

September 30, 2009



Rebecca S. Cnare
Department of Planning & Community
& Economic Development
Madison Municipal Bldg. Suite LL-100
215 Martin Luther King, Jr. Blvd.
Madison, Wi. 53701-2985

RE: 2 North Breese Terrace & 1602 Regent Street

Dear Rebecca and Historic Review Committee

The following is my understanding of events concerning the above. Please don't consider this or any comments as criticism of you or others noted in this letter because that is not my intention.

I received a building inspection notice that required me to make repairs within varying time frames. The one that we are discussing is the garage repair request that apparently concerns the siding used. I would like to point out that in none of the violation documents I received requested a building permit was required before commencing work. I would not knowingly violate the requirements under the Historic District. After examining the garage stucco where it was missing or loose it was decided removal was the best option by me. After removal I discovered much rotted wood especially in the corners that had to be replaced including on top of the garage where the railing was loose. I wish to point out there was no stucco on the front facing Breese Terrace. It was covered with plywood since I owned the property. There was also plywood on the rear corner facing Regent street. The stucco was on the side and rear of the garage only and a small amount on Regent street side. In addition there was much wood rot around the existing windows and windows themselves. I decided the best and long term solution was replacing the existing windows with new ones and a durable siding as well.

After completing some of the other violations noted by inspector C. Michael Stahl I called him for approval on those. He showed up and gave me an ok on those. It was at that time he noted I spent more than \$500 in repairs on the garage. In fact around \$2500 was spent in material and I was doing the work myself. He said go to the counter and show them pictures and they may not require a permit because you are doing the work yourself. After a few days I went to inquire about the permit. The gentlemen I spoke with says because your in the Historic District you need to speak to them to get a permit. I was unable to speak to Ms. Cnare because she was in a meeting. I called Mike Stahl to inquire what this is about the next morning. He stated I needed to speak to Ms. Cnare. When I spoke to Ms. Cnare she brought up several other things about the property. I explained that all those changes were previously approved by Ms. Kitty Rankin. Ms. Cnare stated that further review of the file would be necessary to verify what I was telling her. Including the siding used on the third story dormer. I think there was much confusion on information given to me. In any event the siding used was already installed before any

problem or concerns were expressed to me. Please understand I was under a fast approaching deadline to get the violations corrected or face other problems with the city.

The current siding was chosen for color that matched existing window trim and other brown painted surfaces. It was also for durability and no maintenance in the future. Trash and recycling containers, bikes and mopeds placed against it by those residents, bang the side wall facing the neighbor regularly. For what its worth several people who walked by commented on how nice it looks including the property owner in the rear.

I would like the board to consider all repairs done in the past to improve the property appearance. When the Regent street side stairs had to be replaced I chose to keep the old decorative railing rather than replacing it with the one that came with the stairway. Keeping the old one turned out to be a challenge fastening it to the new stairs but helps keep some of the character. I built a wall on the Breese Terrace side which included a place for plants and flowers which in my opinion looked quite nice this last summer. I have done other things from tuck pointing to rebuilding the pillar that sits on the corner. The old one was vandalized by knocking the cap off by rowdy football fans and bricks loosened. Rather than remove the pillar entirely. I decided to start over and have a mason build a new one which included addresses for the property built in. This time I had the cap anchored with bolts so they can't destroy it. In fact when I rebuilt the pillar I got a letter from the boss Ms Kitty Rankin commenting on it. She was glad to see it replaced rather than removed. I think her letter is in my file according to Ms. Cnare. I have tried to explain the facts as I remember them and hope you will take my comments into consideration with your decision.

Sincerely,

A handwritten signature in cursive script that reads "P. Lee Howard". The signature is written in black ink and is positioned above the printed name.

Lee Howard





9/8/15



9/8/2



9/8/15

FIFTH AVENUE



9/8/12

From: Building Inspection Division
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, Wisconsin 53701-2984

City of Madison
OFFICIAL NOTICE

Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

Property Located At:
1602 REGENT ST

OWNER:
T LEE HOWARD
4884 PINE CONE CIR
MIDDLETON WI 53562

Item No.	Violating Section No.	CORRECTIONS REQUIRED
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1602 REGENT STREET

COMPLAINT

NOTE: ENCLOSED ARE 3 SEPARATE NOTICES WITH 3 DIFFERENT DUE DATES.

LONGER TERM NOTICE

EXTERIOR

- 1. 27.05(2)(e) *DONE ✓* Scrape and repaint the exterior surfaces of the trim where the existing paint is deteriorated, chipping, cracking, or peeling.

NOTE: Buildings constructed before 1978 are likely to have paints containing lead. Care must be taken when disturbing lead painted surfaces. For more information on the proper procedures for lead-safe home improvement, please call Public Health for Madison and Dane County at 266-4821. You can view or download a lead-safe home improvement guide from the City website at:
http://www.cityofmadison.com/health/envhealth/pdf_files/LeadGuide.pdf

- 2. 27.04(2)(h) *★?* At the front of the building, properly vent the heating system. One of your fresh air intakes is adjacent to the exhaust of a dryer vent and you do not have extensions on the intakes.

- 3. 27.05(2)(f) *DONE ✓* At the front of the building, install grass along the right side (as viewed from Regent Street) of the pavers that you have installed. As a temporary measure, take whatever steps necessary to stop any erosion from emptying onto Public Property.

Note: The intent of this order is to have an established lawn by the due date listed below.

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4.	27.05(2)(g)2 	At the front of the building (Regent Street), complete the repair and/or installation of the masonry around the front stairs, under the front door sill and <u>around the below grade exit windows</u> . Restore these areas to a weatherproof, insect and animal proof condition. Repairs and installations shall closely match the adjacent masonry and shall be installed in a workmanlike manner and have an attractive appearance.
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5.	27.05(2)(e) <i>done</i> ✓	On the left side of the building (as viewed from Regent Street), paint the 2x4 that is located under the light and above the circular exit stairway.
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6.	27.05(2)(e) 27.05(2)(g)2	On the garage where the stucco is damaged, deteriorated, bulging or missing, repair the stucco restoring the garage stucco to a smooth, level, weatherproof and animal proof condition. This shall also include the application of a paint, stain (or tinted stucco) that closely matches the surrounding surfaces in color and texture. This shall also include sealing the areas around the windows.
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7.	27.05(2)(l) <i>done</i> ✓	Install a new dryer vent cover where damaged on the basement window on the Breese Terrace side of the building.
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COMMON HALLWAYS & BASEMENT

8.	ILHR67.05(3) 27.051(4)(a)2 	On the newer door at the ground floor landing at the top of the basement stairs, properly install weatherstripping at the bottom of the door.
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9.	27.04(2)(h) <i>done</i>	In the basement, properly support the boiler supply/return tubing that is strung and not properly supported.
10.	27.05(2)(l) <i>done</i>	In the basement, remove the existing dryer venting and install rigid vent, properly supported.

2nd FLOOR

11.	27.05(2)(i)*	On the exterior deck above the garage, properly secure the loose guardrailing around the perimeter of the parapet wall. The guardrailing shall be able to withstand a minimum of a two-hundred pound force, applied to any point and from any direction, onto it.
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This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Building Inspection Division may issue citation(s), and/or refer the situation to the City Attorney's Office.

The Building Inspection Division is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow-up inspection.

NOTE: Any items on this notice not corrected by the due date may be subject to rent abatement claims. The items marked by the asterisks (*) are, in this department's judgment, the most likely to actually result in an award. Actual abatement, if applied for, will be determined by a Hearing Examiner.

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THE APPLICATION FOR AND GRANTING OF AN EXTENSION OF TIME TO COMPLETE REPAIRS WILL NOT STOP THE RENT ABATEMENT PROCESS. ABATEMENT, IF APPLICABLE, WILL BE BASED ON YOUR ORIGINAL DUE DATE.

Madison General Ordinances Section 27.09(5)(a) REQUIRES THAT A FEE OF \$50.00 BE CHARGED FOR REINSPECTIONS THAT DO NOT RESULT IN A COMPLIANCE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE BILLED AT \$35.00 EACH.

Please notify the inspector when work is completed. Telephone: 266-4898
 Inspected by: Michael Stahl On: 5/11/09 Date Issued: 5/12/09
The violations shall be corrected on or before: August 31, 2009

Code Enforcement Officer: 

Any person violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE INSPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.