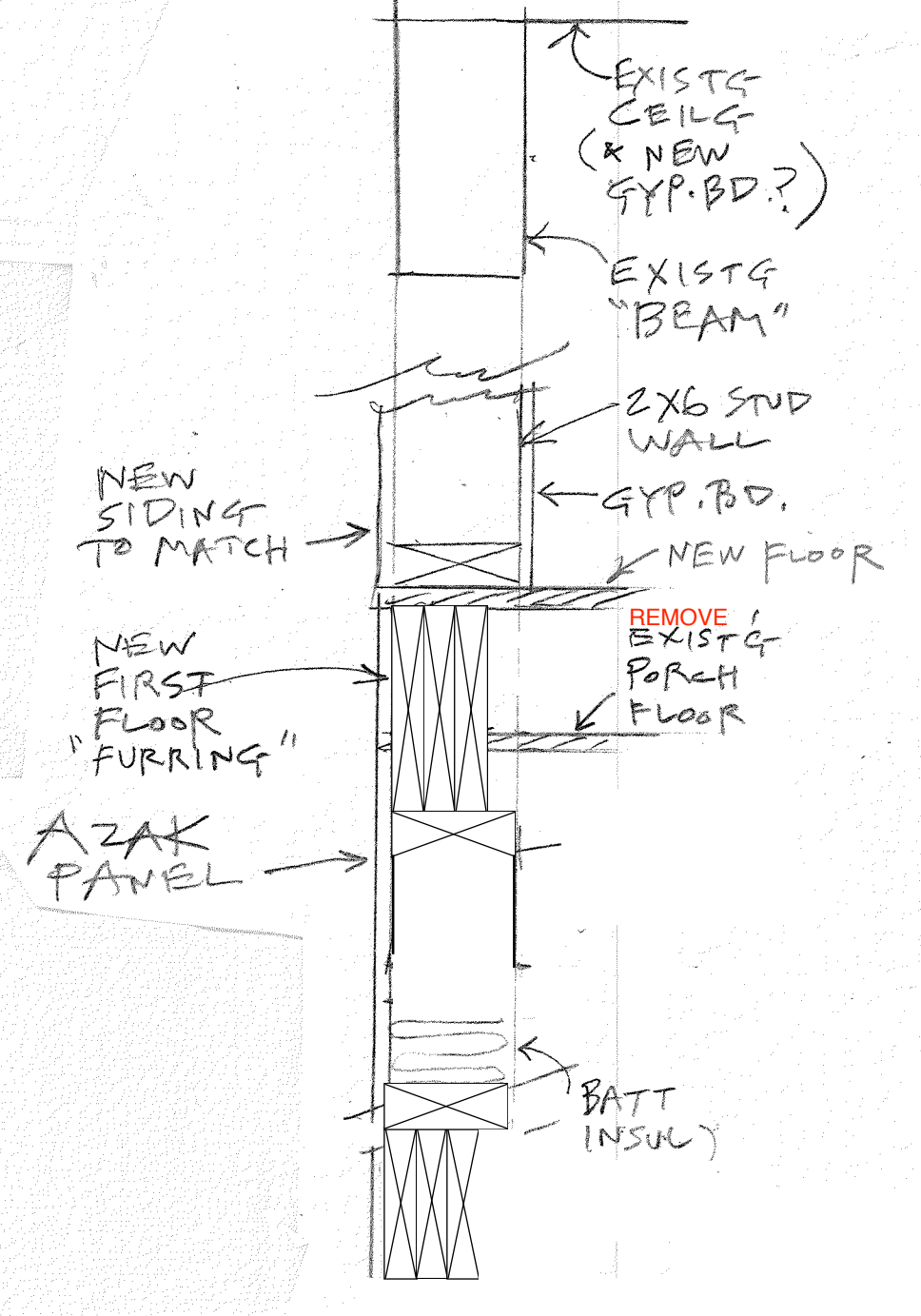
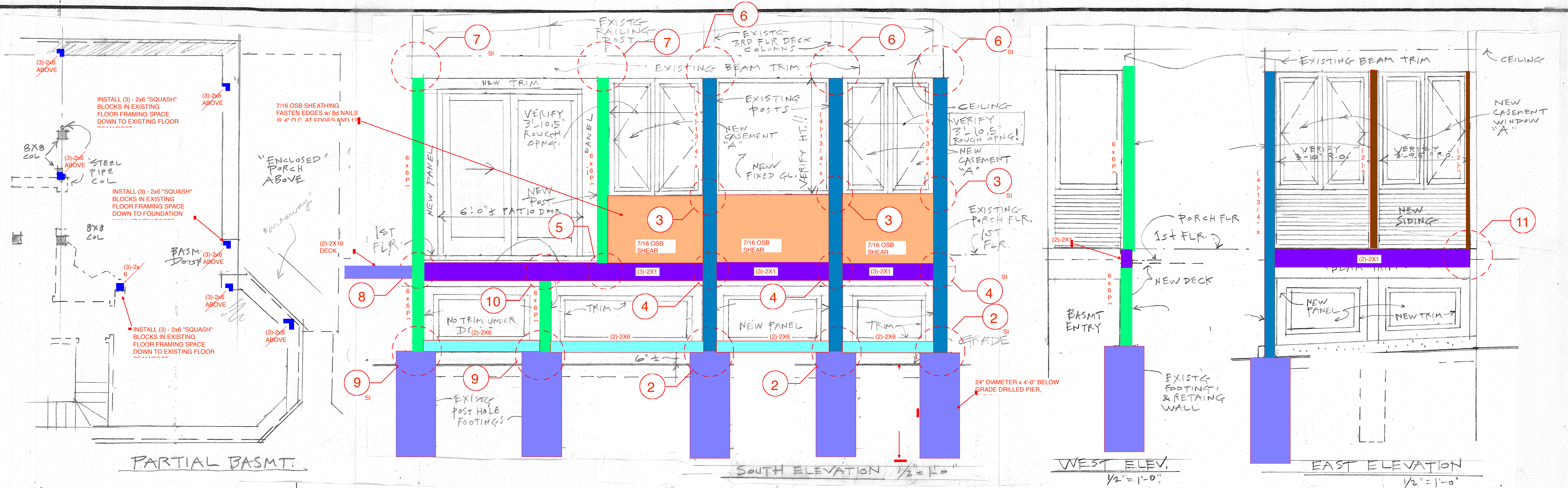


Figure 3. Example of casement windows, sliding patio doors, and horizontal cable railing at the residence at 1121 Rutledge St. This home was renovated post the July 2022 historic preservation ordinance changes.

Thank you for your time and please feel free to contact me with any questions or concerns,

Jesse Pfammatter  
Owner, Craft Builders  
(608) 556-7949

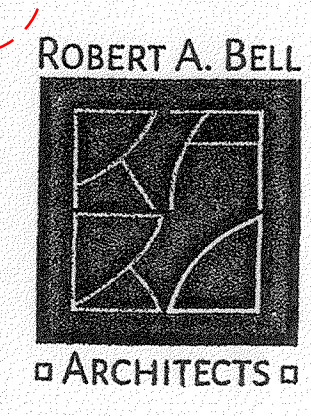


FIELD VERIFY ALL EXISTING CONDITIONS AS REQUIRED THAT AFFECT THE SCOPE OF THE WORK. REPORT ANY FIELD CONDITIONS THAT DIFFER FROM THOSE SHOWN OR NOTED ON THE DRAWINGS TO THE ENGINEER FOR EVALUATION

SHORE EXISTING STRUCTURE AS REQUIRED TO OPEN UP EXISTING WALLS AND INSTALL NEW HEADERS/BEAMS.

**NOTE!!** Do NOT ORDER WINDOWS, PATIO DOOR UNTIL ROUGH OPENING WIDTH & HEIGHT ARE VERIFIED.

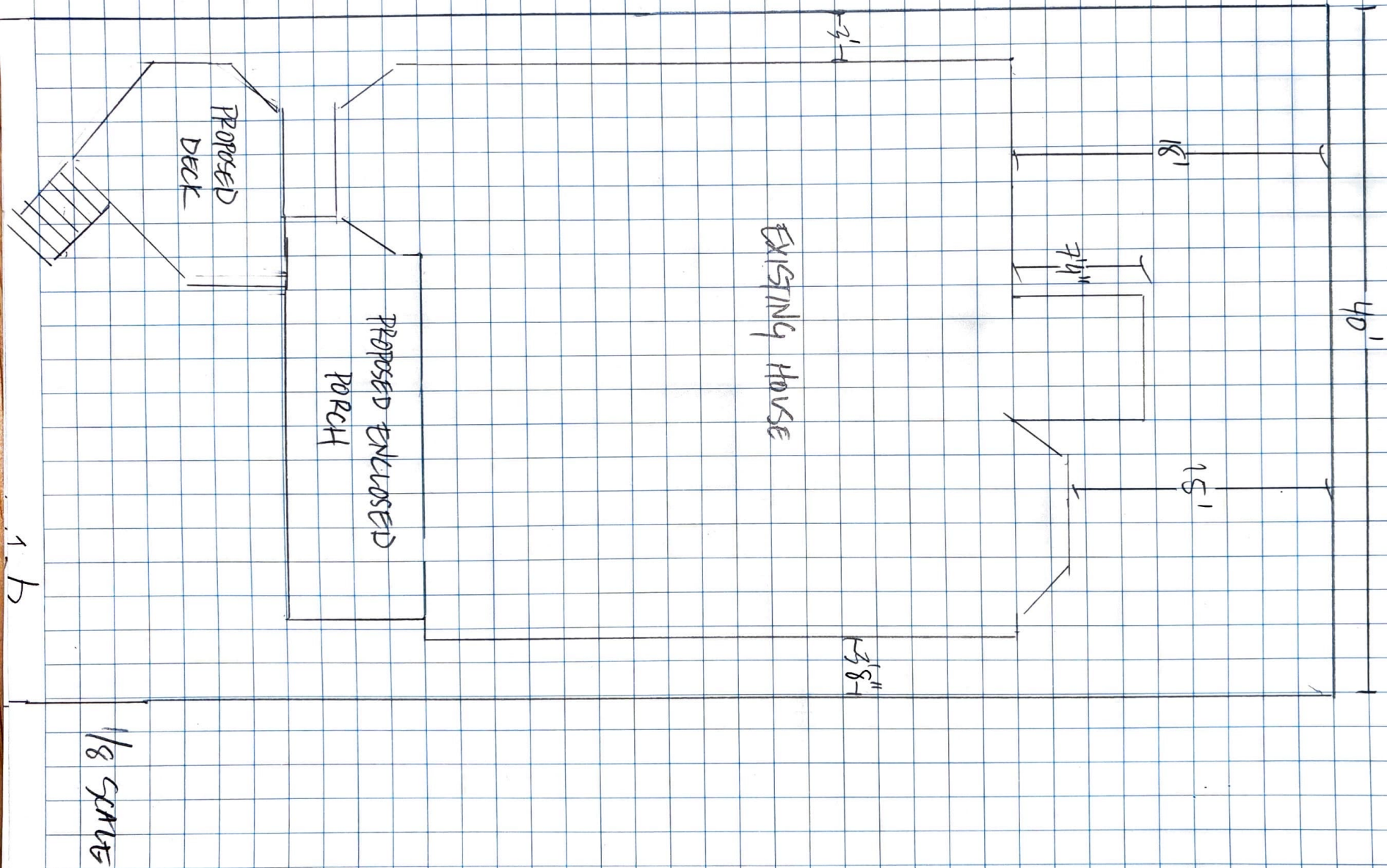
REVISED 7-8-24  
 PROGRESS PRINT 6-3-24  
 PROGRESS PRINT 11-6-23  
 PROGRESS PRINT 8-12-23



919 SPAIGHT ST.  
 MADISON, WI 53703  
 ENCLOSED PORCH ADDITION

PLANS DETAILS SHEET 1  
 07/14/2024

# 919 SINGHT SITE PLAN

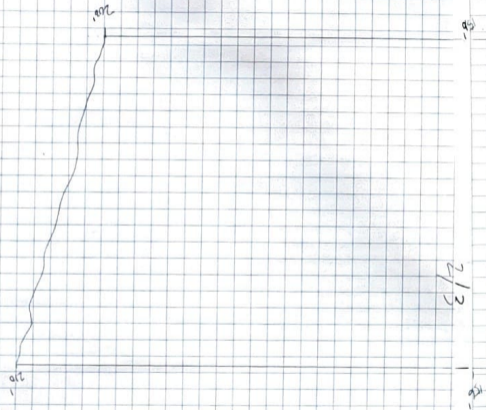
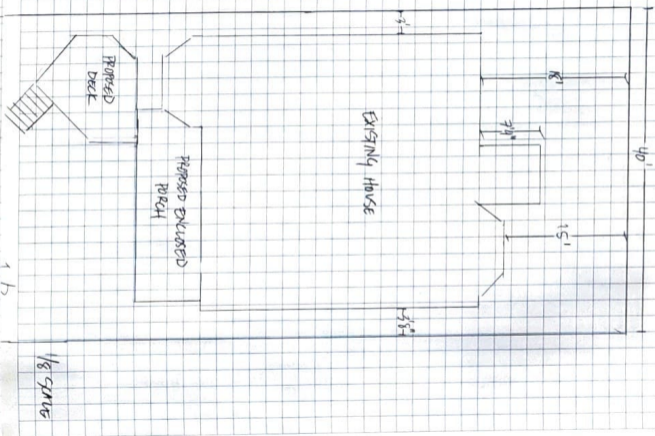


1.5

1/8 SETBACKS



919 SENGHT SITE PLAN



Existing Photos:







## UNIT SUMMARY

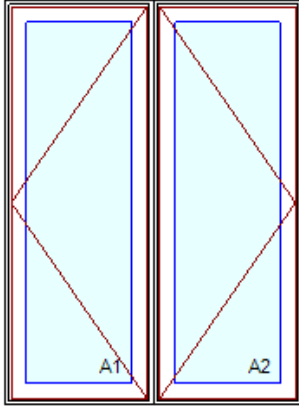
The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.  
 Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 5		TOTAL UNIT QTY: 7		EXT NET PRICE: USD		15,511.20
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
2		Ultimate	Marvin Assembly RO 41" X 53 5/8" Entered as Size by Units	1,840.00	3	5,520.00
3		Ultimate	Marvin Assembly RO 41" X 53 5/8" Entered as Size by Units	2,196.80	1	2,196.80
4		Ultimate	Casement Picture CN 5654 RO 57" X 53 5/8" Entered as CN 5654	1,199.20	1	1,199.20
5		Ultimate	Casement CN 3254 RO 33" X 53 5/8" Entered as CN 3254	852.00	1	852.00
6		Ultimate	Sliding French Door G2 CN 6070 RO 73 5/8" X 86 1/2" Entered as CN 6070	5,743.20	1	5,743.20

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #2	Mark Unit:	Net Price:		1,840.00
Qty: 3		Ext. Net Price:	USD	5,520.00



As Viewed From The Exterior

**Entered As:** Size by Units  
**MO** 40 1/2" X 53 3/8"  
**FS** 40" X 53 1/8"  
**RO** 41" X 53 5/8"  
**Egress Information A1, A2**  
 Width: 12 57/64" Height: 48 1/64"  
 Net Clear Opening: 4.30 SqFt

Mixed Exterior Colors ..... 83.20  
 Evergreen Clad Exterior

**Color Mismatch: Frame and Sash Exterior Colors do not match.**

Bare Pine Interior  
 2W1H - Rectangle Assembly  
 Assembly Rough Opening  
 41" X 53 5/8"

Unit: A1 ..... 756.00

Ultimate Casement - Left Hand  
 CN 2054  
 Rough Opening 21" X 53 5/8"  
 Frame Size 20" X 53 1/8"  
 Coconut Cream Clad Sash Exterior  
 Bare Pine Sash Interior  
 IG - 3/4" - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Putty Exterior Glazing Profile  
 Ogee Interior Glazing Profile  
 Standard Bottom Rail  
 Beige Weather Strip  
 Antique Brass Folding Handle ..... 63.20  
 Antique Brass Multi - Point Lock  
 Aluminum Screen  
 Bronze Surround  
 Bright View Mesh

Unit: A2 ..... 756.00

Ultimate Casement - Right Hand  
 CN 2054  
 Rough Opening 21" X 53 5/8"  
 Frame Size 20" X 53 1/8"  
 Coconut Cream Clad Sash Exterior  
 Bare Pine Sash Interior  
 IG - 3/4" - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Putty Exterior Glazing Profile  
 Ogee Interior Glazing Profile  
 Standard Bottom Rail  
 Beige Weather Strip  
 Antique Brass Folding Handle ..... 63.20  
 Antique Brass Multi - Point Lock  
 Aluminum Screen  
 Bronze Surround  
 Bright View Mesh

Standard Mull Charge ..... 41.60

6 9/16" Jamb ..... 76.80

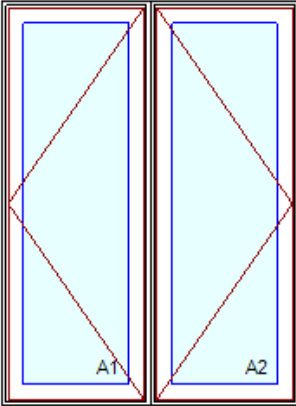
\*\*\*Jamb Extension Ship Loose

Nailing Fin

\*\*\*Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.

**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #3	Mark Unit:	Net Price:		2,196.80
Qty: 1		Ext. Net Price:	USD	2,196.80



As Viewed From The Exterior

**Entered As:** Size by Units  
**MO** 40 1/2" X 53 3/8"  
**FS** 40" X 53 1/8"  
**RO** 41" X 53 5/8"  
**Egress Information A1, A2**  
 Width: 12 57/64" Height: 48 1/64"  
 Net Clear Opening: 4.30 SqFt

Mixed Exterior Colors ..... 83.20  
 Evergreen Clad Exterior  
**Color Mismatch: Frame and Sash Exterior Colors do not match.**  
 Bare Pine Interior  
 2W1H - Rectangle Assembly  
 Assembly Rough Opening  
 41" X 53 5/8"

Unit: A1 ..... 756.00  
 Ultimate Casement - Left Hand  
 CN 2054  
 Rough Opening 21" X 53 5/8"  
 Frame Size 20" X 53 1/8"  
 Coconut Cream Clad Sash Exterior  
 Bare Pine Sash Interior  
 IG - 3/4" - 1 Lite ..... 216.80  
 Tempered Low E2 w/Argon  
 Black Perimeter Bar  
 Putty Exterior Glazing Profile  
 Ogee Interior Glazing Profile  
 Standard Bottom Rail  
 Beige Weather Strip  
 Antique Brass Folding Handle ..... 63.20  
 Antique Brass Multi - Point Lock  
 Aluminum Screen  
 Bronze Surround  
 Bright View Mesh

Unit: A2 ..... 756.00  
 Ultimate Casement - Right Hand  
 CN 2054  
 Rough Opening 21" X 53 5/8"  
 Frame Size 20" X 53 1/8"  
 Coconut Cream Clad Sash Exterior  
 Bare Pine Sash Interior  
 IG - 3/4" - 1 Lite ..... 216.80  
 Tempered Low E2 w/Argon  
 Black Perimeter Bar  
 Putty Exterior Glazing Profile  
 Ogee Interior Glazing Profile  
 Standard Bottom Rail  
 Beige Weather Strip  
 Antique Brass Folding Handle ..... 63.20  
 Antique Brass Multi - Point Lock  
 Aluminum Screen  
 Bronze Surround  
 Bright View Mesh  
 Standard Mull Charge ..... 41.60  
 4 9/16" Jambs  
 Nailing Fin

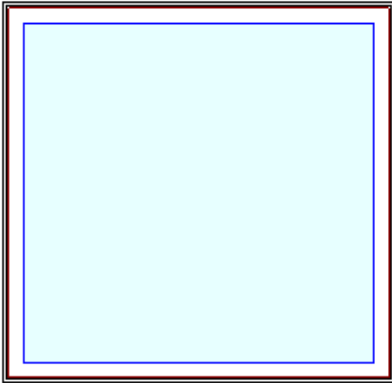
\*\*\*Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.

**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #4	Mark Unit:	Net Price:		1,199.20
Qty: 1		Ext. Net Price:	USD	1,199.20



Evergreen Clad Exterior  
 Bare Pine Interior  
 Ultimate Casement Picture ..... 1,109.60  
 CN 5654  
 Rough Opening 57" X 53 5/8"



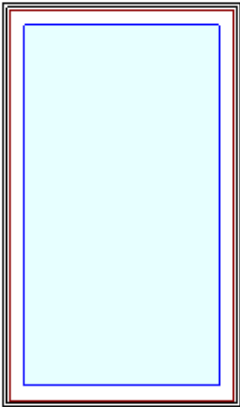
As Viewed From The Exterior

- Frame Size 56" X 53 1/8"
- Evergreen Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 3/4" - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Putty Exterior Glazing Profile
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- Beige Weather Strip
- Solid Wood Covers
- 6 9/16" Jamb's ..... 89.60
- \*\*\*Jamb Extension Ship Loose
- Nailing Fin

\*\*\*Note: Unit Availability and Price is Subject to Change

Entered As: CN  
 MO 56 1/2" X 53 3/8"  
 CN 5654  
 FS 56" X 53 1/8"  
 RO 57" X 53 5/8"  
**Egress Information**  
 No Egress Information available.

Line #5	Mark Unit:	Net Price:	852.00
Qty: 1		Ext. Net Price:	USD 852.00



As Viewed From The Exterior

- Mixed Exterior Colors ..... 41.60
- Evergreen Clad Exterior
- Color Mismatch: Frame and Sash Exterior Colors do not match.**
- Bare Pine Interior
- Ultimate Casement - Stationary ..... 740.00
- CN 3254
- Rough Opening 33" X 53 5/8"
- Frame Size 32" X 53 1/8"
- Coconut Cream Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 3/4" - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Putty Exterior Glazing Profile
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- Beige Weather Strip
- Solid Wood Covers
- 6 9/16" Jamb's ..... 70.40
- Nailing Fin

\*\*\*Note: Unit Availability and Price is Subject to Change

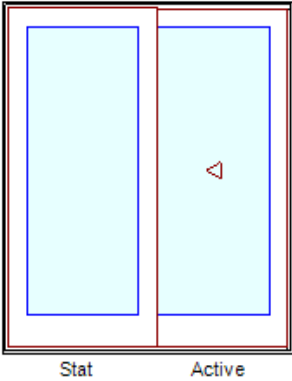
Entered As: CN  
 MO 32 1/2" X 53 3/8"  
 CN 3254  
 FS 32" X 53 1/8"  
 RO 33" X 53 5/8"  
**Egress Information**  
 No Egress Information available.

Line #6	Mark Unit:	Net Price:	5,743.20
Qty: 1		Ext. Net Price:	USD 5,743.20



- Mixed Exterior Colors ..... 83.20
- Evergreen Clad Exterior
- Color Mismatch: Frame and Sash Exterior Colors do not match.**
- Bare Pine Interior
- Ultimate Sliding French Door G2 4 9/16" - OX ..... 4,954.40
- CN 6070
- Rough Opening 73 5/8" X 86 1/2"
- Left Panel





As Viewed From The Exterior

**Entered As:** CN  
**MO** 73 1/8" X 86 1/4"  
**CN** 6070  
**FS** 72 5/8" X 86"  
**RO** 73 5/8" X 86 1/2"  
**Egress Information**  
 Width: 29 5/8" Height: 82 3/8"  
 Net Clear Opening: 16.95 SqFt

- Coconut Cream Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Tempered Low E2 w/Argon
- Black Perimeter Bar
- Putty Exterior Glazing Profile
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- Right Panel
- Coconut Cream Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Tempered Low E2 w/Argon
- Black Perimeter Bar
- Putty Exterior Glazing Profile
- Ogee Interior Glazing Profile
- Standard Bottom Rail
- Harp G2 Handle(s)
- Harp G2 Interior Handle(s)
- 2 Point Multi-Point Lock on Active Panel
- Dark Bronze Active Exterior Handle Set on Active Panel Keyed..... 69.60
- Dark Bronze Active Interior Handle Set on Active Panel..... 57.60
- Keyed
- Exterior Ultimate Sliding Screen G2..... 478.40
- Evergreen Surround
- Bright View Mesh
- \*\*\*Screen/Combo Ship Loose
- Ebony Performance Sill
- Black Weather Strip
- 6 9/16" Jamb..... 100.00
- Thru Jamb Installation w/ Nailing Fin
- \*\*\*Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.
- \*\*\*Note: **Unit Availability and Price is Subject to Change**

Project Subtotal Net Price: USD 15,511.20  
 5.500% Sales Tax: USD 853.12  
 Project Total Net Price: USD 16,364.32