



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 1124 Spaight Street Aldermanic District: 6

2. PROJECT

Date Submitted: May 20, 2014

Project Title / Description: Repair/Replace front proch

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building 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 Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: James/Janice Muehlenberg Company: _____

Address: 1124 Spaight Street City/State: Madison, WI Zip: 53703

Telephone: 608-251-8615 E-mail: janmuehle@yahoo.com

Property Owner (if not applicant): _____

Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: James D Muehlenberg Date: May 19, 2014

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

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.

May 20, 2014

To The Madison Landmarks Commission Members,

The intent of this project at 1124 Spaight Street, located in the Third Lake Ridge Historic District, is to rebuild the front porch that, over time and weathering, has deteriorated to the point of being unsafe and unsightly. The existing front porch will be refurbished to maintain the existing look of our American Foursquare brick home, circa 1928. The existing painted areas of the home including the front porch, all the windows, shutters, roof overhangs and trim will be painted in the same basic white color with maroon trim as currently exists. The two fire escape balconies on the back of the house will be stained in the same natural look. One 12x12 slab of sidewalk/driveway will be repaved to allow for proper water drainage at the base of the porch.

This project will repair or replace the entire front stoop that currently has crumbling steps, a cracked cement floor, rusted and unstable decorative metal columns and water-damaged woodwork, soffits and fascia, on the underside of the porch overhang. Due to water and ice damage, the brick side walls on either side of the stairs have shifted, tilted and become unstable, some bricks are actually loose. The cement slab at the base of the steps has shifted and cracked in multiple places. The asphalt shingles on the porch roof are in need of replacement. The flat rubber roof on the front sun porch has deteriorated and needs to be replaced, as well as the tuck flashing where the exterior porch and the sun room roof lines meet. 25 LF of rain gutter will be replaced to accommodate heavy run-off from a steeply pitched roof, and will include one downspout.

A new foundation will be laid under the entire footprint of the porch. The crumbling concrete slab directly in front of the stairs will be replaced and aligned to allow for proper drainage of rain and melting snow. Previously, no foundation existed under the brick sidewalls.

The concrete flat work and stairs of the porch will be replaced and will have the same overall footprint, 11' X 4.5'. The rise, 14", and fall, 8", of each step will match the existing stairs. Since the existing porch concrete is painted brick red, tinted concrete will be used to eliminate the painted surface. The black wrought iron handrail will be inset into the concrete for stability.

The metal columns will be removed, restored and reset in place. Each of the columns is a 7.5 foot fluted Doric tapered round design, starting at 25" circumference and tapering to 21". Each round profiled base and cap measures 3" and each column height is 84" for a total height of 90". Each base is an 11" square at the bottom and 9" square at the top. Each cap is circular with a diameter of 11" at the bottom and 9" at the top. Three bases are original and one was previously replaced with wood. Each of the 4 column bases and caps may need to be replaced, but will remain the same dimensions as the original. Because of the significant amount of deterioration, erosion and rust, at the bottom and the top of each of the columns, the repair and rebuild to a smooth lasting finish may not be possible. If this is the case, each column will be replaced with a new aluminum fluted Doric tapered column. The old will be removed, new base mounts and caps of the same dimensions as the existing will be built and installed, and new 84" columns will be set. The overall dimension will remain 7.5'. These will have a better finish and will look like the columns did when they were new.

The side brick work will be repaired or rebuilt using as much of the existing brick as salvageable and replacing damaged brick with new like color and texture bricks. The closest match to the original brick is made by Glen-Gery Brick. The manufacturer's ID is 162-M Modular, Extruded Series. All visible surfaces will have the closest matching red color bricks and the darker shades of brick will be used on non-visible areas of the construction.

The mason's goal is to maintain the physical and visual quality of the structure. Mortar will match the color, texture and tooling of the existing brickwork. A test sample area will be done on the rear of the outside facing wall. This has been stipulated in the contract. The composition of the mortar will take into consideration all factors affecting the life of the structure and the degree of weather exposure. The composition of the mortar will be ATSM Type N. M and S are too hard and O and K are too soft. For areas requiring tuck-pointing, a diamond blade will be used to remove the mortar. This way the mason starts out with clean straight lines. A mallet and chisel will be used when needed. All joints will be washed by hand with water and vinegar and then blown dry to remove any debris. Each joint will then be pre-moistened before mortar is added.

The existing rubber flat roof will be replaced using the same product as is currently in place. The rubber roof will be a product made by EPDM. It is 45mil thick; specially made for porches, overhangs and areas of that nature.

All damaged wood on the underside of the porch overhang will be replaced. Existing Burnt Sienna asphalt shingles will replace existing terra cotta as it is a color more closely matching that of the existing main roof shingles.

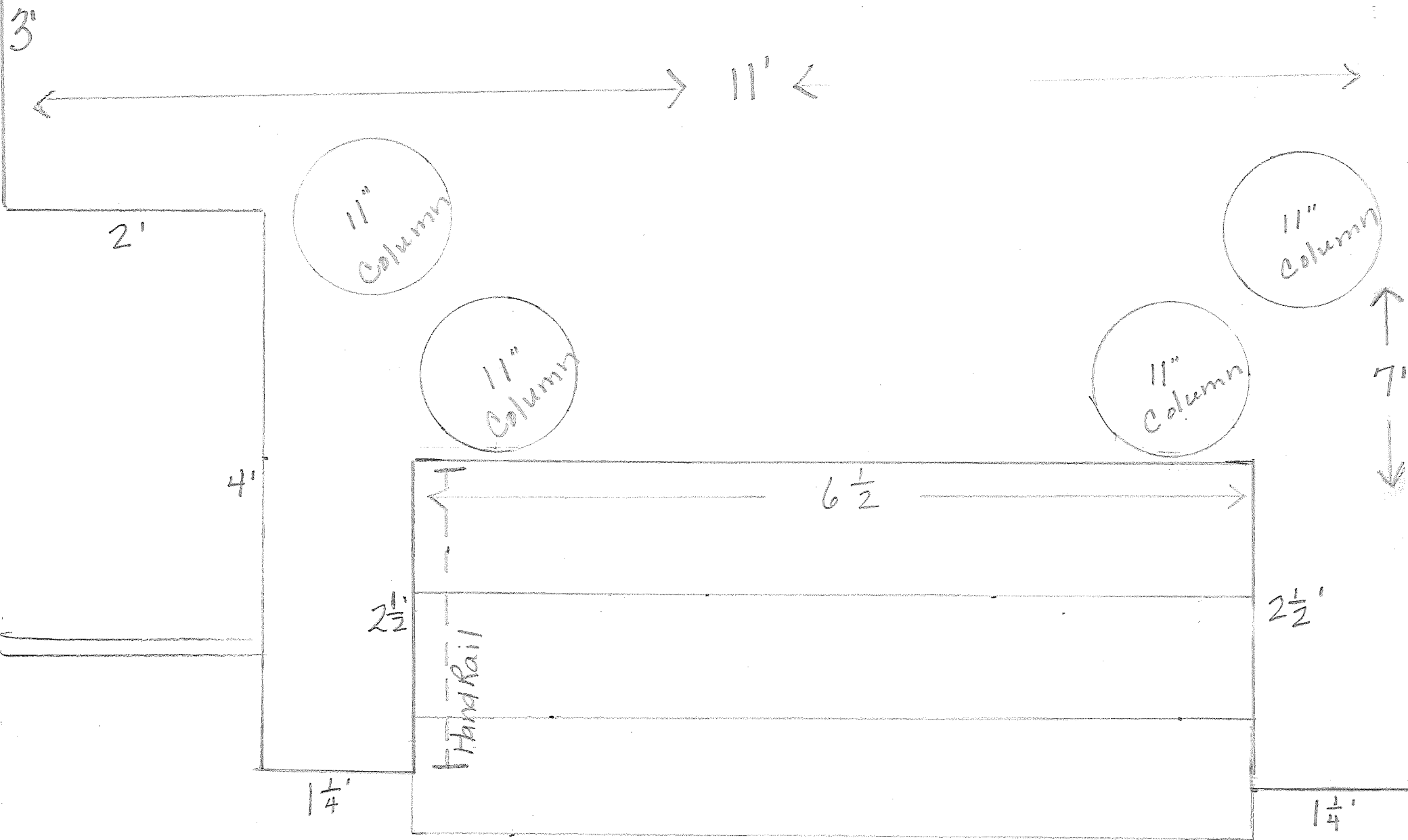
All currently painted areas of the home will be repainted using the same current colors, white with maroon trim, using bonding primer and exterior paint. This will include all windows, sashes, the wood portions of the porch, window shutters, and the staining of the 2 wooden fire escape/balconies on the back of the house. Paint removal will be done using EPA standards, using a wire brush and hand scraping. The ground below will have tarps to collect fallen chips. After removing the tarps the remaining chips will be vacuumed up using a shop vac with a HEPA filter daily. All waste will be properly disposed of. All windows and sashes will be reglazed, all trim and doors will be caulked. The two rear decks and fire escape ladder surfaces will be hand washed, hand-sanded and stained using an oil-based semi-transparent stain. The metal frame of the second floor deck will be hand scraped, sanded, primed and painted.

The final outcome of this project will be an exact replica of the original porch, following the original existing design. Thank you for your consideration.

Sincerely,

Jan and Jim Muehlenberg

1124 Spaight St
Madison, WI 53703



Scale 1" = 1' 2 1/2' elevation

1124 Spaight St
Front



East



West



1124 Spaight Rear



Stoop



Ms. Janice Muehlenberg
1124 Spaight St.
Madison, WI 53703-3701



Rt View

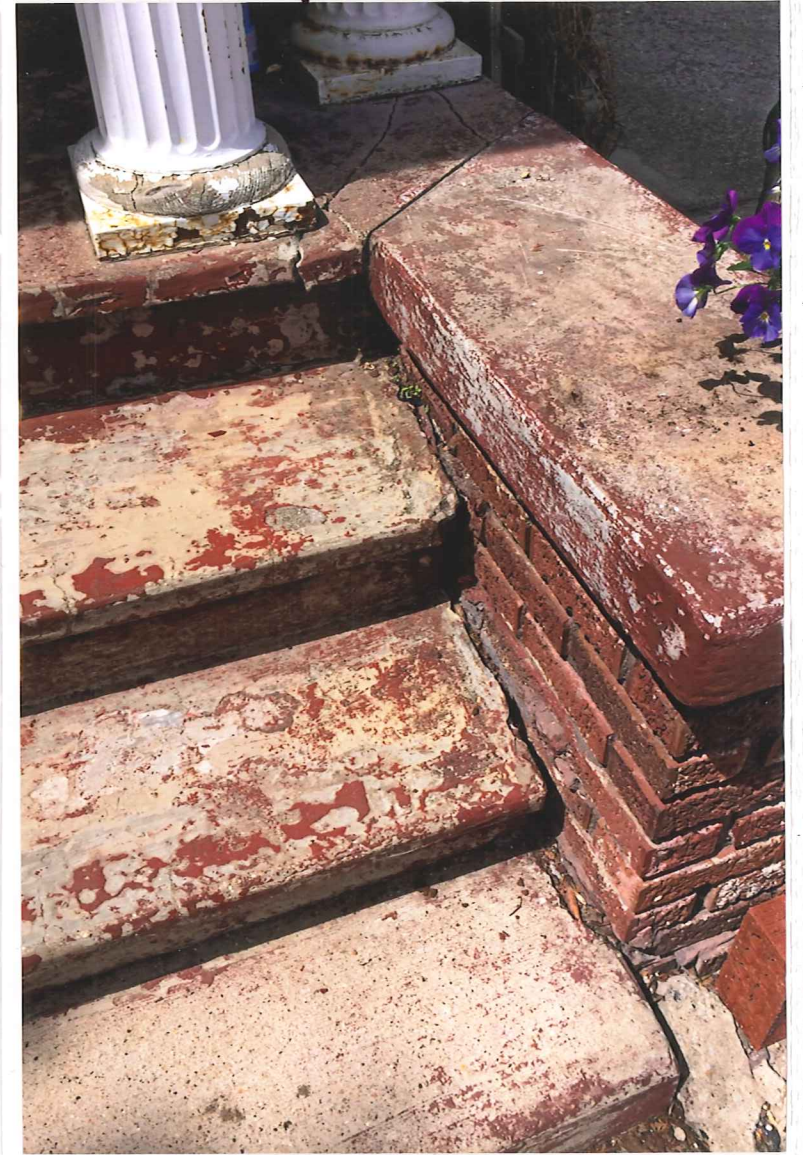


Lt view



Column ± 3
+ ± 4

Rt



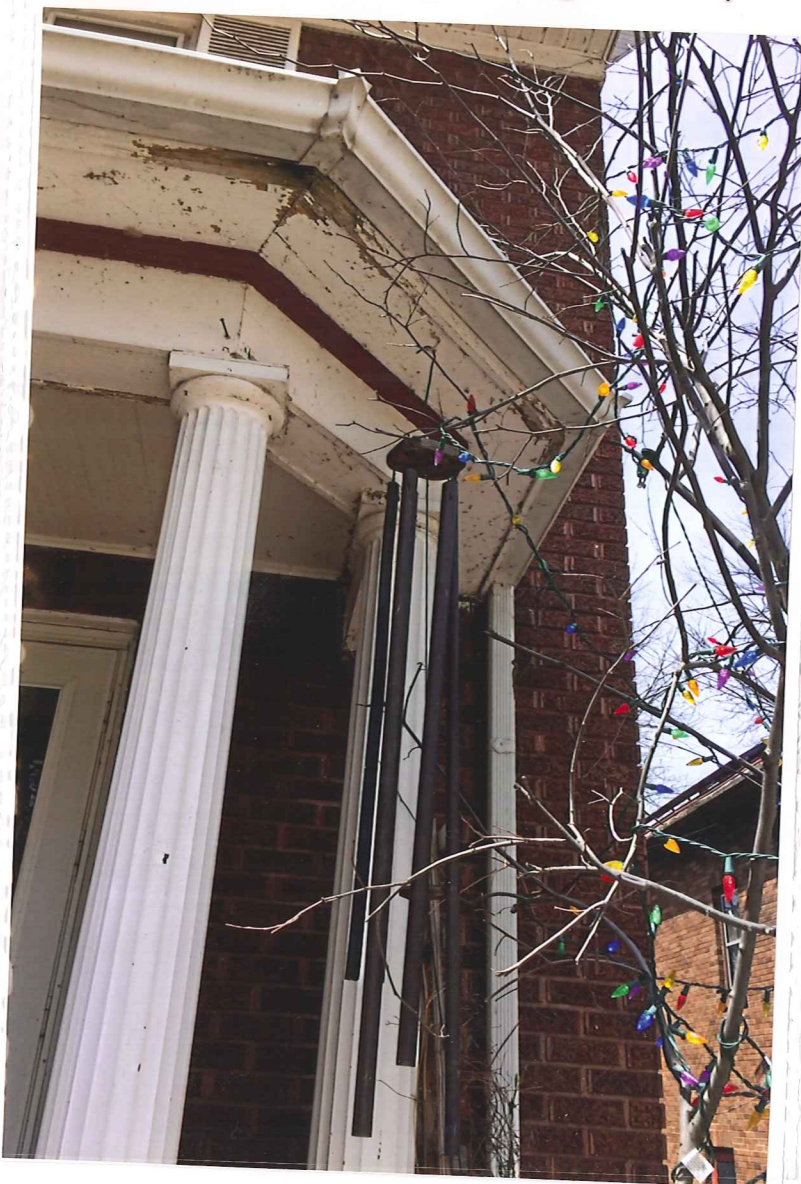
Soffit

#1 + #2



Soffit

#3 + #4



Ms. Janice Muehlenberg
1124 Spaight St.
Madison, WI 53703-3701

#1



1124 Spai St
Column #1



#1 - #2



#3 - #4



Ms. Janice Muehlenberg
1124 Spaight St.
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Close UP
#1



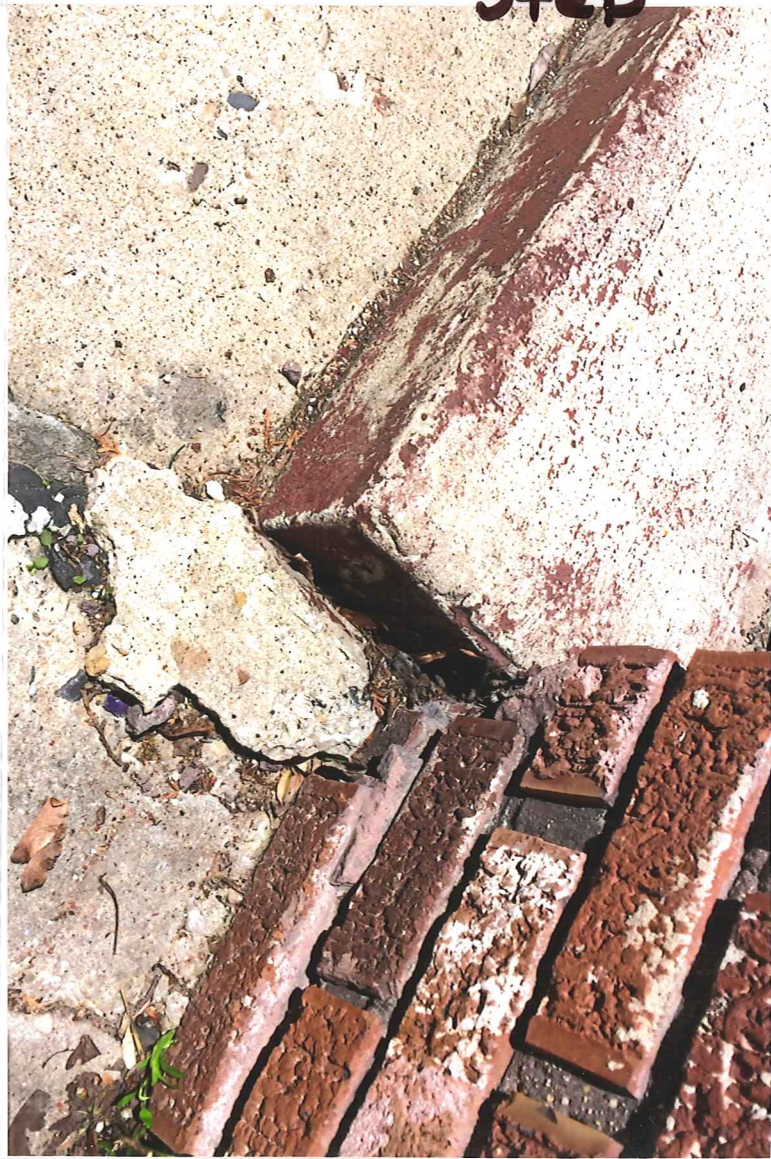
Close UP
#2



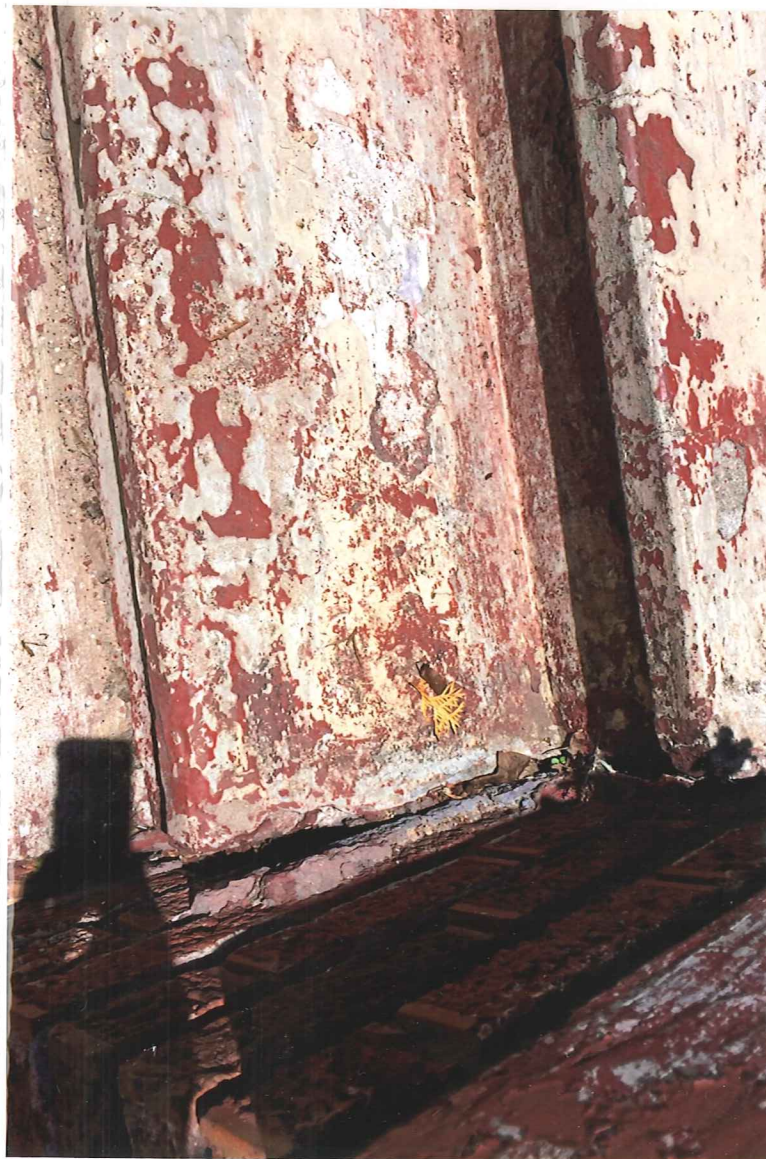
Close UP
#4



Bottom
Step



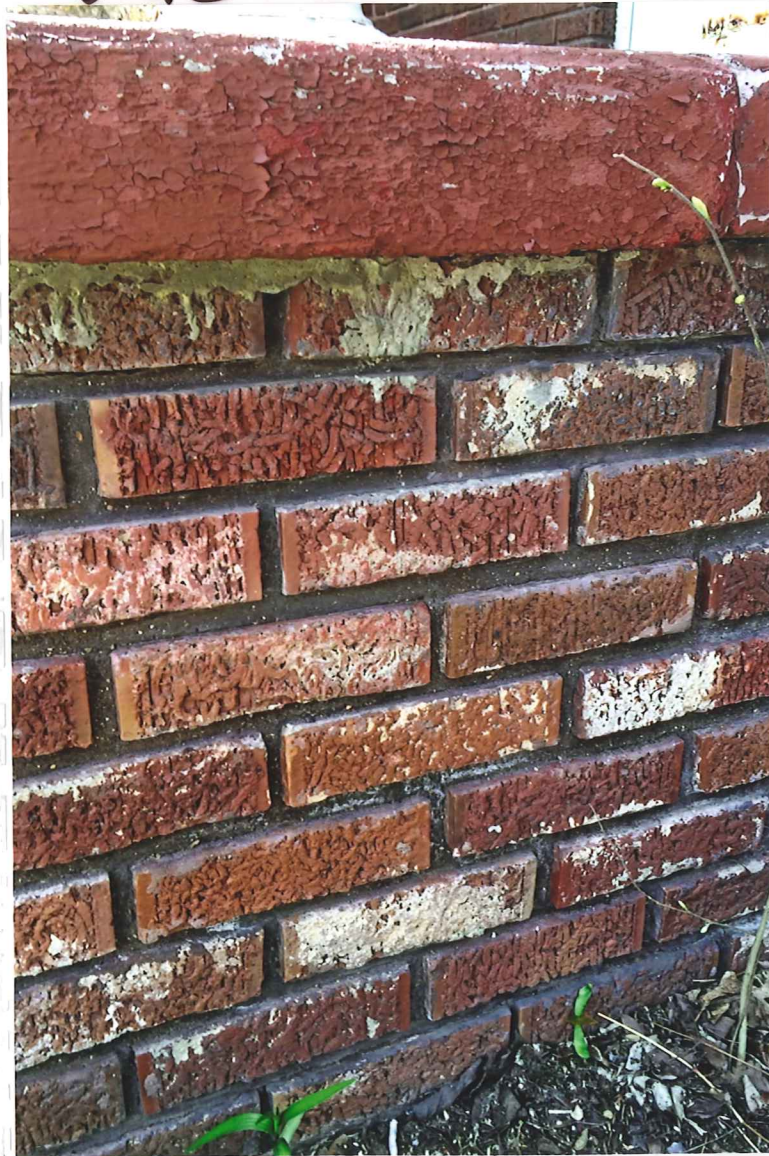
R+



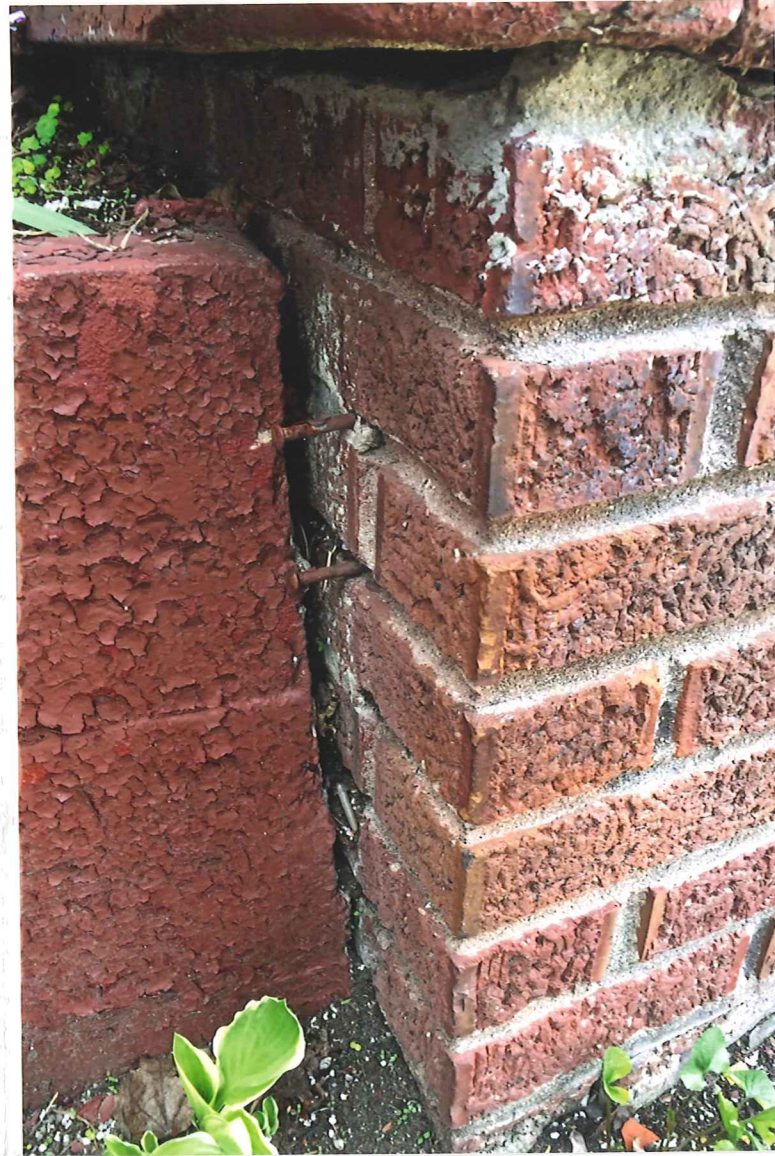
R+ #2 #3+4



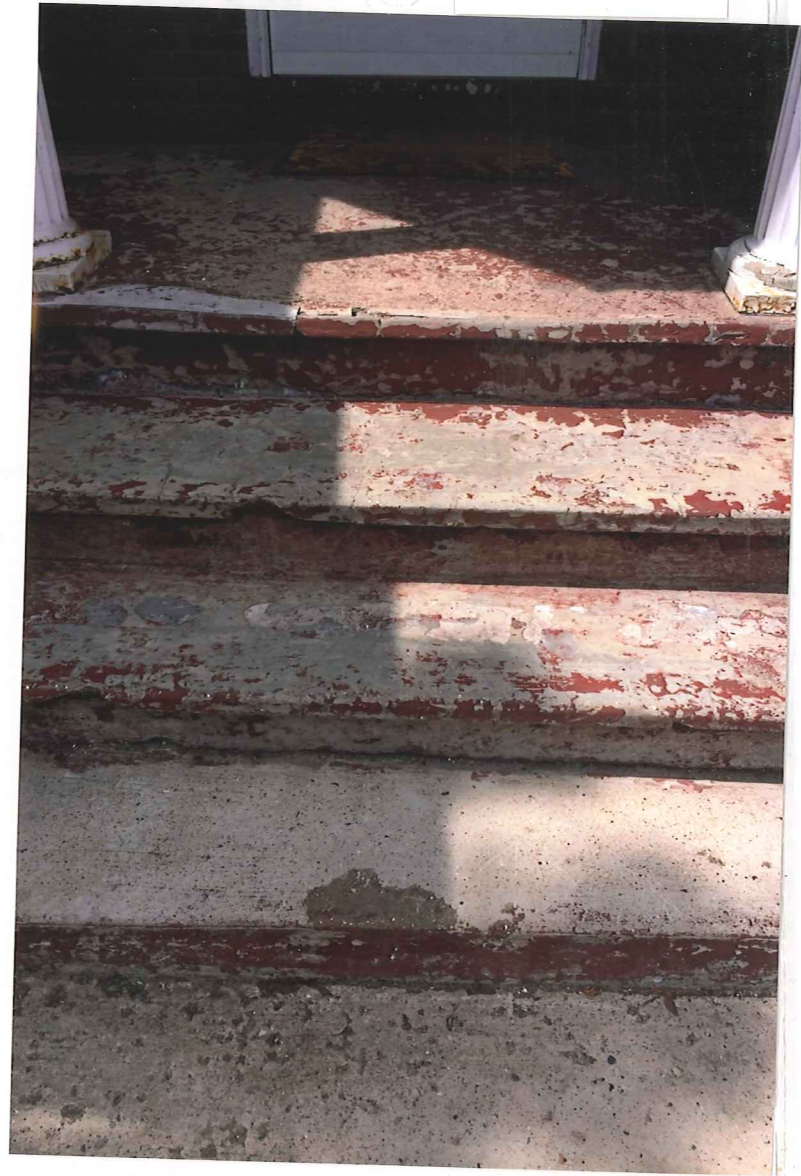
Rt
Side Wal.



Left Side Wall



STEPS



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