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

CITY OF MADISON
AUG 30 2019

Planning & Community & Economic Development

1. LOCATION

Project Address: 1254 RUTLEDGE ST., MADISON **Aldermanic District:** 6

2. PROJECT

Project Title/Description: EXTERIOR REPAIR / RENOVATION OF HOUSE

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
CITY OF MADISON
AUG 30 2019
Planning & Community & Economic Development

Preliminary Zoning Review

Zoning Staff Initial:

Date: / /

3. APPLICANT

Applicant's Name: MARK H. JENSSEN **Company:** OWNER

Address: 1254 RUTLEDGE ST. (Street) MADISON (City) WI (State) 53703 (Zip)

Telephone: (608) 234-0901 **Email:** ojenssen@charter.net

Property Owner *(if not applicant)*:

Address: (Street) (City) (State) (Zip)

Property Owner's Signature: Mark H Jenssen **Date:** 8/30/2019

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

City of Madison
Landmarks Commission Application
Submission

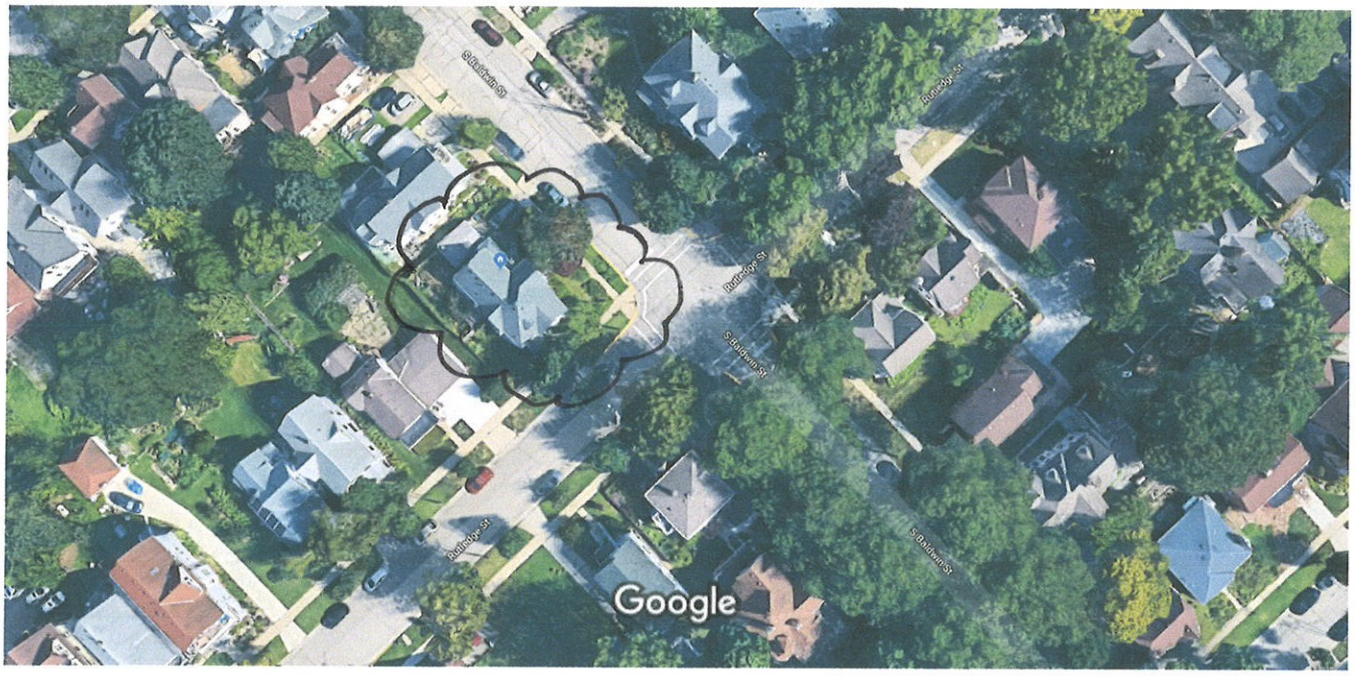
Property:
1254 Rutledge Street, Madison

Scope:
Exterior Repair/Renovation of House

Owners:
Mark Jenssen and Martha O'Brien
1254 Rutledge Street, Madison, WI 53703

August 30, 2019

Google Maps



Imagery ©2019 Google, Map data ©2019 , Map data ©2019 20 ft

Rutledge St.

Baldwin St.

Project location.

Page X

Photograph of 1254 Rutledge Street of unknown date. Car in front appears to be 1950's/1960's vintage.

General Description:

Scope of this project includes a complete exterior repair/renovation of the house at 1254 Rutledge Street, Madison. This scope includes repair/replacement of wood siding, trim, soffits, and facia to match existing. Complete painting of the exterior is included in the scope. Four windows at the third floor/attic level are to be replaced. Decorative scrollwork and architectural detailing will be repaired/replaced to match existing. Limestone foundation is to be repaired with new stone to match existing. See photographs and notes for additional scope description. Separate single car garage on the property will also be renovated, but will be permitted under a separate submittal.

Keyed Notes:

1. Replace wood siding to match existing.

2. Repair/replace wood trim to match existing. Interior and exterior corner trim needs replacement at bottom 24" +/- where it meets drip cap. See Note 13.

3. Install metal drip cap at window, finish to match existing gutters/downspouts.

4. Repair/replace wood window sill to match existing.

5. Replace damaged stone with new stone and mortar to match existing.

6. See attached elevation detail for proposed modifications to entrance gable. p. 14

7. Replace bottom rail of ballustrade and repair ballusters at three sides of front porch.

8. Replace existing 3" fir decking with new material to match. See attached plan. p. 13

9. Replace existing soffit with smooth exterior grade engineered wood panel.

10. Replace existing crown molding with new material to match.

11. Replace existing window. See attached product information.

12. Remove existing air conditioning unit. Install framing, exterior sheathing, weather barrier, insulation, and interior drywall to complete wall assembly as needed. Install cedar shingles or siding to match adjacent existing.

13. Replace drip cap and wood trim assembly at bottom of siding, just above stone foundation. Replace with a sheet metal drip cap to match profile of existing wood. Support drip cap with exterior engineered wood product. Lowest piece of siding will need to be replaced in this process. Se attached detail. p. 15, 16

14. Replace decorative elements with Douglas fir to match dimensions and profile of existing.

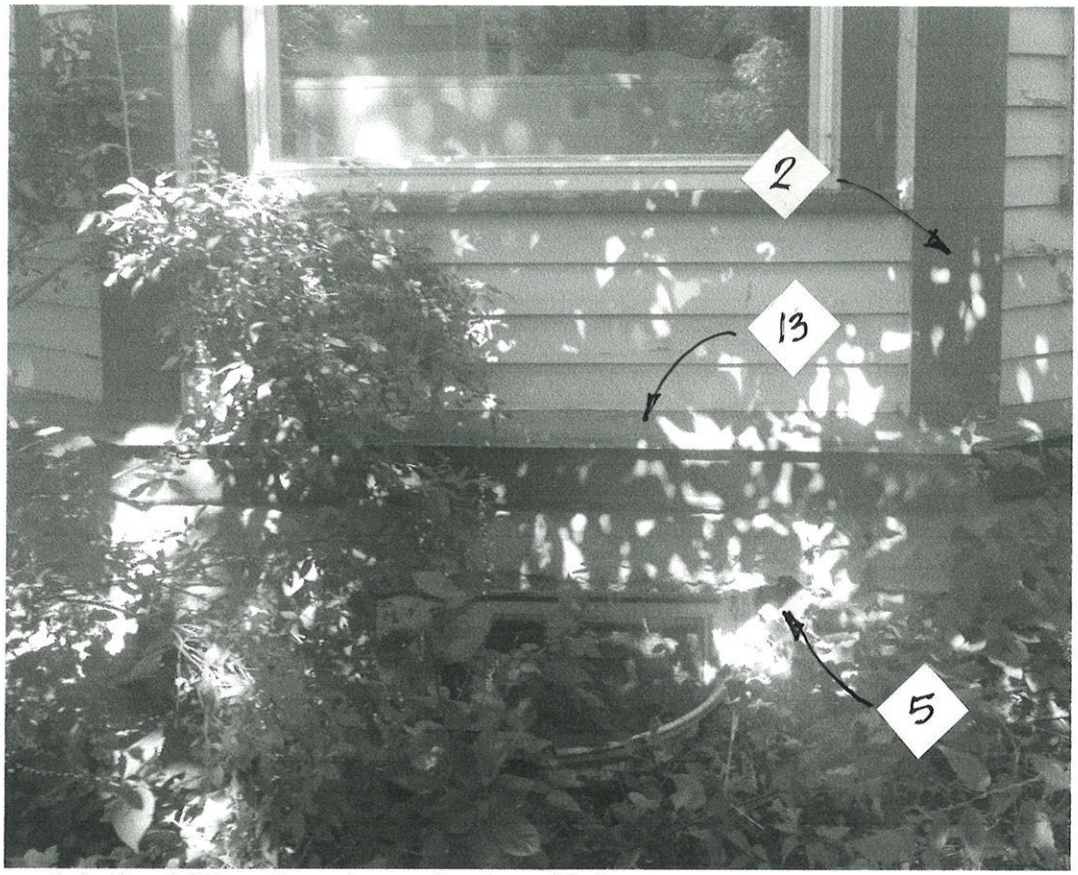
15. Remove existing door opening and replace with typical wall assembly. Exterior surface to be siding that matches existing. See attached section detail. p. 17

16. Repair bottom of existing column. At front porch provide column base anchor to existing structure.

17. Replace existing screen door with new.

Photograph 1: South Elevation - Main Entrance facing Rutledge St.

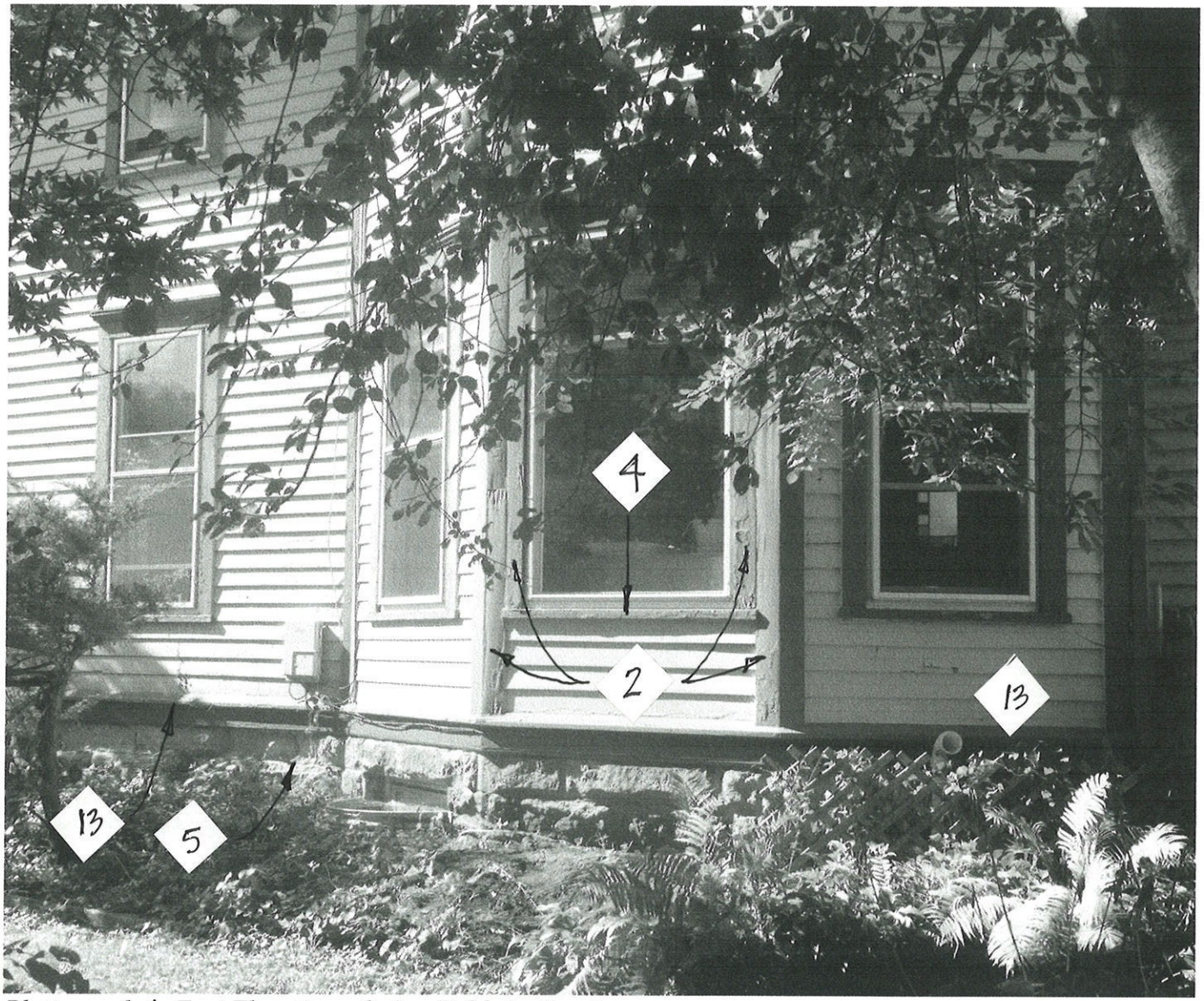
Photograph 2: South Elevation - Main gable facing Rutledge St.



Photograph 3: South Elevation – base of main gable/bay.

Photograph 4: South-East corner

Photograph 5: East Elevation - Facing Baldwin Street (gable at left faces Rutledge)



Photograph 6: East Elevation - facing Baldwin Street

Photograph 7: East Elevation - Facing Baldwin Street

Photograph 8: South Elevation - North end facing Baldwin Street.

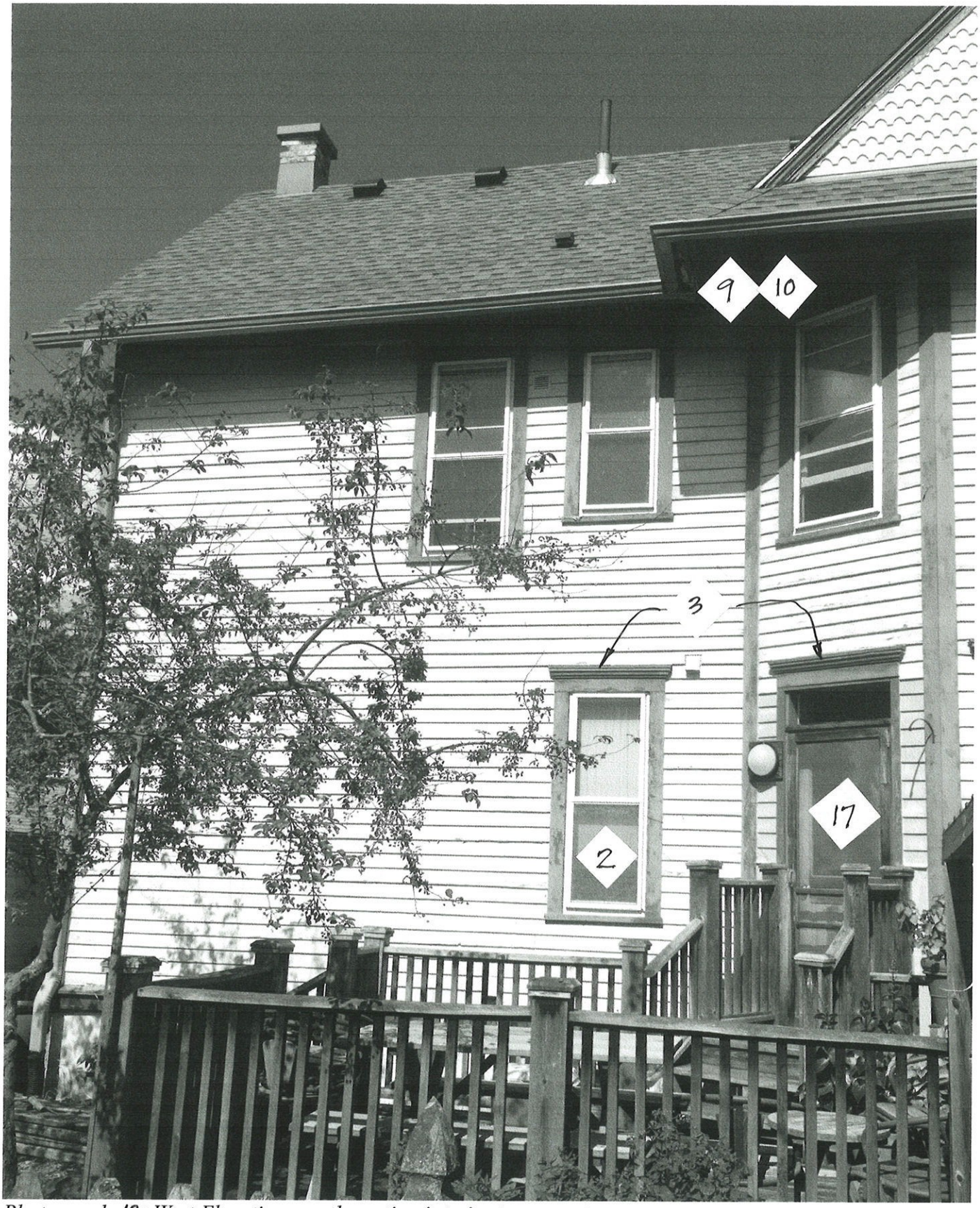
Photograph 9: Door to be replaced with siding.

THIS SINGLE FAMILY HOME HAS FOUR EXTERIOR DOORS. WE WOULD LIKE TO REMOVE THE ONE THAT OPENS DIRECTLY INTO THE CURRENT TV ROOM/DEN. IT WOULD BE REPLACED WITH THE TYPICAL EXTERIOR WALL/SIDING. SEE DETAIL, p. 17

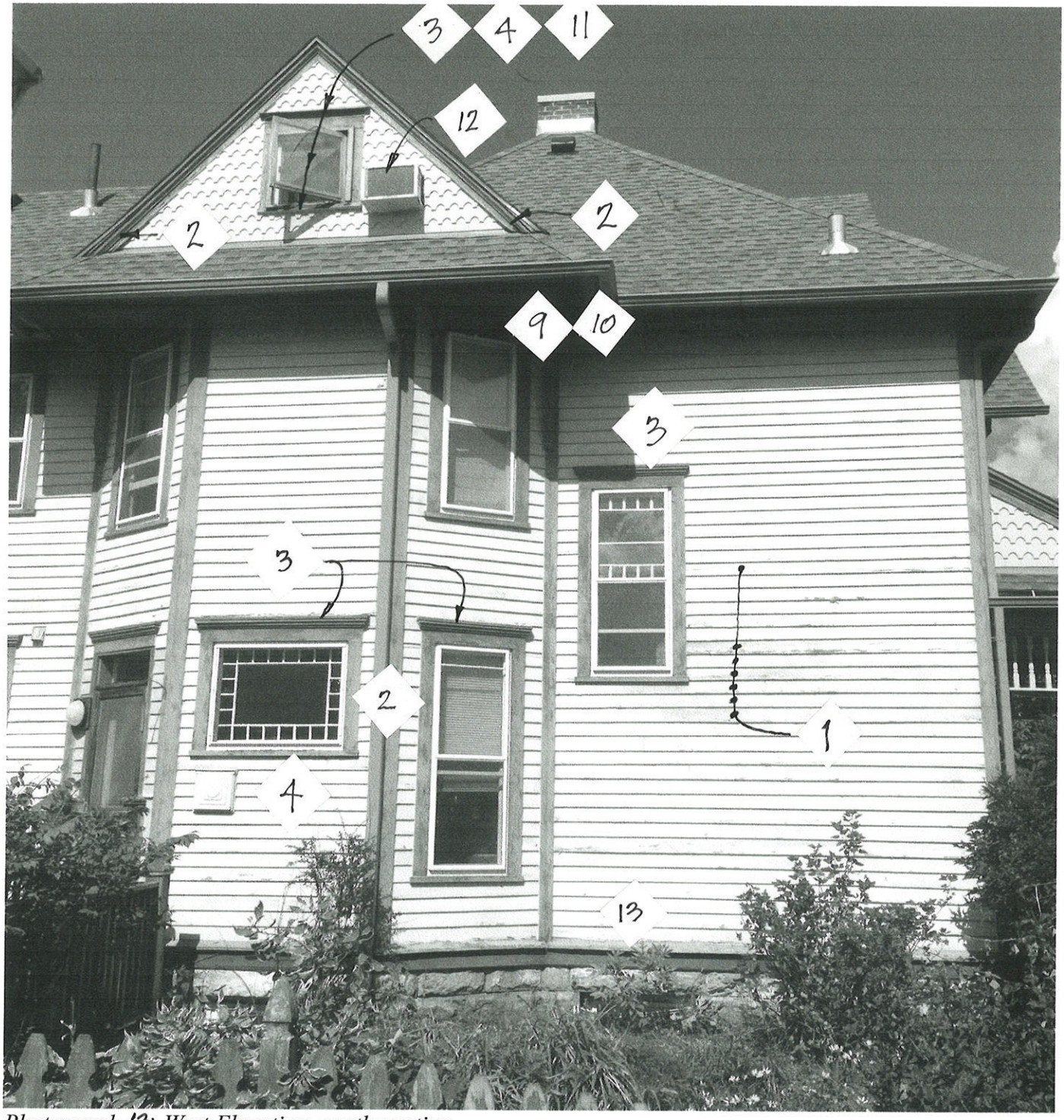
Photograph 1a: North Elevation (left of corner in photo, interior to property)

Photograph 11: North Elevation cellar door access to basement.

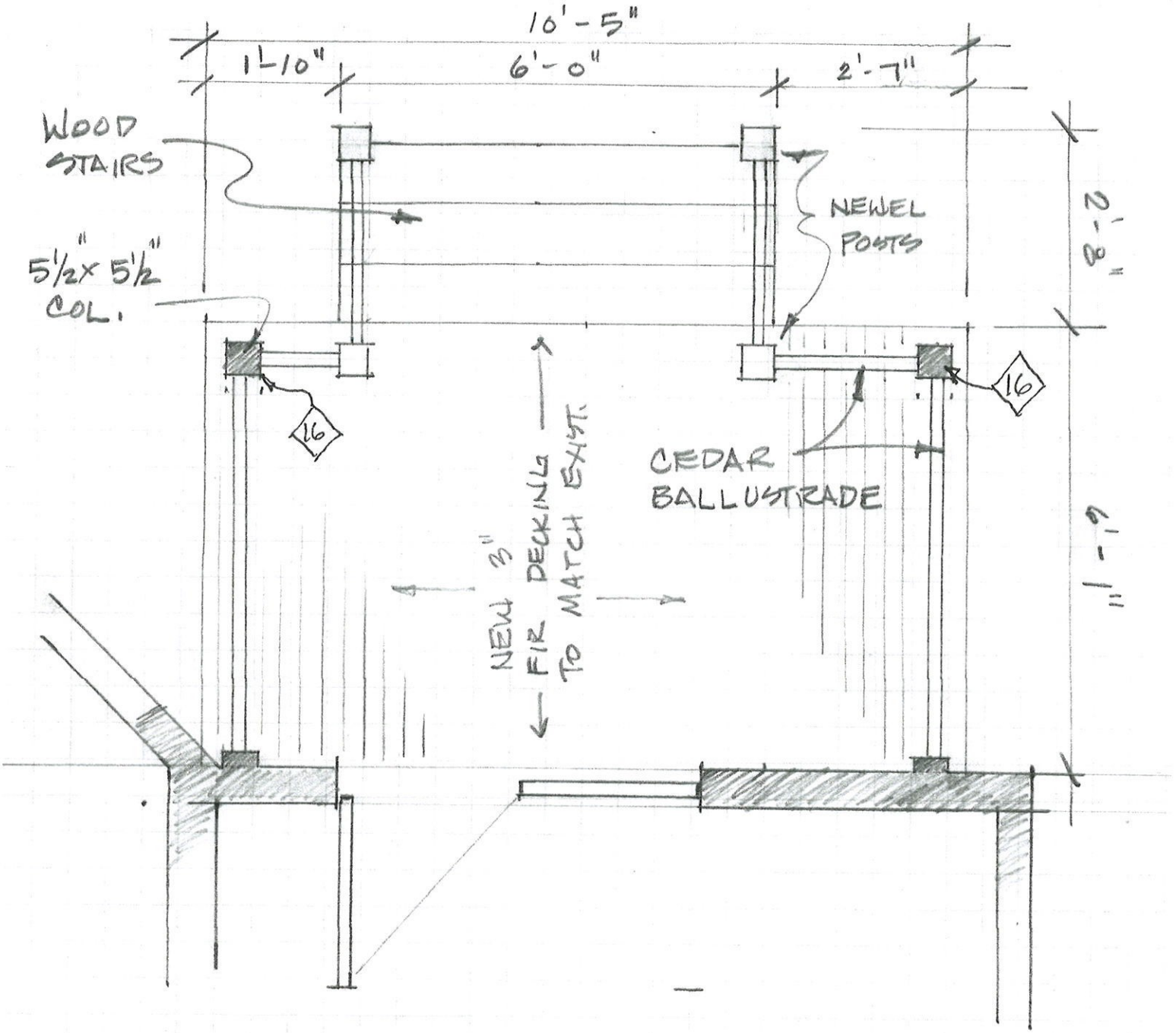
Replace wood cellar door with treated wood frame and sheet metal top surface. Sheet metal to match existing gutters and downspouts. NW corner of house, not visible to public.



Photograph 12: West Elevation, north portion interior to property.



Photograph 13: West Elevation, south portion.

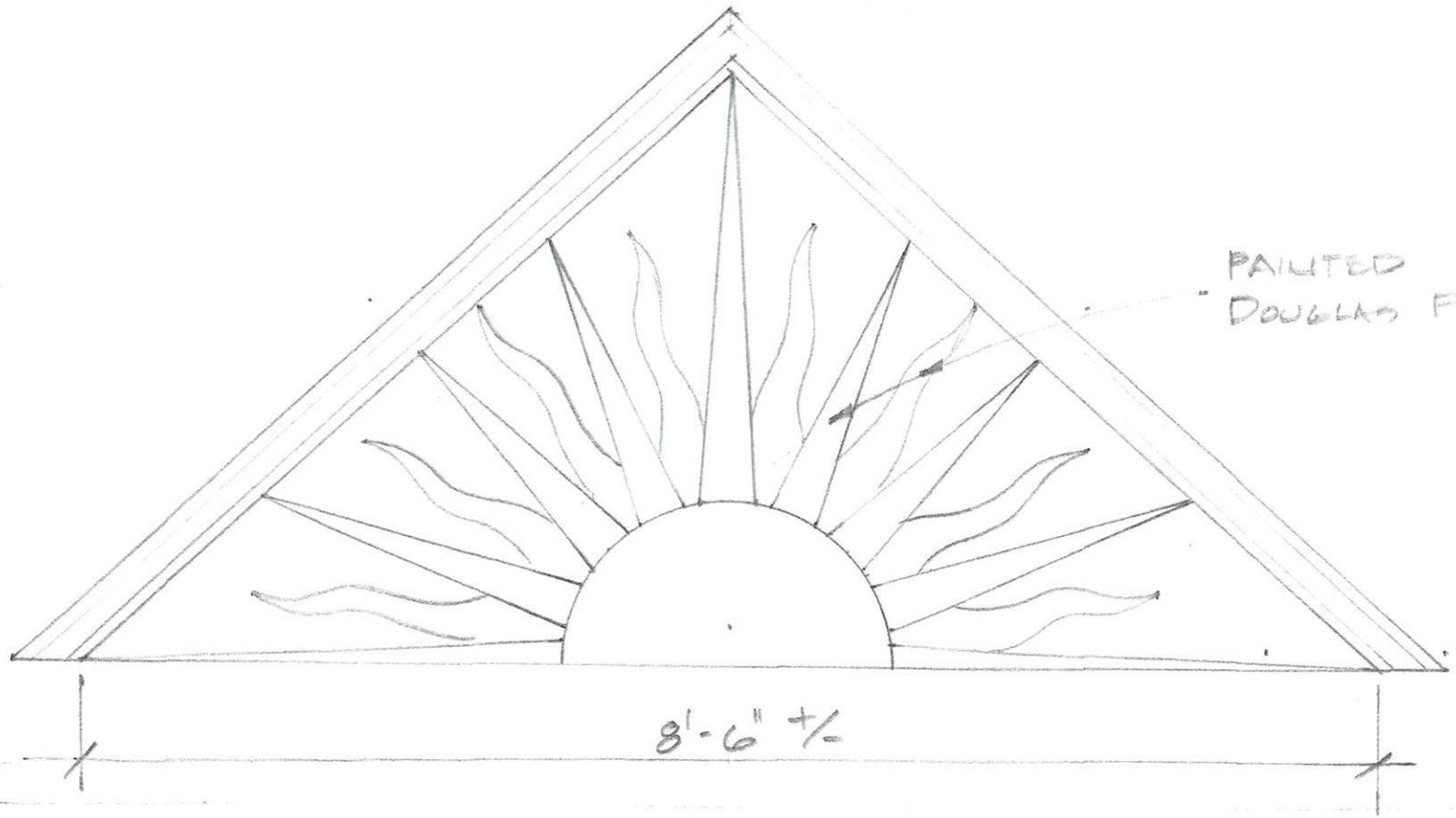


PLAN OF FRONT ENTRY - FACING RUTLEDGE ST.

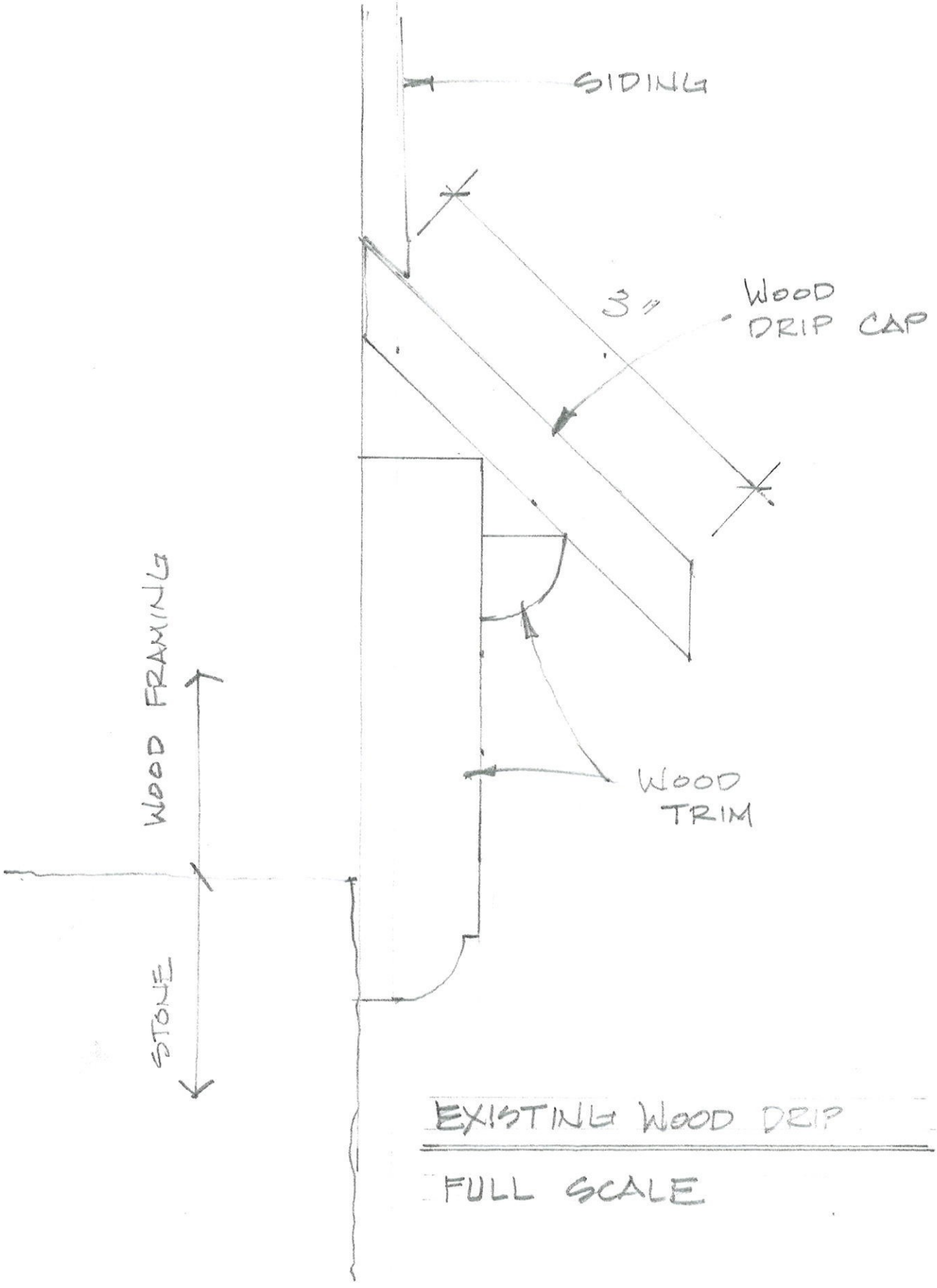
½" = 1'-0"

8/23/2019

1254 RUTLEDGE ST., MADISON, WI

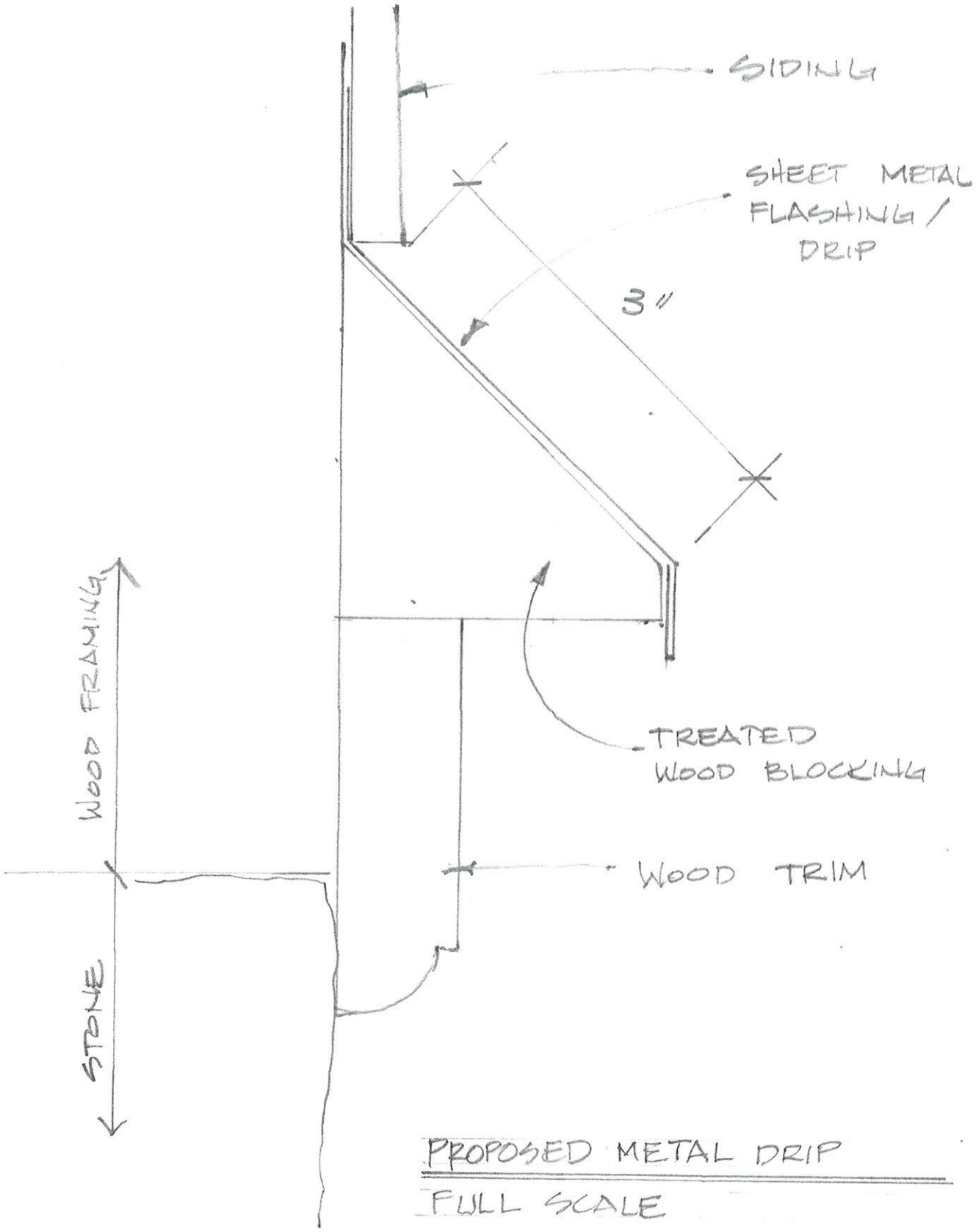


ELEVATION OF PROPOSED ENTRANCE GABLE



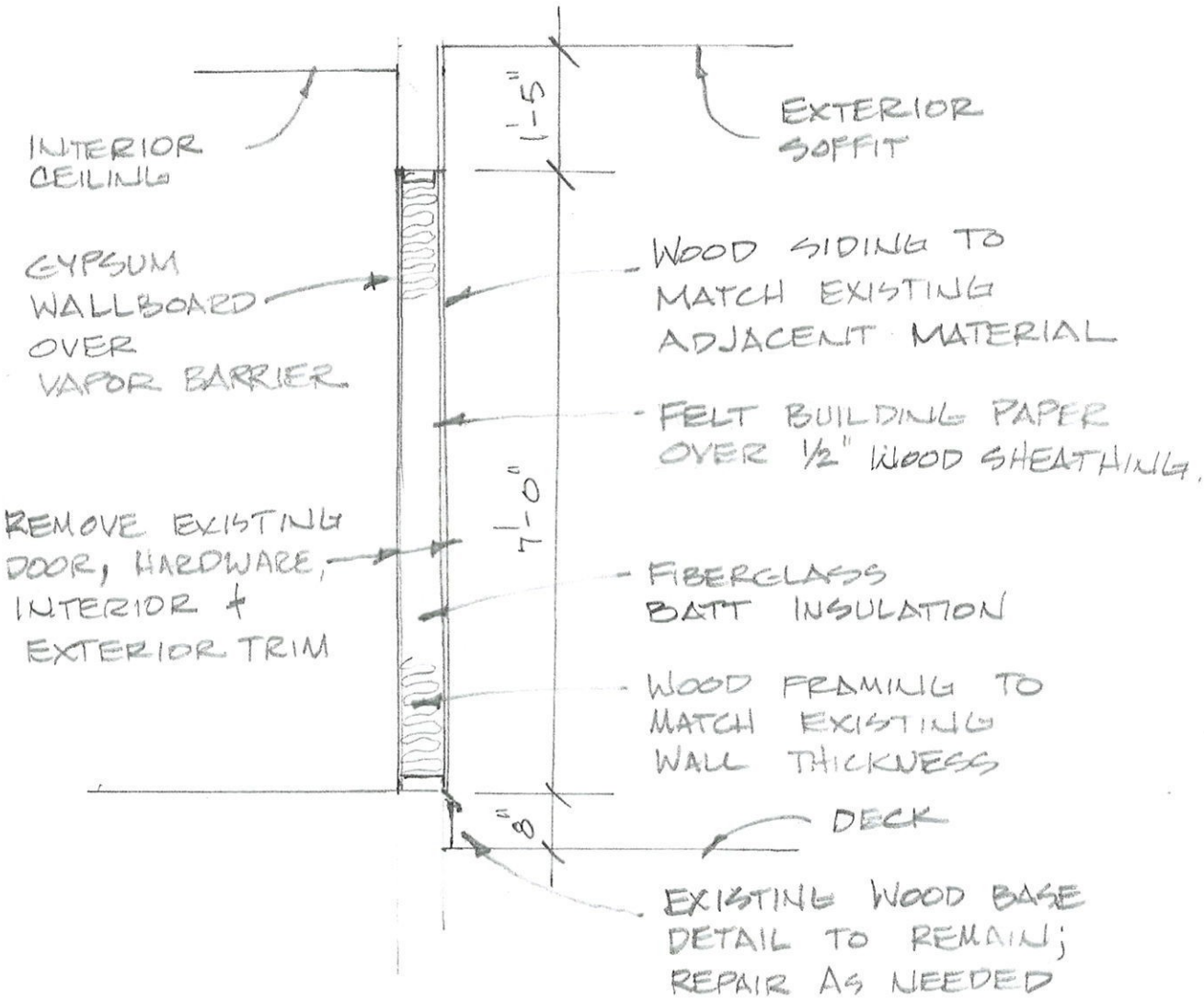
EXISTING WOOD DRIP

FULL SCALE



PROPOSED METAL DRIP

FULL SCALE



SECTION AT PROPOSED DOOR INFILL

1/2" = 1'-0"

8/30/2019

Landmarks Application

Maintenance, Repair and Replace

1254 Rutledge St

WINDOW TRIM & SOFFIT MATERIALS

For the upcoming exterior maintenance, repair and replace project there will be two composite materials that will used in lieu of natural wood products.

Window Casing/Corner Board Material-

Boral Tru Exterior Trim will be used to replace rotted and dilapidated window casing and corner boards around the residence. The material to be ordered comes in 16' lengths, dimensioning at 5/4"x6" & 5/4"x8". This is a paint grade composite material rated for outdoor use. This product offers minimal expansion and contraction, mildew and rot resistance and is also rated for ground contact. Attached is the product data sheet.

Soffit Material-

ExtremeGreen Magnesium Oxide panels will be used for areas on home where soffit is deteriorated. This product is fire, water, mold, and insect resistant. This is a paint grade composite product that comes in 4' x 8' sheets. Attached is the product data sheet.

WINDOWS

The attic windows will be replaced with Marvin Clad Awning windows. Specs and data sheets available at: marvin.com

TruExterior®
Siding & Trim

TRIM PRODUCT DATA SHEET

	TEST METHOD	RESULTS
1. CERTIFICATES AND LISTINGS		
a. Pre-consumer Recycled Content	SCS Global Certification	Minimum 70%
b. Cal Fire (WUI)	CA SFM 12-7A-1	Listing No. 3140-2134:0101
c. Progressive Engineering		PER-14090
d. Cradle to Cradle	C2C Certified™ Product Standard	Bronze
g. FL Building Code		FL17285
2. PROPERTIES		
a. Density	ASTM C 1185	40-50 lbs/ft³
b. Flexural Strength	ASTM C 1185	> 1600 psi
c. Coefficent of Linear Expansion	ASTM D 6341	< 1.40 E-05 in./in./°f
d. Impact Resistance	ASTM D 6110	> 50 in.
e. Nail Withdrawl	ASTM D 1761	> 40 lbf/in.
3. PERFORMANCE		
a. Fungi Rot	AWPA E10	Brown Rot - Negligible Loss White Rot - Negligible Loss
b. Termite Resistance	AWPA E1	> 9.0 (10 being best)
c. Water Absorption	ASTM D 570	< 1.5%
d. Flame Spread	ASTM E 84	< 35
e. Smoke Developed	ASTM E 84	< 450
4. MANUFACTURING TOLERENCES		
a. Width		± 1/16 inch
b. Thickness		± 1/16 inch
c. Length		+2 inches - 0 inches
d. End Cut Angle		± 2°

BORAL® | BORAL BUILDING PRODUCTS

extremegreen™

sheathing

A Single Layer Solution - Replaces Multi-Layer Wall Assemblies

extremegreen sheathing

extremegreen sheathing represents a quantum shift in exterior sheathing technology and has been designed to replace complicated multi-layer plywood, OSB, fiber cement and exterior gypsum sheathing assemblies. Manufactured in a strict quality controlled environment, **extremegreen** is made from 100% inorganic inputs. This means no rot, mold or mildew, termites, warping, swelling or delamination.

Mid-rise or high-rise, commercial or residential, **extremegreen** allows you to build more for less in any season. **extremegreen** is impervious to water, dimensionally stable, and provides a superior exterior sheathing solution that is unaffected by environmental exposure during construction and protects your investment from fire, water, mold and wood boring insects.

Fire-Resistance

extremegreen panels are non-combustible and Class A1 Fire Rated, scoring a zero flame spread and zero smoke developed rating when tested to ASTM E84 / UL 723.

No plywood or OSB panel can claim this.

Weather Resistance

extremegreen sheathing panels meet and exceed Exposure 1 requirements, allowing you to build all year round.

Installation

extremegreen sheathing can be installed vertically or horizontally directly to wood or steel studs. Install over wood using nail or screw fasteners. Screws are required for metal. Fasteners should be compliant with applicable local code and should penetrate wood members by at least 1" (25.4mm). Install fasteners between 3/8" (9.5mm) to 1/2" (12.7mm) from panel edges. Fasteners should be spaced a maximum of 6" (152mm) o.c. on the perimeter and 8" (203mm) in the field. Always follow local code in relation to the use of water resistive barriers.

Due to **extremegreen's** unparalleled fastener holding power, cladding and siding can be nailed or screwed directly to it without the need to find a stud.

Available Sizes + Ratings

Due to an innovative proprietary formula and structural design, **extremegreen** sheathing panels deliver unparalleled structural and fire performance in one single panel.

extremegreen sheathing panels are available in 4' x 8', 4' x 9' and 4' x 10' dimensions and are available with a precision milled recessed edge or square edge in the following performance categories.

- **1/2" Sheathing** - Regular Applications
- **5/8" Sheathing** - Performance Applications
- **3/4" Sheathing** - Impact Panel (HVHZ)

Fire Resistant | Water Resistant | Mold Resistant | Termite Resistant | People Friendly | Contractor Friendly | 100% Recyclable

extremegreen™

product comparison

Nominal 1/2"	extremegreen™			Dragonboard®			LP FlameBlock®			GP Densglass®			HardieBoard®			APA OSB††		
Fastener Spacing	6"	4"	3"	6"	4"	3"	6"	4"	3"	6"	4"	3"	6"	4"	3"	6"	4"	3"
Allowable Shear (psf)	287	451	656	Not Indicated			280	430	550	Not Indicated			Not Indicated			280	430	550
Flexural Strength (psi)	1,850			Not Indicated			Not Indicated			356			1,700§			Not Indicated		
Tensile Strength (psi)	505			Not Indicated			Not Indicated			>540 †			Not Indicated			Not Indicated		
Compressive Strength (psi)	1,440			Not Indicated			Not Indicated			500			6,500			Not Indicated		
Fastener Pull Through (psi)	300			Not Indicated			Not Indicated			Not Indicated			Not Indicated			Not Indicated		
Fastener Lateral Capacity (psi)	245			Not Indicated			Not Indicated			Not Indicated			Not Indicated			Not Indicated		
Withdrawal Capacity (psi)	155			Not Indicated			Not Indicated			Not Indicated			Not Indicated			Not Indicated		
Flame Spread Index	0			0			5			0			0			147-158 ††		
Smoke Developed Index	0			0			30			0			0			111 ††		
Fire Suppression	Non-Combustible			Non-Combustible			Combustible			Non-Combustible			Non-Combustible			Highly-Flammable		
Contains Formaldehyde	No			No			Yes			No			No			Yes		
Contains Crystalline Silica	No			No			No			No			Yes			No		
Toxin-Free	Yes			Yes			No			No			No			No		
Water Resistant	Yes			Yes			Limited Exposure			Limited Exposure			Yes			No		
Mold Resistant	Yes			Yes			No			Limited			Yes			No		
Vapor Permeable	Yes			Yes			Limited			Limited			Limited			Limited		
Board Weight (lbs./ft.^{2})	2.47			Not Indicated			Not Indicated			1.90			2.60			2.50†		

Notes:

- All data collated from respective manufacturers' published technical data sheets.
- †† Source American Wood Council, APA, DOC, HPVA, HUD, + UL.
- † Ultimate - not design value.

Testing + Code Compliance

extremegreen is fully tested and certified to ASTM test standards in accordance with the International Building Code and International Residential Code 2009, 2012 and 2015.

Third party independent code compliance testing performed by NTA and Intertek. UL assemblies pending.

Warranty

extremegreen is backed by a limited lifetime warranty, see website for full details.

Technical Support

Further information including specifications, product literature, test reports, assemblies, installation instructions, and special applications is available through **Extremegreen Building Products.**

Call **251.405.4717** or visit **extremegreenbp.com**

Stronger. Faster. Safer.

Benefits

Superior Design Strength
- Structural + fire-resistant
- High impact resistance

Impervious to Water
- Dimensionally stable when wet
- No swelling, warping, cupping or delamination

Faster Installs
- Single layer sheathing solution
- Up to 50% material + labor savings

Higher Density
- Denser than plywood + OSB.
- Superior nail + screw holding power than fiber cement + exterior gypsum

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