


MADISON LANDMARKS COMMISSION

CERTIFICATE OF APPROPRIATENESS

| | | | | |
|--|----------------------------|--|---|--|
| <p>NOTICE OF NON-COMPLIANCE</p> <p>Failure to comply with the conditions of this approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance (MGO 41) continues.</p> | <p>SITE ADDRESS</p> | <p>2020 Chadbourne Ave</p> | | |
| | <p>PROJECT</p> | <ul style="list-style-type: none"> -Demolish existing garage -Construct new garage -Construct two additions to the principal structure -Replace windows and door as proposed -Replace failing stucco cladding -Replace existing gutters -Replace existing slate roof with composite -Install exterior lighting -Site work: replace driveway and remove existing patio and basketball backstop fence | | |
| <p>This permit card must be displayed in a conspicuous location unobstructed from public view.</p> | <p>APPLICANT</p> | <p>Brett Clarke, Sweeney Design Remodel</p> | | |
| | <p>APPROVED</p> | <p>5/1/24</p> |  | |
| | <p>ISSUED</p> | <p>5/1/24</p> | <p>EXPIRATION</p> | <p>4/4/26</p> |
| | <p>EXTENSION</p> | | | <p>PRESERVATION PLANNER: (608) 266-6552</p> |

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: 2020 Chadbourne Ave Alder District: District 5

2. PROJECT

Project Title/Description: Remodel/Addition(s)

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 #: |
| | DATE STAMP RECEIVED 2/15/24 8:49 am |
| | |

3. APPLICANT

Applicant's Name: Brett Clarke Company: Sweeney Design Remodel
 Address: 1008 Fish Hatchery Rd. Madison WI. 53715
Street City State Zip

Telephone: 608-257-3034/608-590- Email: brett@sweeneydesign.com
 Property Owner (if not applicant): Eric & Jo⁹⁴⁰⁹ Eisenhart
 Address: 2020 Chadbourne Ave. Madison WI. 53726
Street City State Zip

Property Owner's Signature: [Signature] Date: Dec 14, 2023

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

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.** 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
 (608) 266-6552

Letter Of Intent

Addition, renovation, sitework, and remodel of entire home and garage.

Address: 2020 Chadbourne Ave. Madison, WI. 53703

Design/Build Agent: Sweeney Design Remodel **Project Designer:** Linda Sweeney

Homeowners: Eric and Joann Eisenhart

To: Madison Landmarks Commission,

On behalf of Eric and Joann Eisenhart, please accept this letter regarding the proposed work at 2020 Chadbourne Ave.

Known historically as Charles H. Bunting House was originally built in 1914, part of the University Heights Historic District. It is of the Arts and Crafts Architectural style clad in Stucco with slate tile roofing.

The owner's goals are to include two additions, construction of a new garage, and to update the form and function of the home to today's standards. During both design and construction phase, the maintaining of the historic structure and the preservation of historic elements will be a priority. The scope of work includes:

- The demolition of the existing garage which is in disrepair. The location of the new garage will be moved and is noted on the Survey plan. The new overhead door, windows, and service door will have many design elements that are original to the home. **Exterior cladding will be Stucco, matching the current historical attributes of the home.** Corbels will be included on the gable(s) which is an existing feature of the home. **Asphalt shingles will be used on the garage.**
- The removal of the concrete patio and basketball backstop fence will be removed for the future addition on the North side. (Not original to the home)
- North side face of home will be entirely demoed in preparation for the addition space. New stucco and tile roof will be installed to match existing conditions. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images.
- East side face of home will be entirely demoed in preparation for the addition space.

- New stucco and tile roof will be installed to match existing conditions. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images.
- South side of home will have all windows replaced. Existing chimney will remain. Inspection of chimney will be done to see if new cap will be needed. New stucco will be installed to match existing conditions in areas of new windows. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images. Size, location, and the style of windows will match exactly to the original windows.
 - West side face of home will have all windows replaced including the wood front entry. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images. Size, location, and the style of windows will match exactly to the original windows. **Main entry door** will be custom made to match existing front entry with new jamb, threshold and weatherstripping. **This door will be made of wood and painted to match existing door.** New stucco will match to the original conditions.
 - Larger gutters and downspouts will be installed throughout the entirety of the home. Will maintain the color of the original gutters and downspouts. A larger size is needed due to the increase of storms and volume of water descending off the roof.
 - Creation of a new driveway and walkway will be needed due to new location of the garage.

Notes for historical preservation:

All Marvin windows will match in color, size, and style in existing openings and will be consistent throughout the additions. Existing wood window trim is being custom matched in an extruded aluminum. **Please review Marvin spec sheet for all details. Revit design program has limitations of the windows on the elevations.**

The roof of the additions will have Vermont slate roofing to match existing roofing materials.

All windows, exterior trim, and wood entry door are being replaced due to lead paint which makes them eligible for replacement. All historical attributes will be replicated by Marvin to maintain the overall look of the home. See report on the lead findings.

Existing Conditions:



South Elevation



Nort

North Elevation



East Elevation



West Elevation



Existing Garage



Slate Roof/Gutters/Dentil



Gutters/Dentil



House West of Property



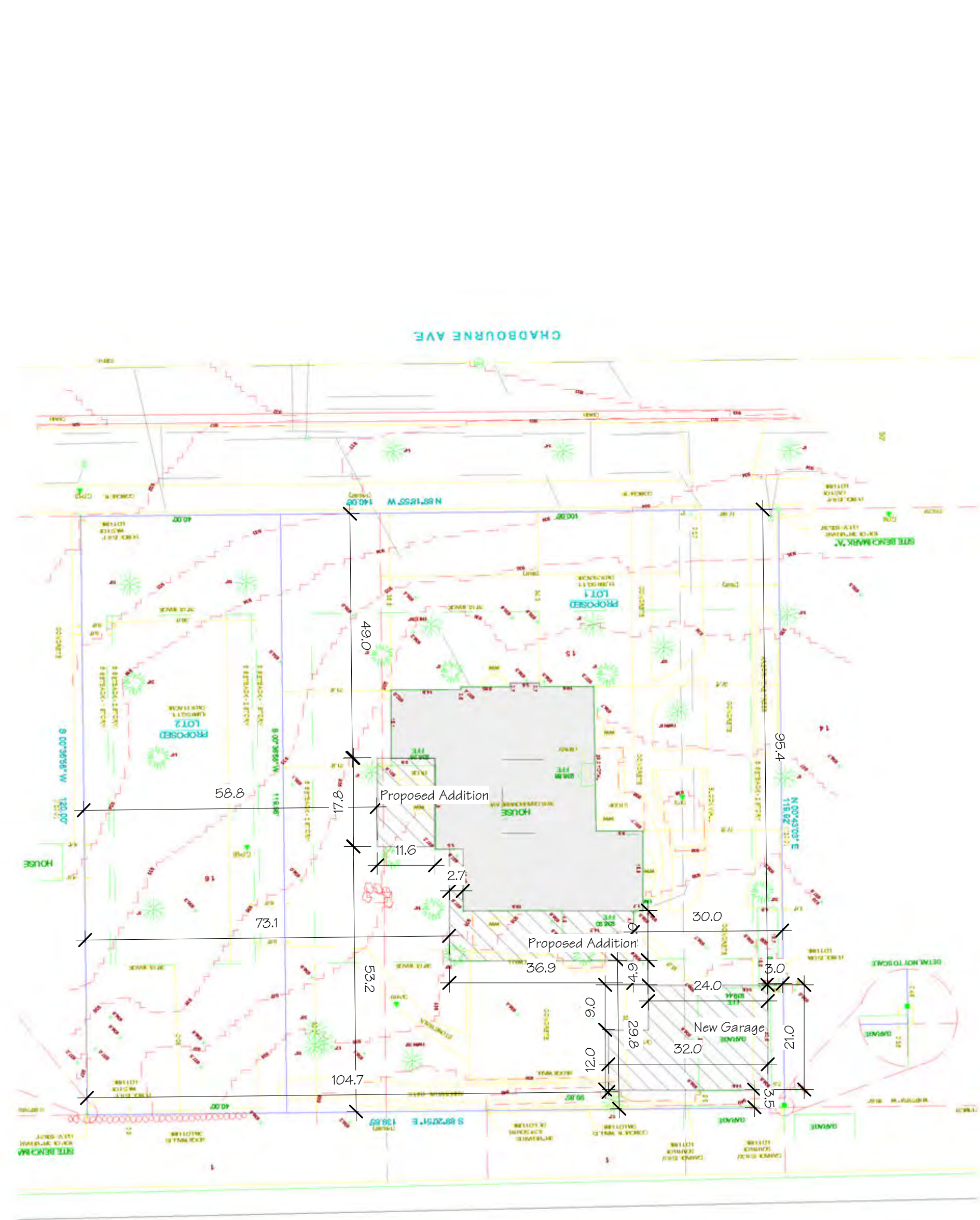
House East of Property



House Across Street South of Property



① Existing Site Plan
1" = 20'-0"



② Proposed Site Plan
1" = 20'-0"

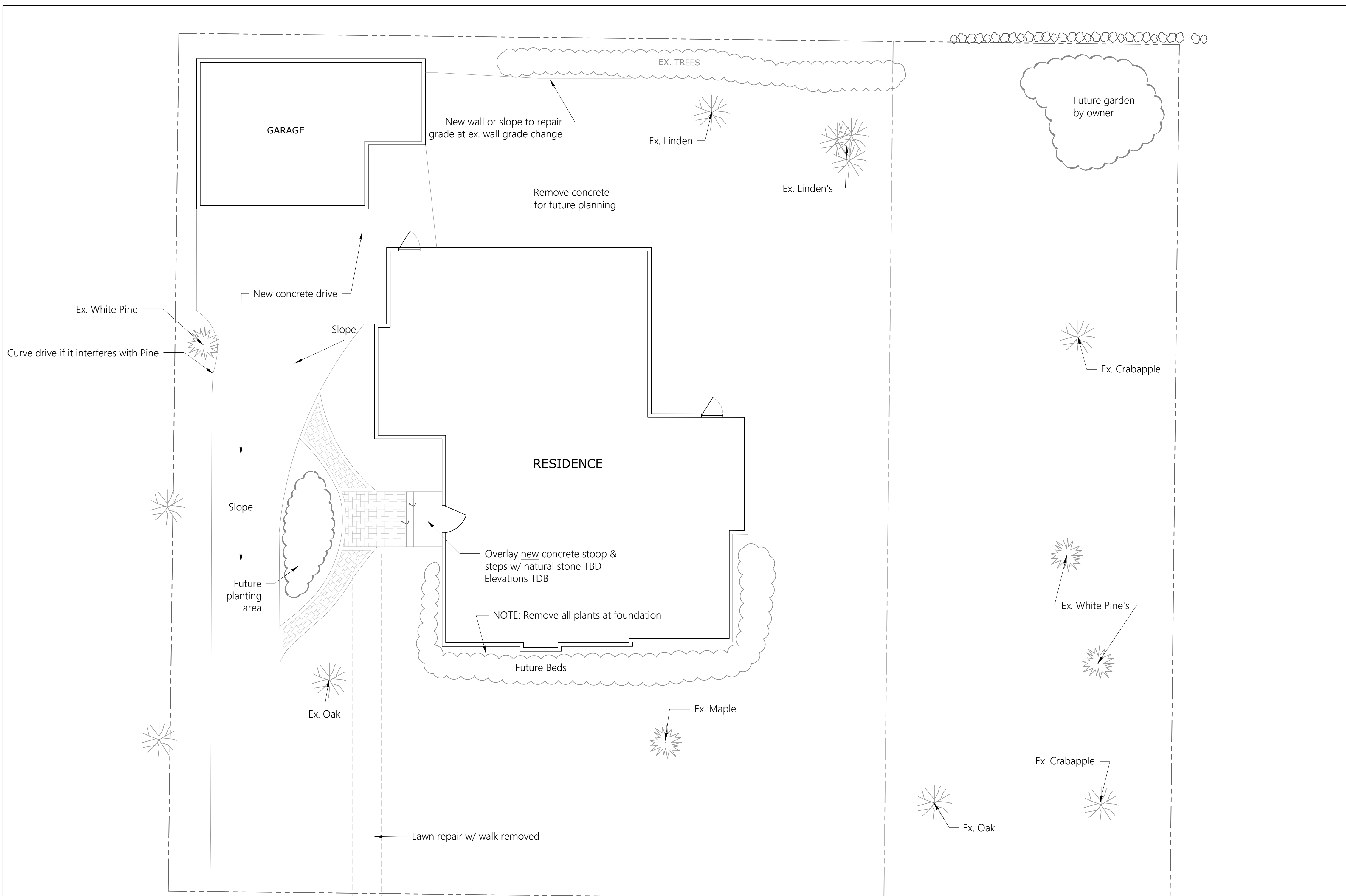
Joann & Eric Eisenhart
2020 Chadbourne Avenue
Madison, WI 53726



1008 Fish Hatchery Road, Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
Email las@sweeneyconst.com

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SLM



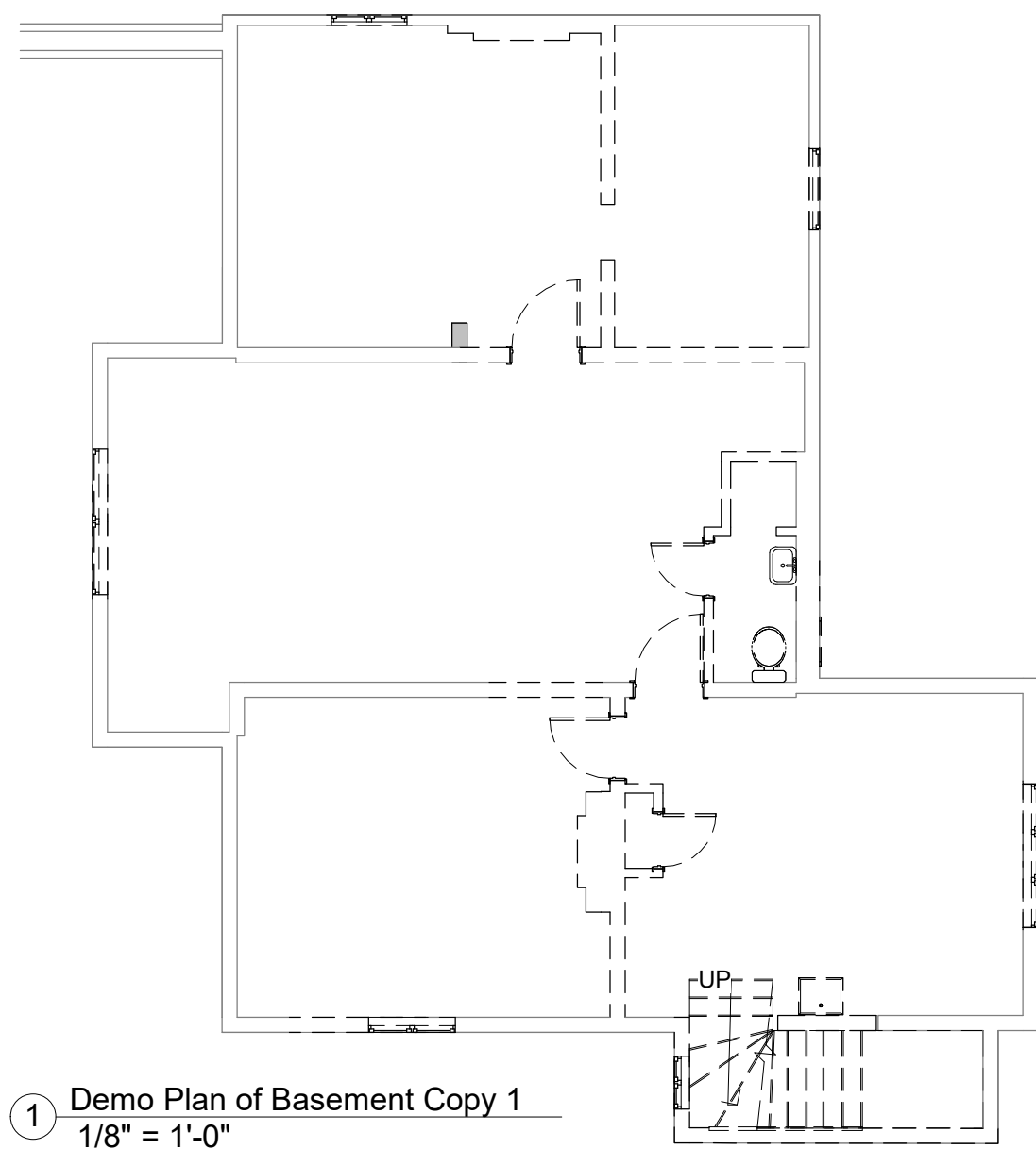
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 REVISED: 12/8/2023
 PRINT: 24X18" ma
 SCALE: 1/8"=1'-0"

GLACIER Landscape, inc. 7395 Hwy PD Verona, WI
 PH: (608) 845-5111
 FAX: (608) 845-3335
 www.glacierlandscape.com

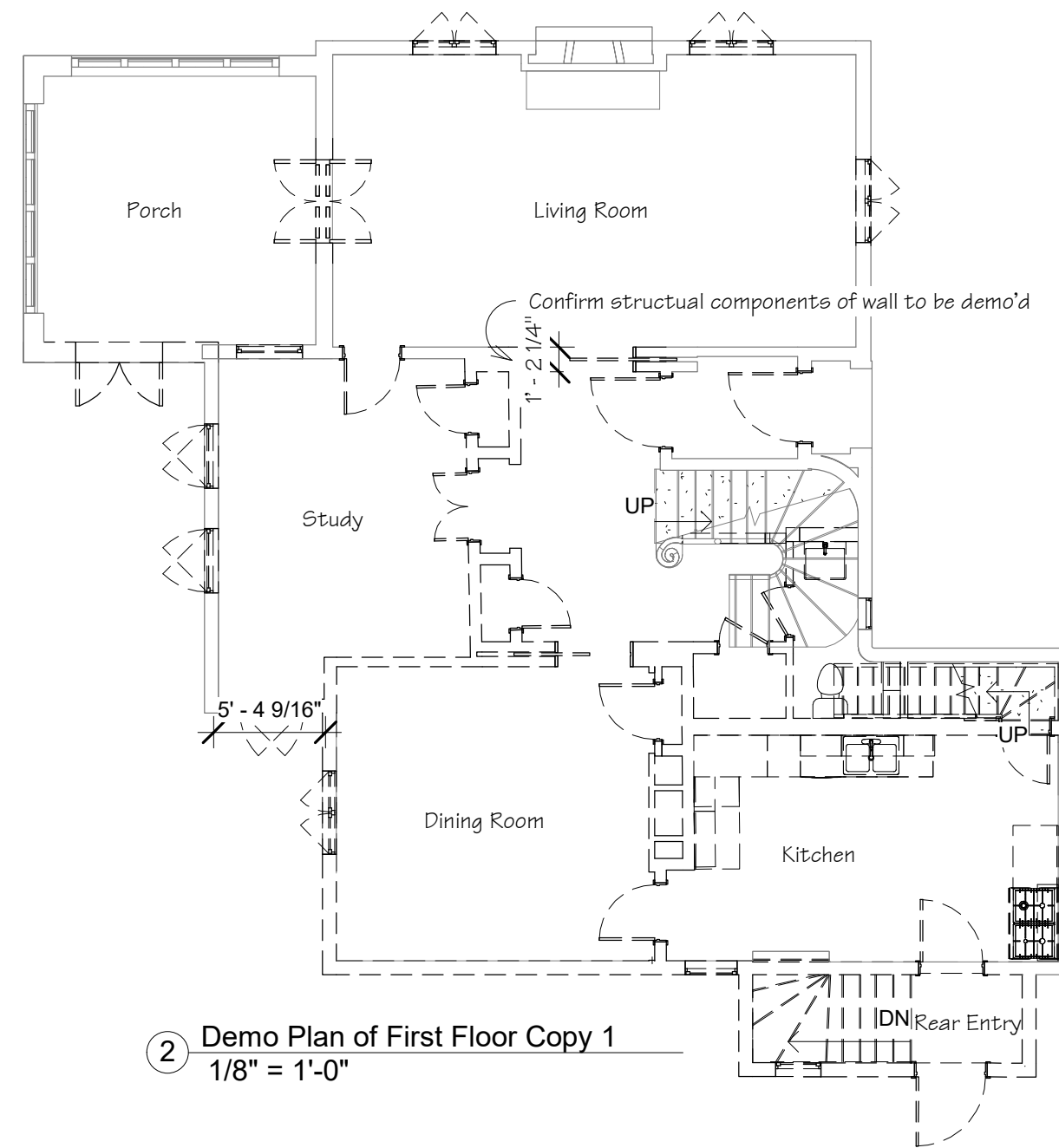
A Landscape Plan For:
 Eisenhart Residence
 2020 Chadbourne Ave
 Madison, WI 53726



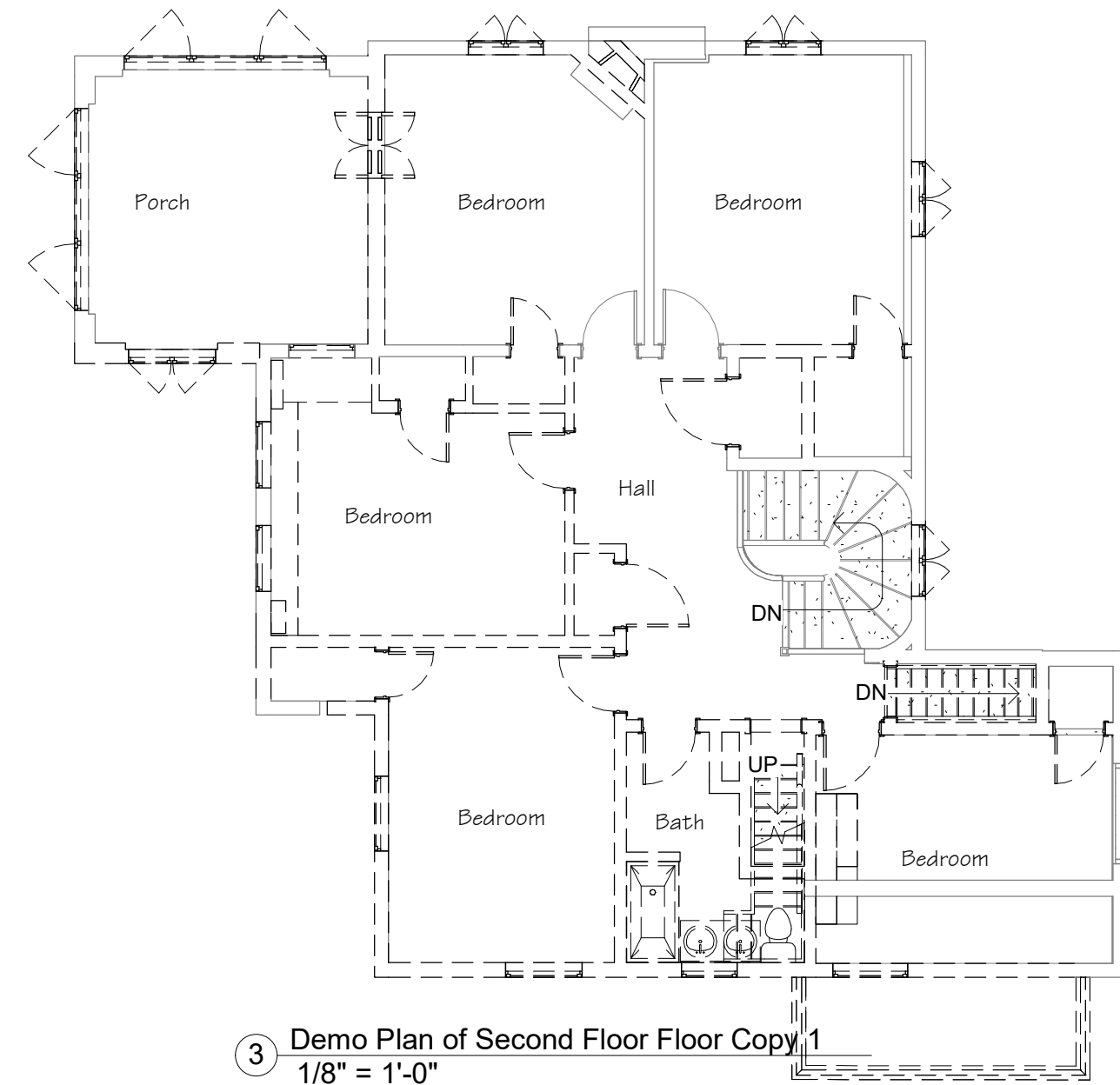
This design is the intellectual property of Glacier Landscape Inc. and may not be reproduced or implemented in whole or part by any method without the written consent of Glacier Landscape Inc.



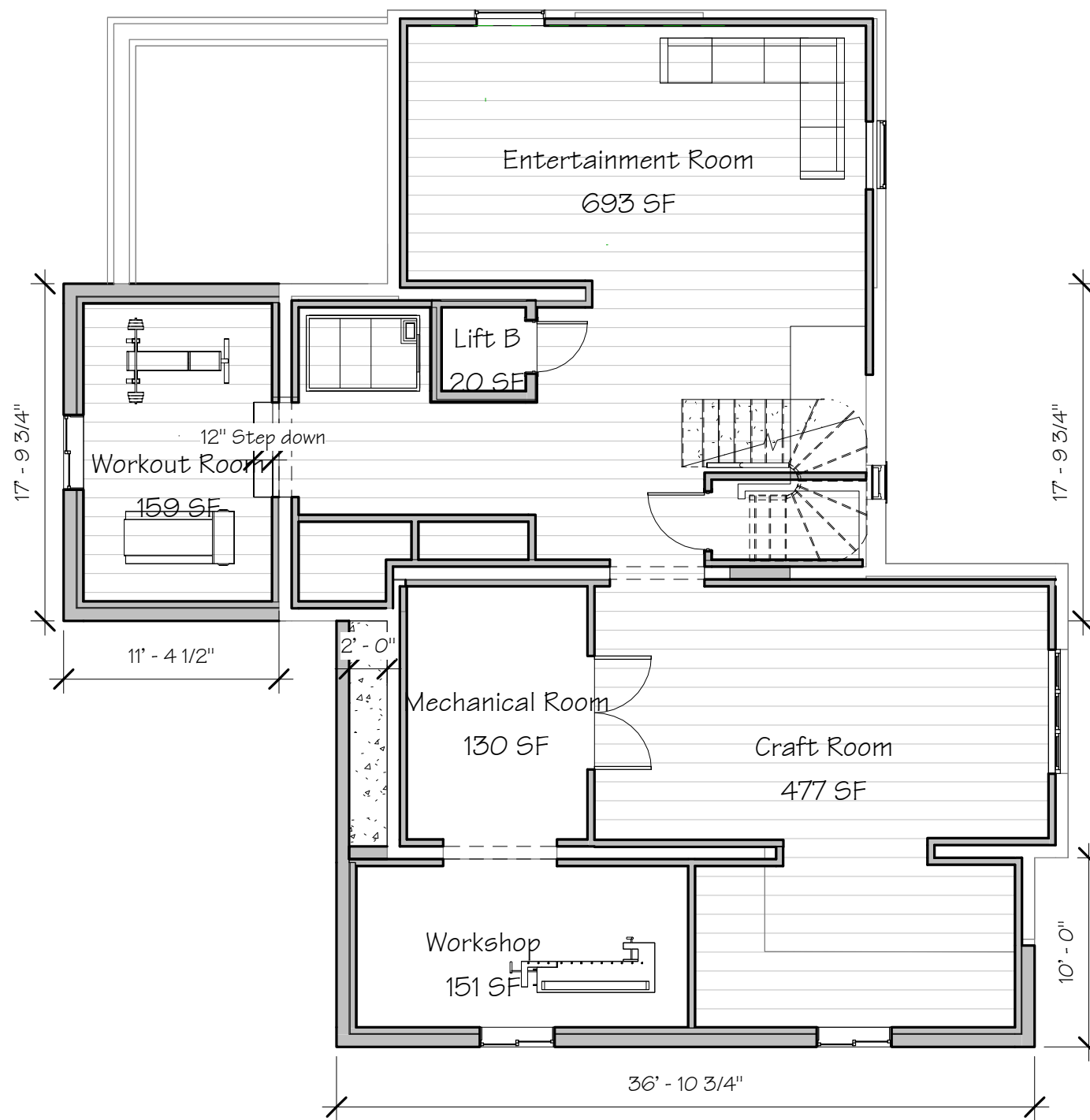
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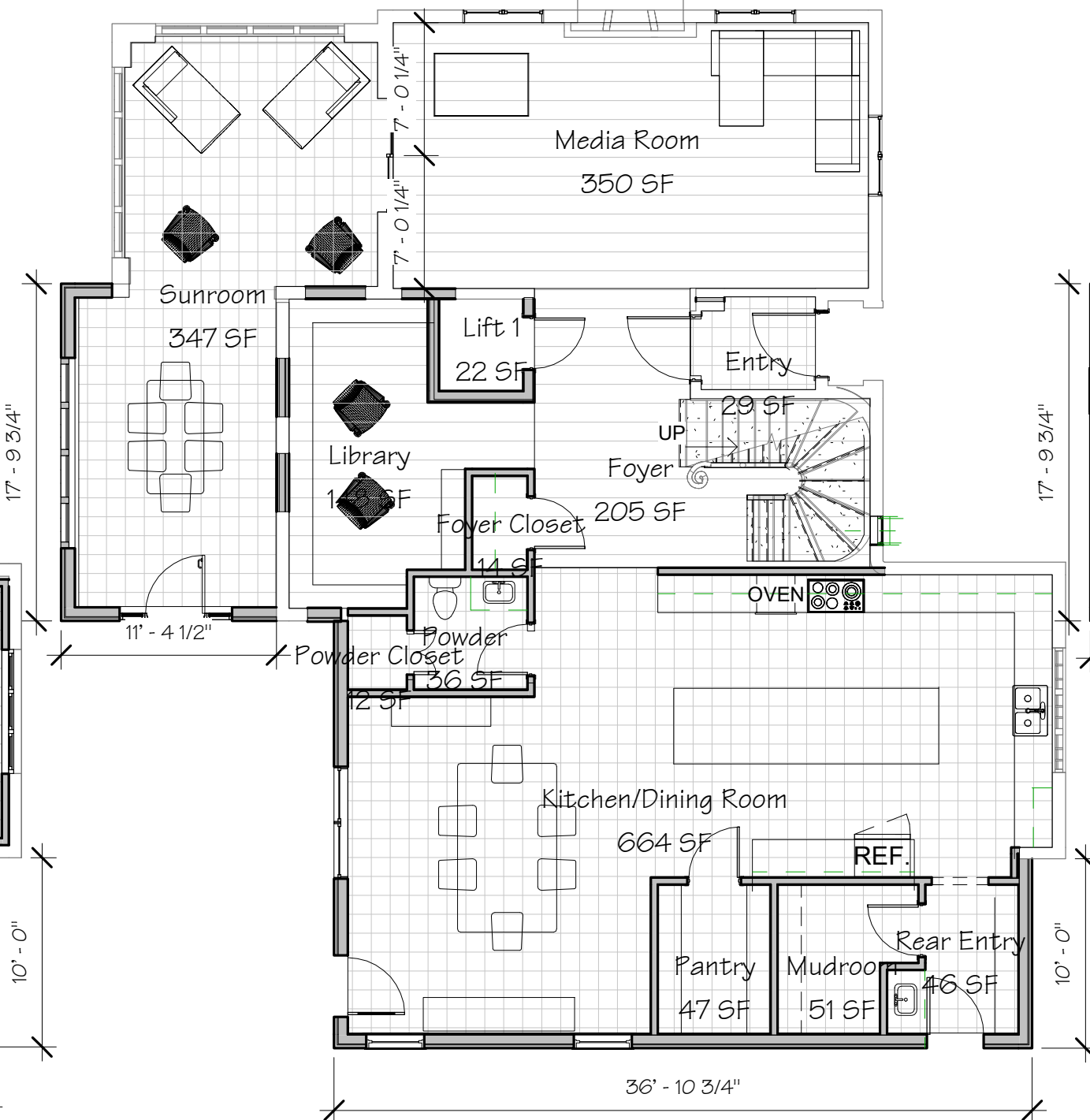
② Demo Plan of First Floor Copy 1
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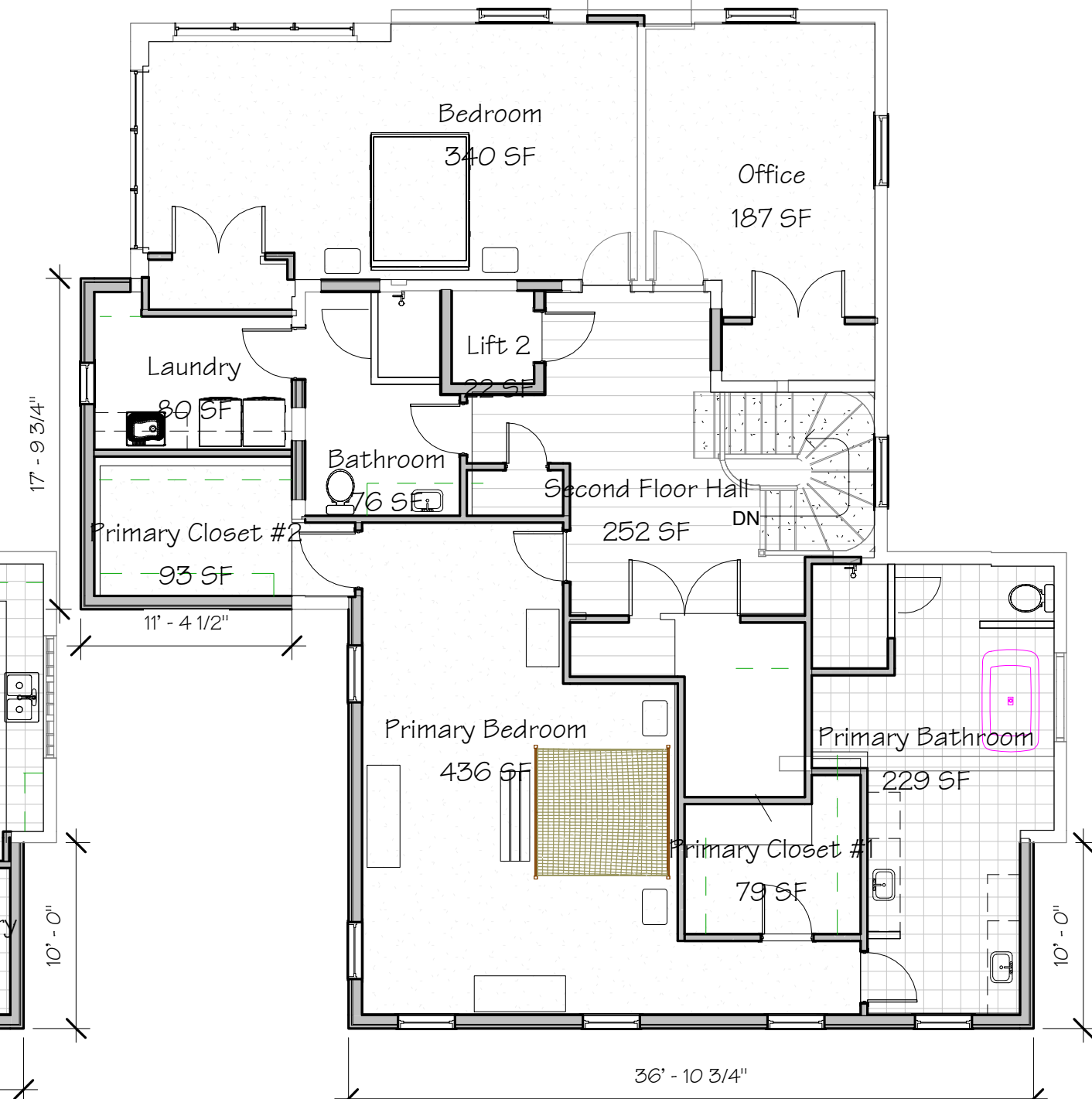
③ Demo Plan of Second Floor Copy 1
1/8" = 1'-0"



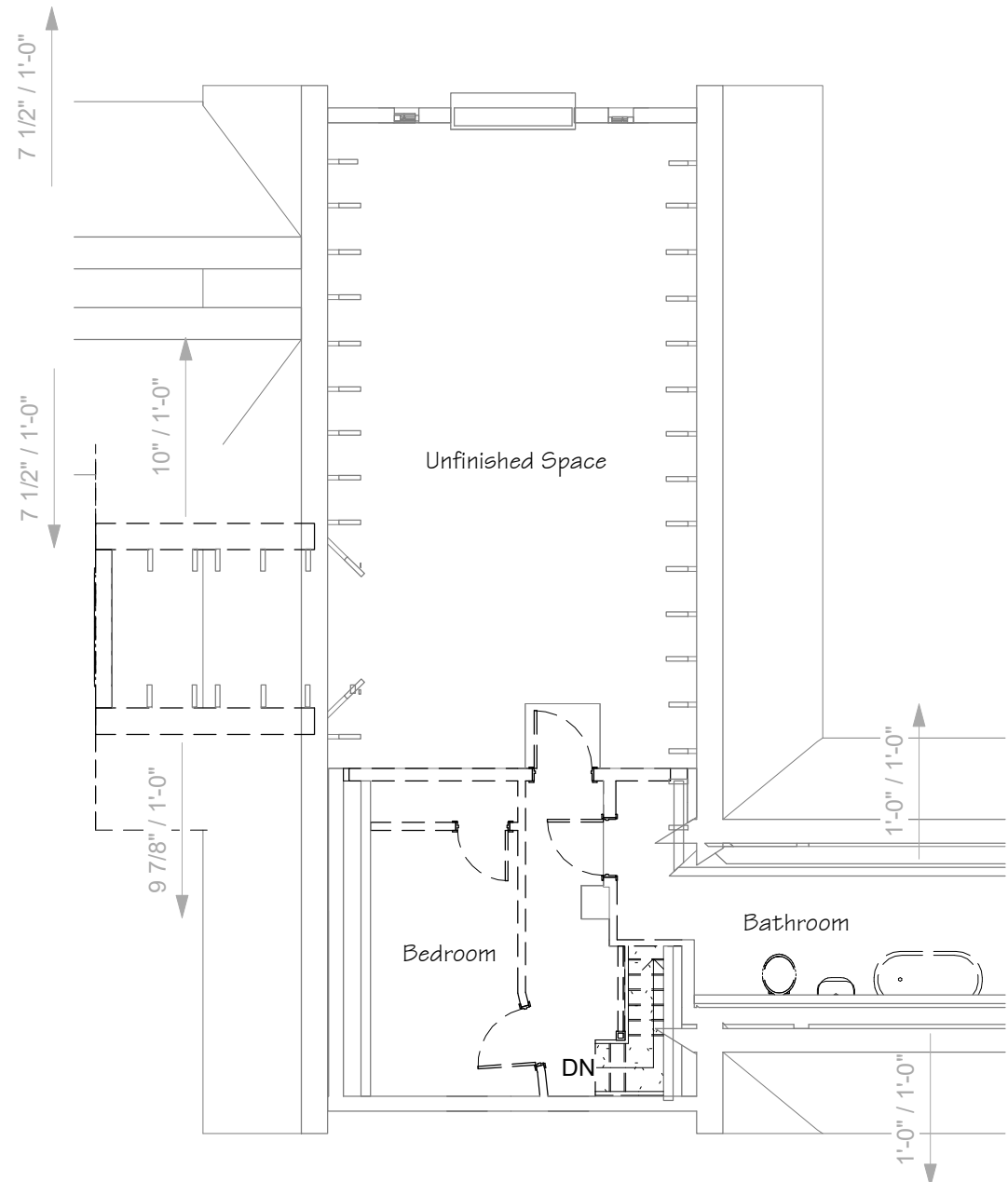
⑤ Proposed Plan of Basement Copy 1
1/8" = 1'-0"



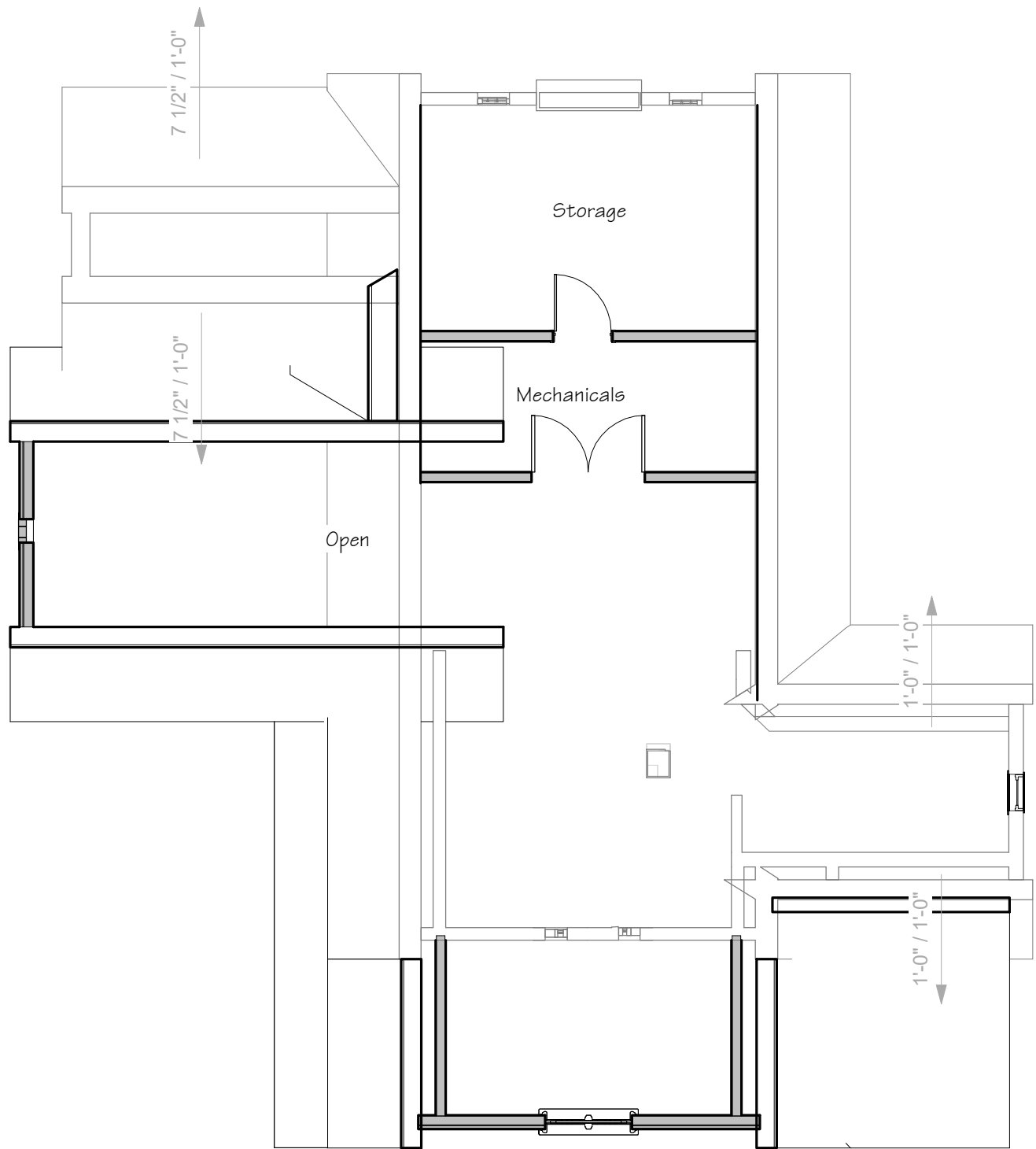
④ Proposed Plan of First Floor Copy 1
1/8" = 1'-0"



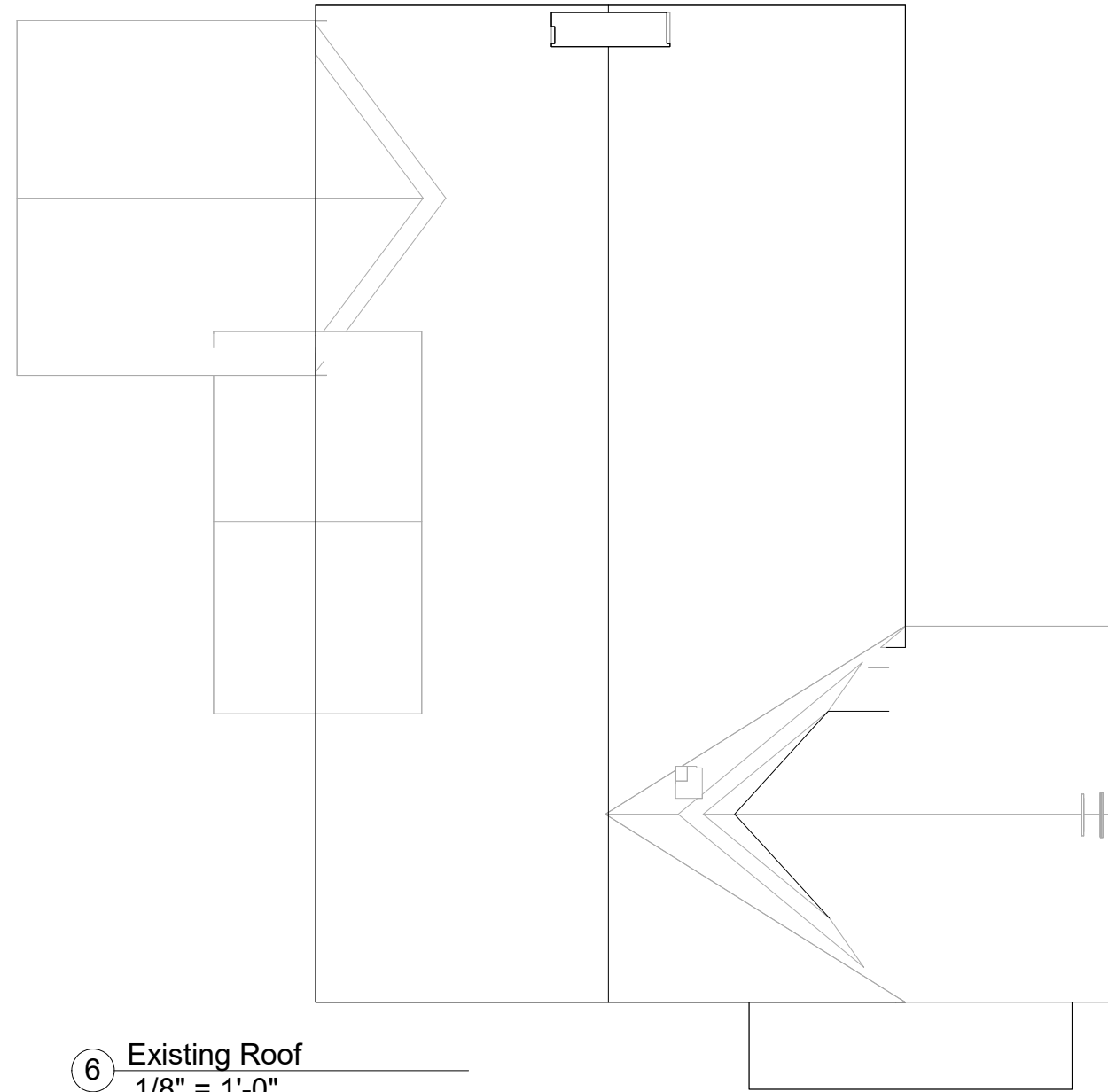
⑥ Proposed Plan of Second Floor Copy 1
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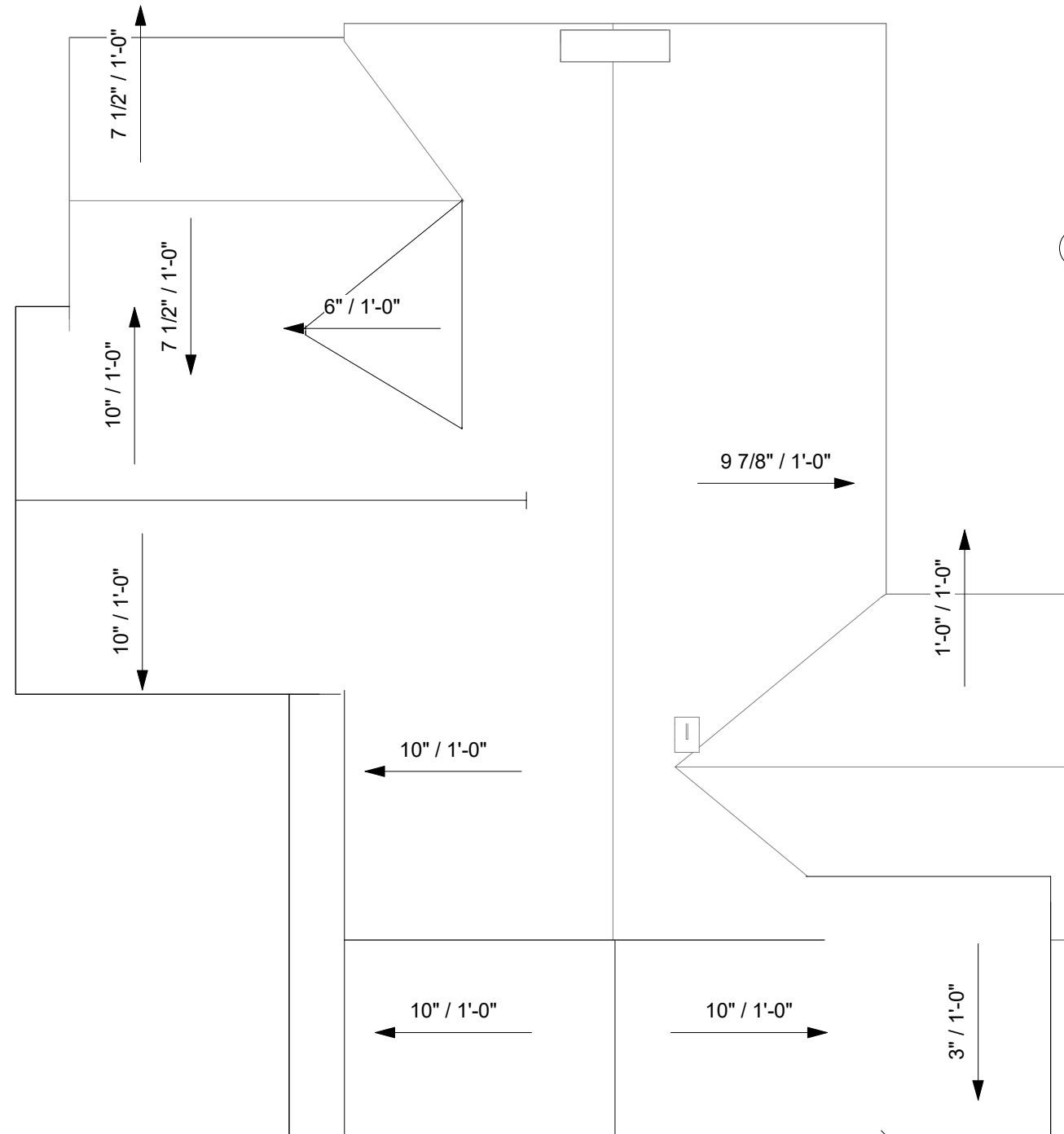
1 Demo Plan of Attic Copy 1
1/8" = 1'-0"



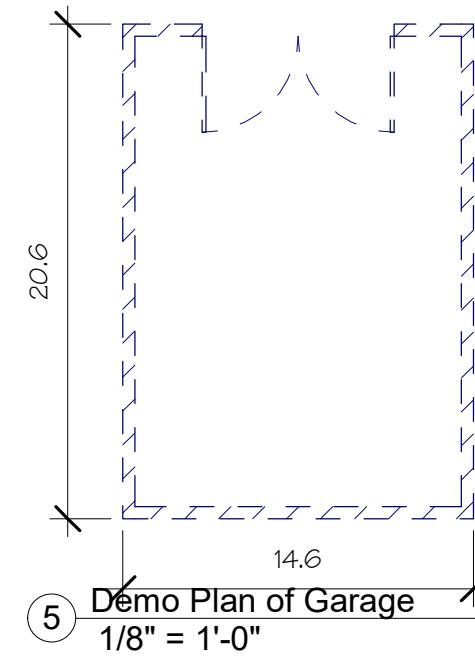
2 Proposed Plan of Attic Copy 1
1/8" = 1'-0"



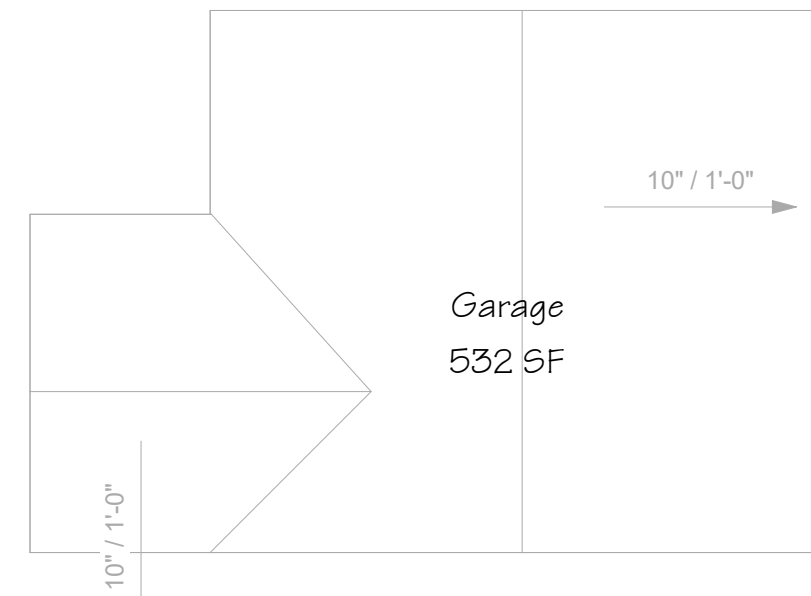
6 Existing Roof
1/8" = 1'-0"



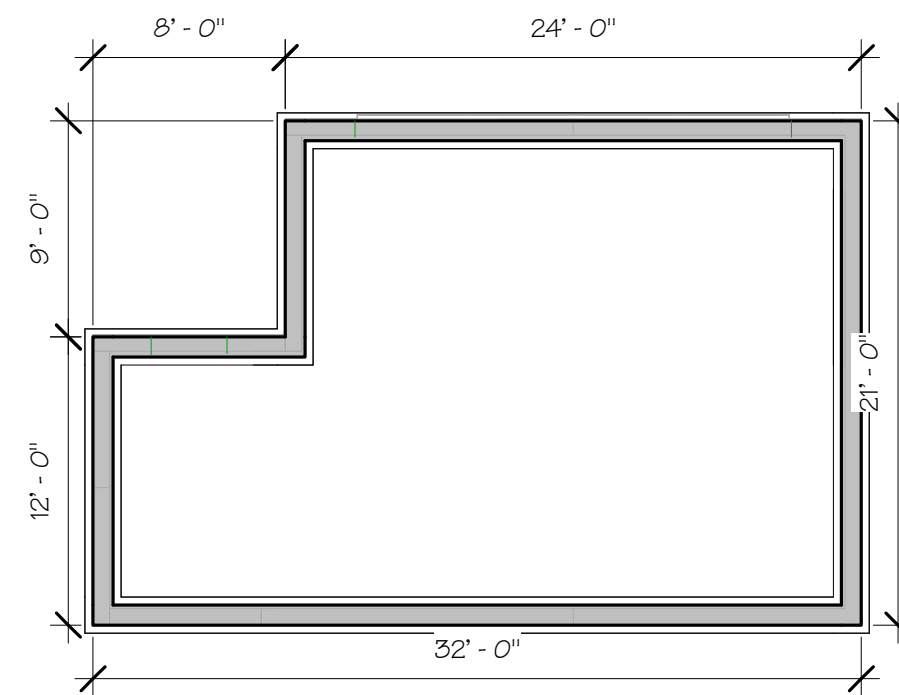
3 Roof Plan Copy 1



5 Demo Plan of Garage
1/8" = 1'-0"



7 Garage Roof Plan
1/8" = 1'-0"



4 Proposed Foundation Plan of Garage Copy 1
1/8" = 1'-0"



SWEENEY
DESIGN + REMODEL

1008 Fish Hatchery Road, Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
Email: lae@sweeneyconst.com

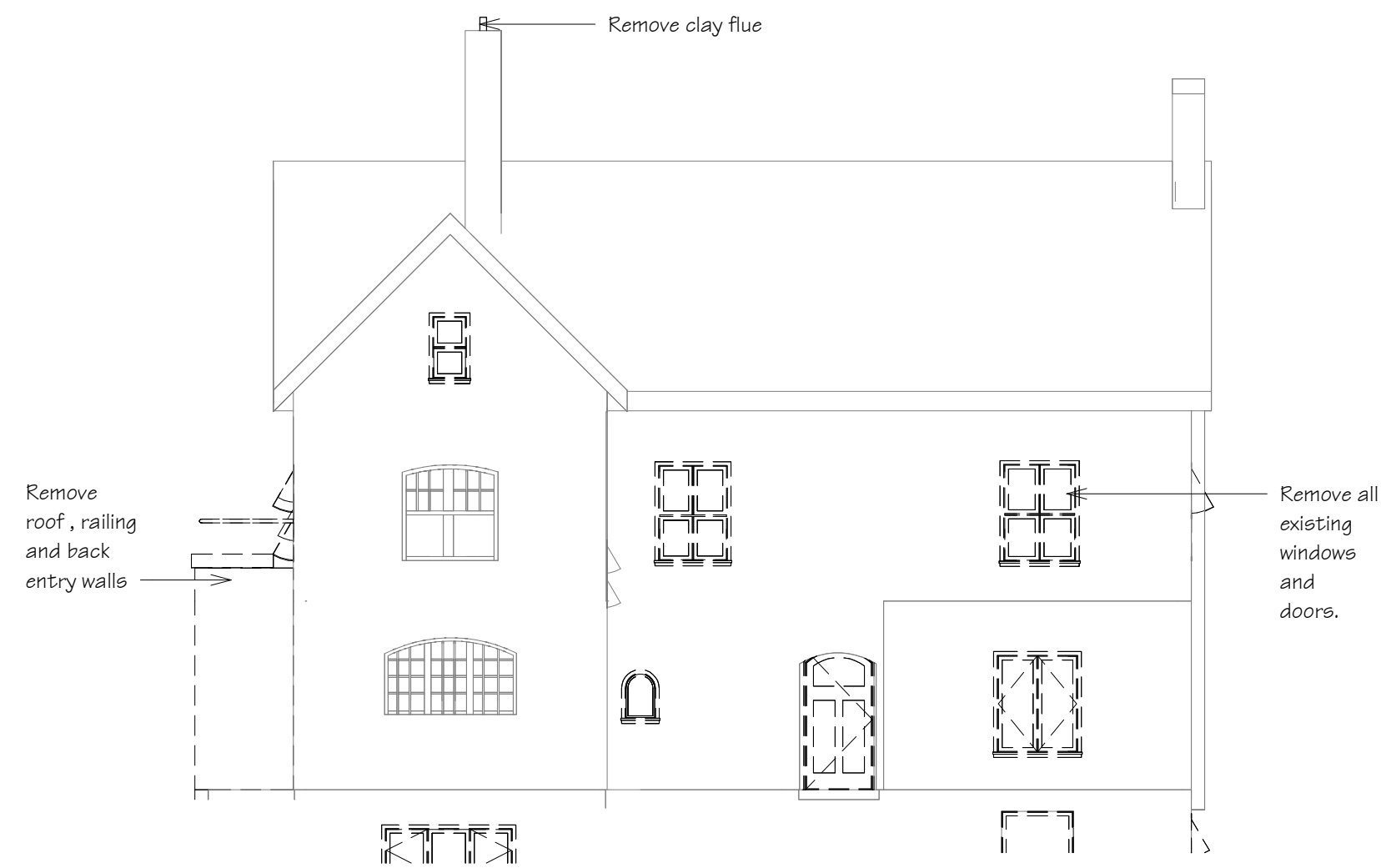
Joann & Eric Eisenhart
2020 Chadbourne Avenue
Madison, WI 53726

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LM2



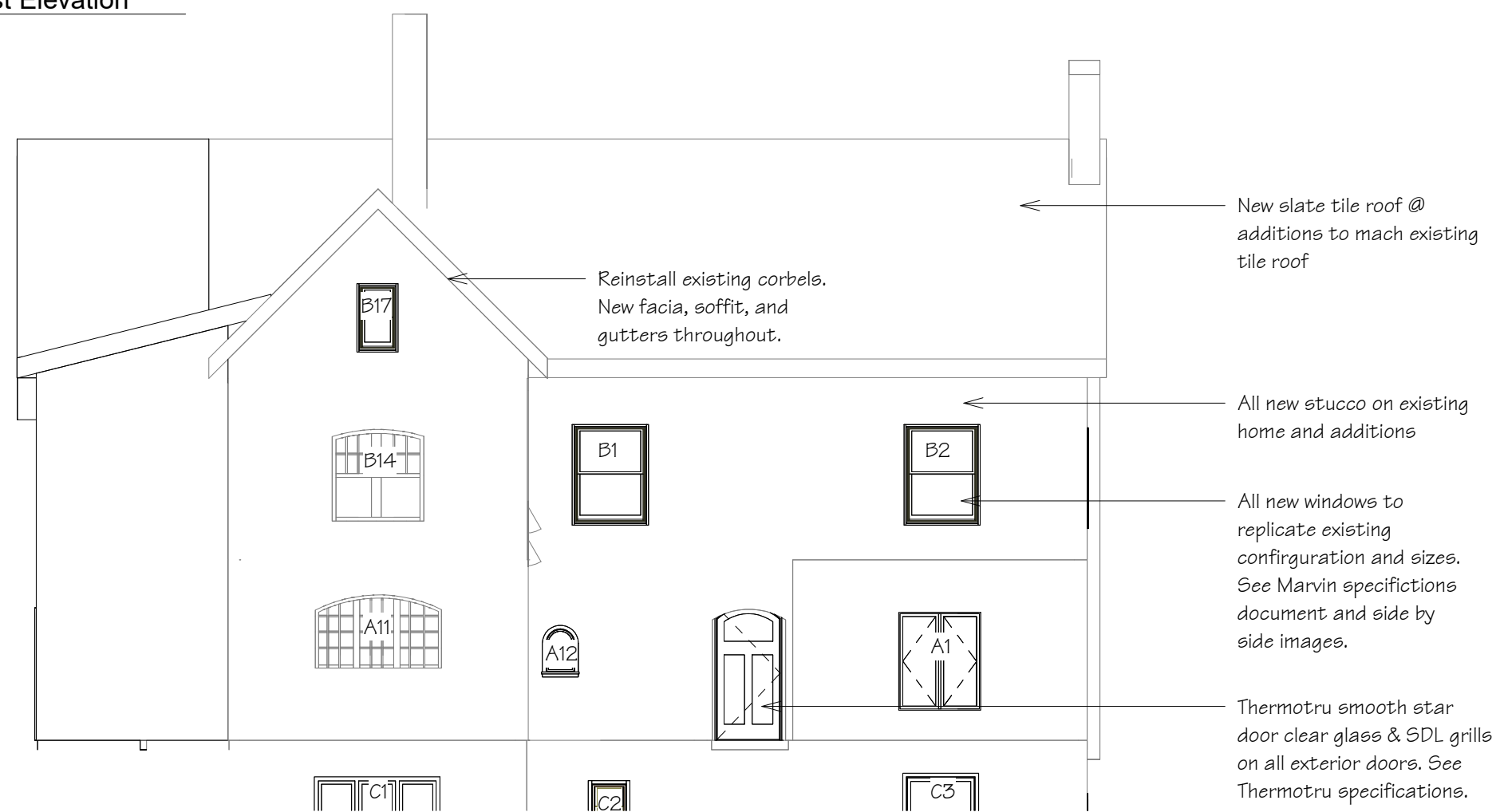
1 Existing South Elevation
1/8" = 1'-0"



3 Existing West Elevation
1/8" = 1'-0"



2 Proposed South Elevation
1/8" = 1'-0"



4 Proposed West Elevation
1/8" = 1'-0"



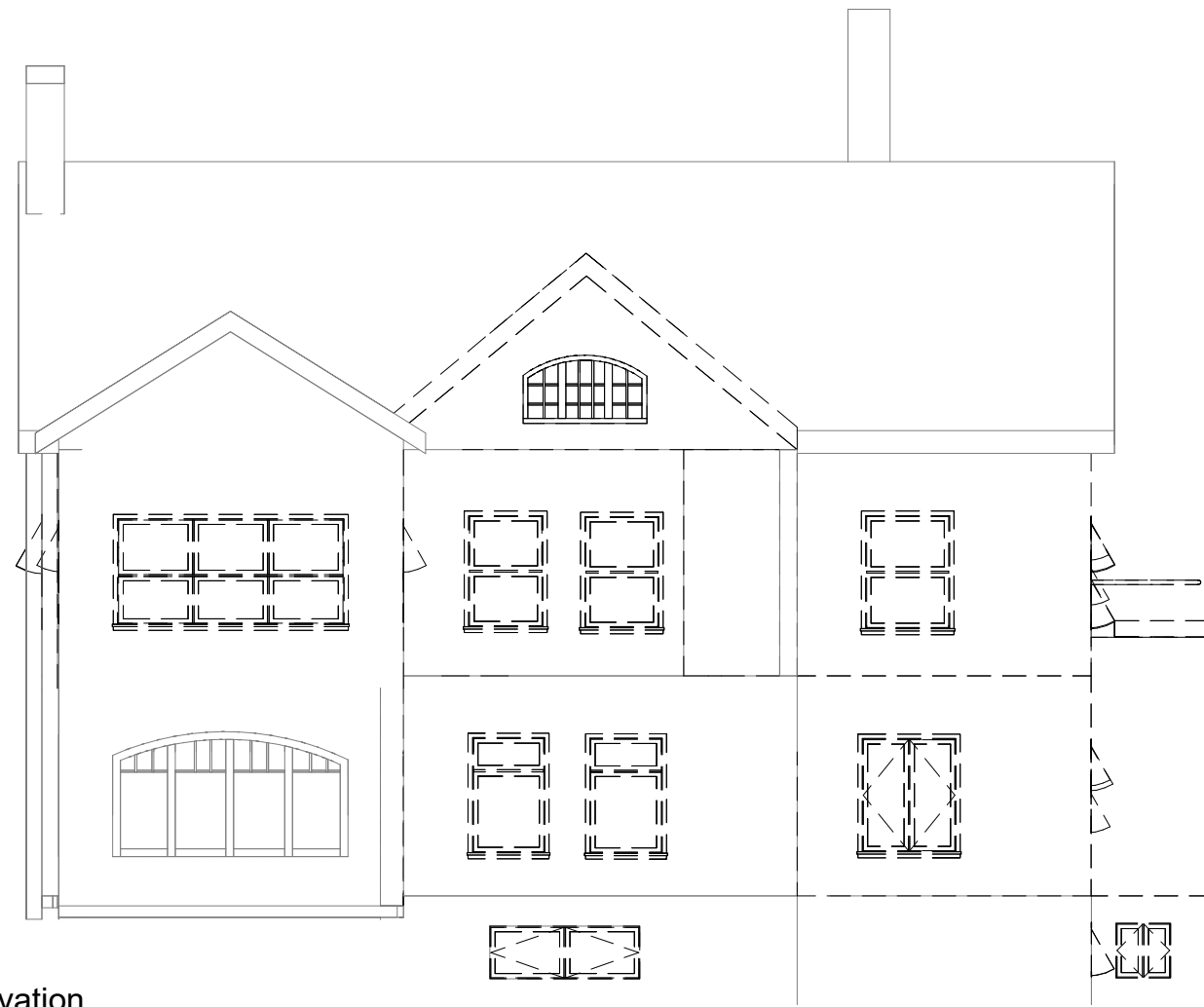
SWEENEY
DESIGN • REMODEL

1008 Fish Hatchery Road, Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
Email las@sweeneyconst.com

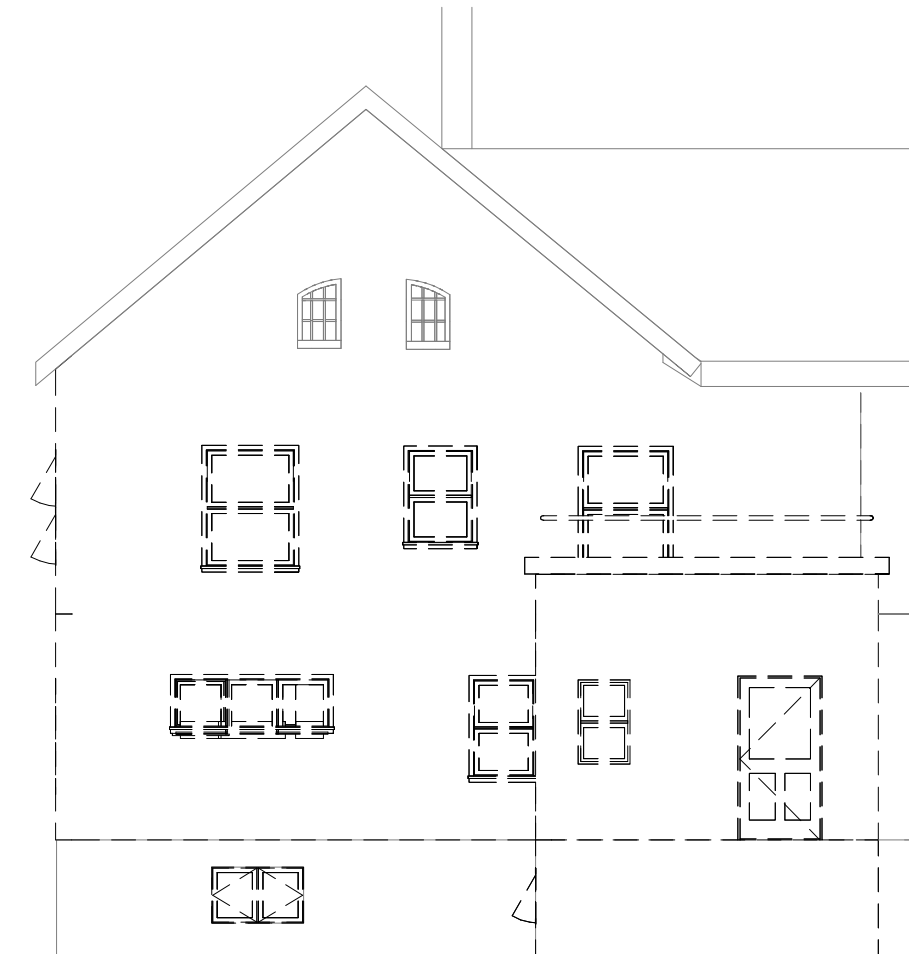
Joann & Eric Eisenhart
2020 Chadbourne Avenue
Madison, WI 53726

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LM3



③ Existing East Elevation
1/8" = 1'-0"



② Existing Demo North Elevation
1/8" = 1'-0"



① Proposed East Elevation
1/8" = 1'-0"



④ Proposed North Elevation
1/8" = 1'-0"



SWEENEY
DESIGN • REMODEL

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Joann & Eric Eisenhart
2020 Chadbourne Avenue
Madison, WI 53726

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LM4

1 3D View 1



2 3D View 2



4 3D View 4



3 3D View 3



5 3D View 5

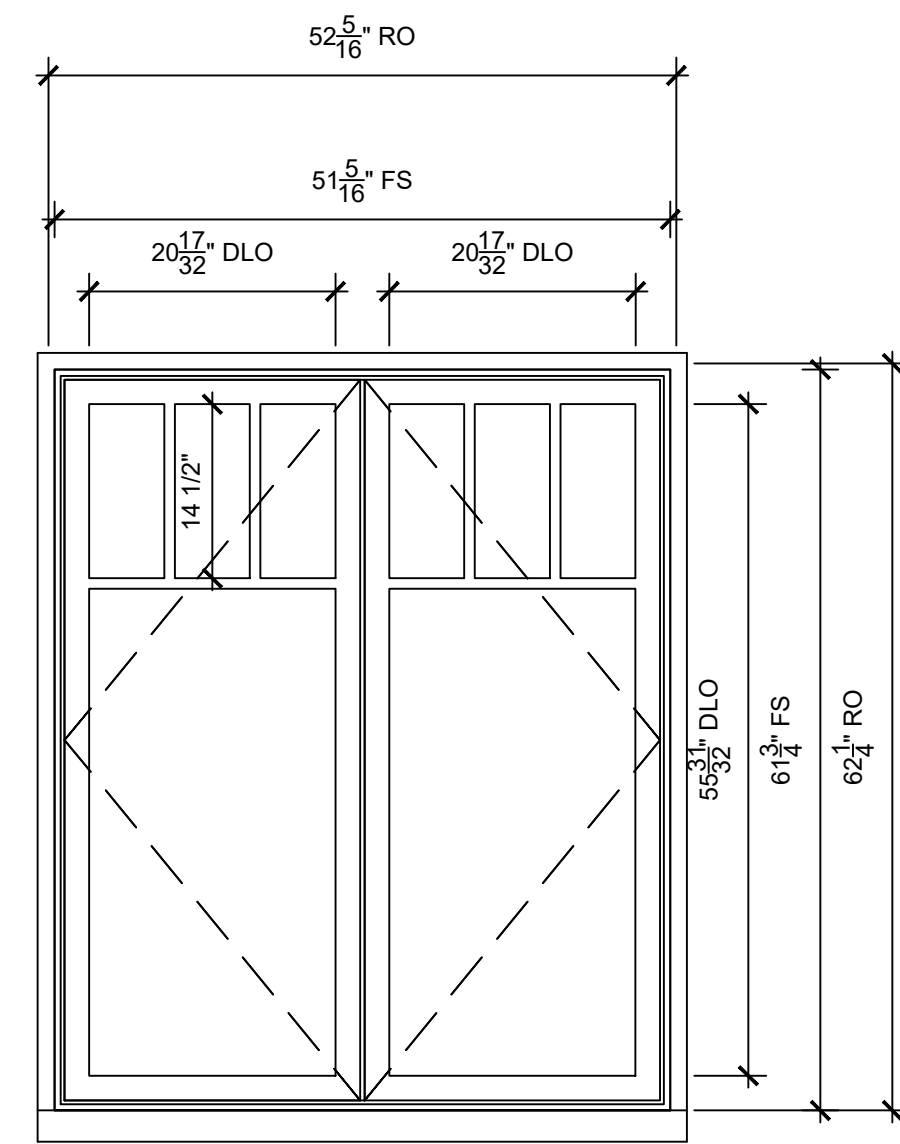


1008 Fish Hatchery Road, Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
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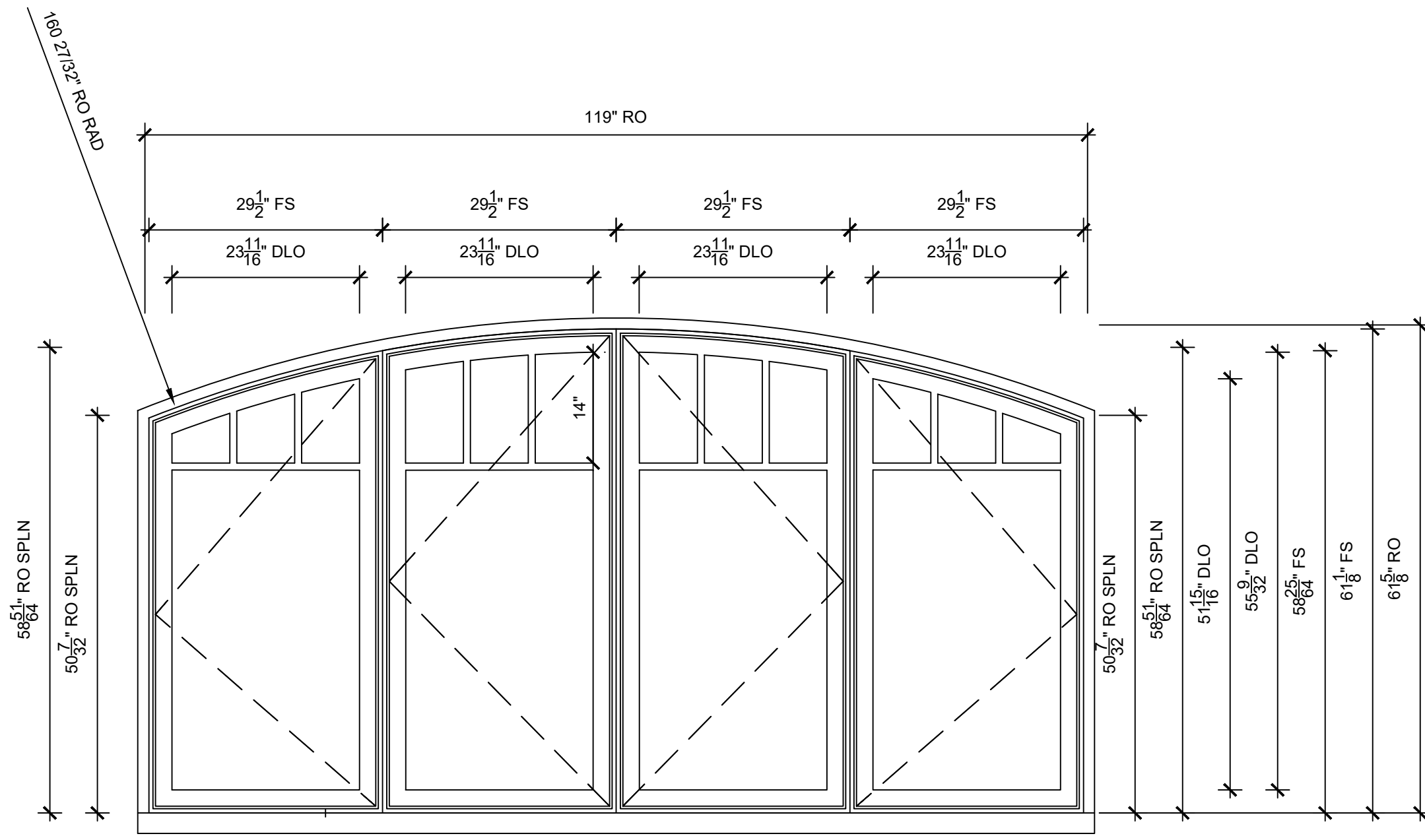
Joann & Eric Eisenhart
2020 Chadbourne Avenue
Madison, WI 53726

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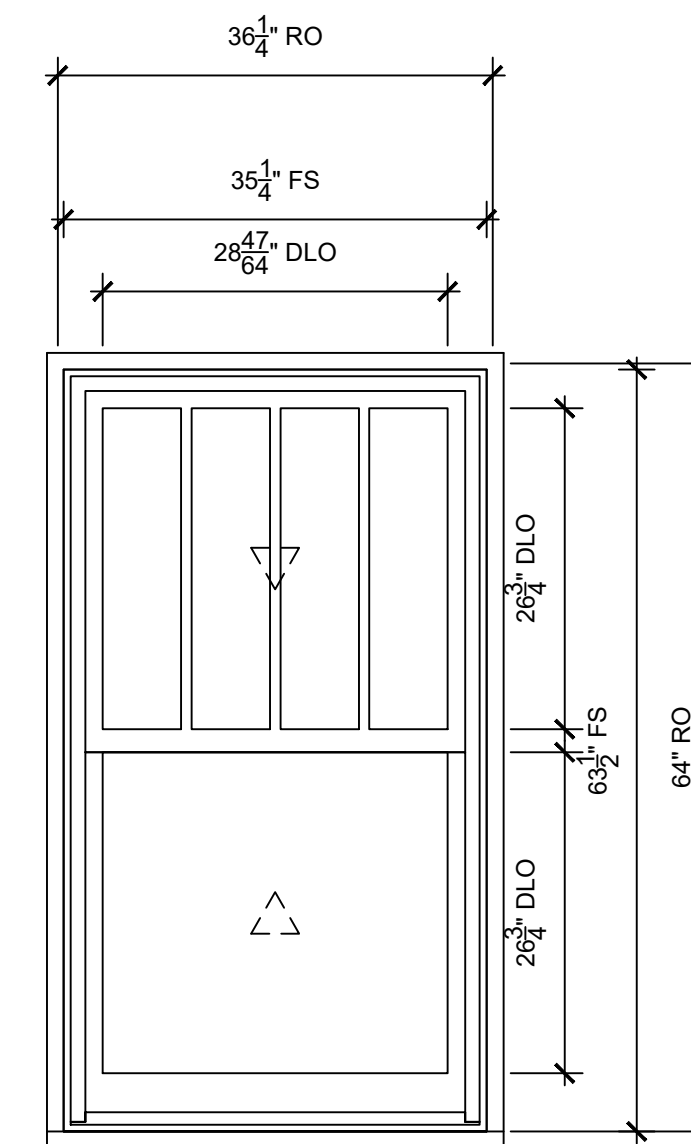
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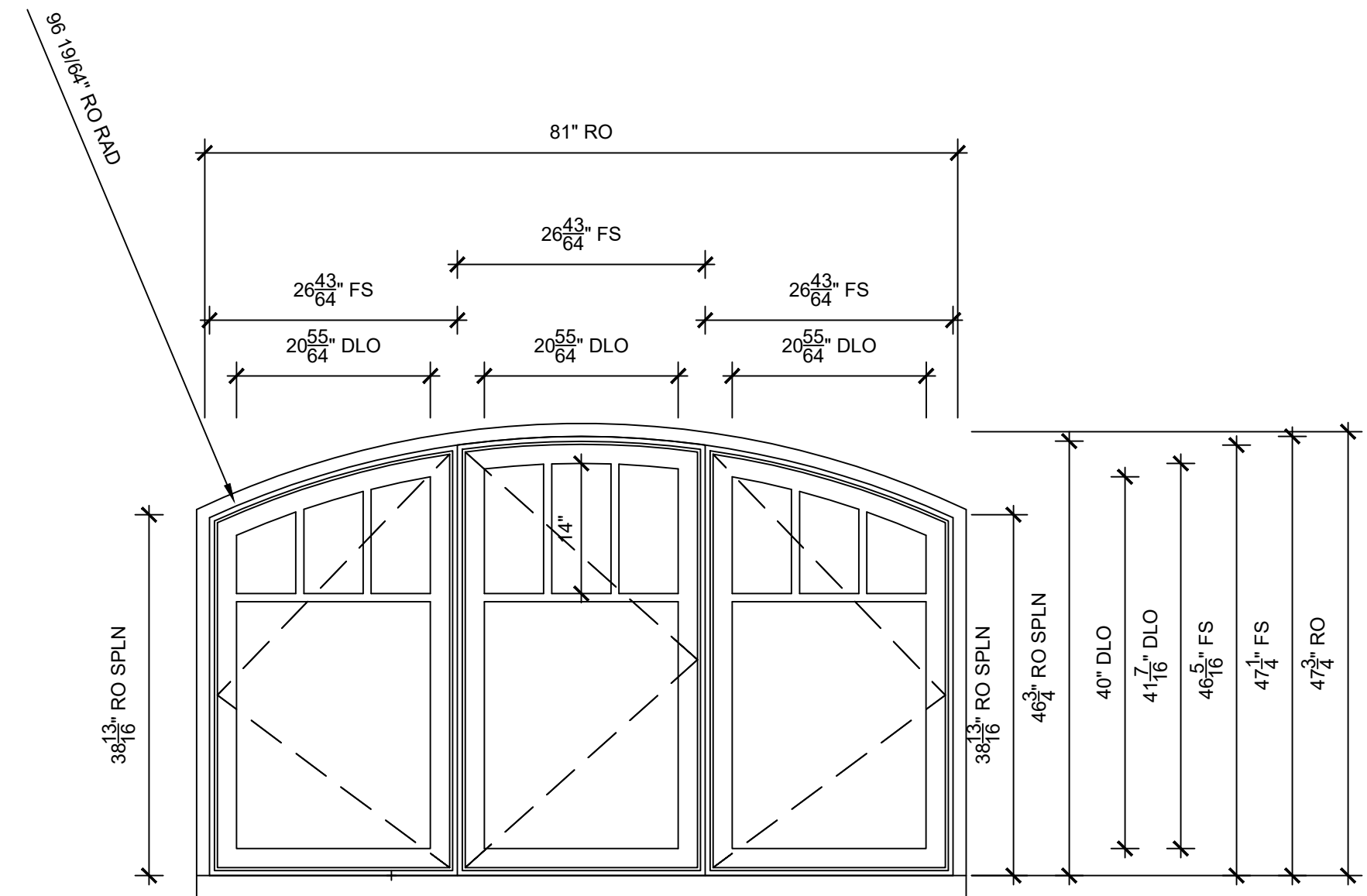
LIVING RM A1-A3
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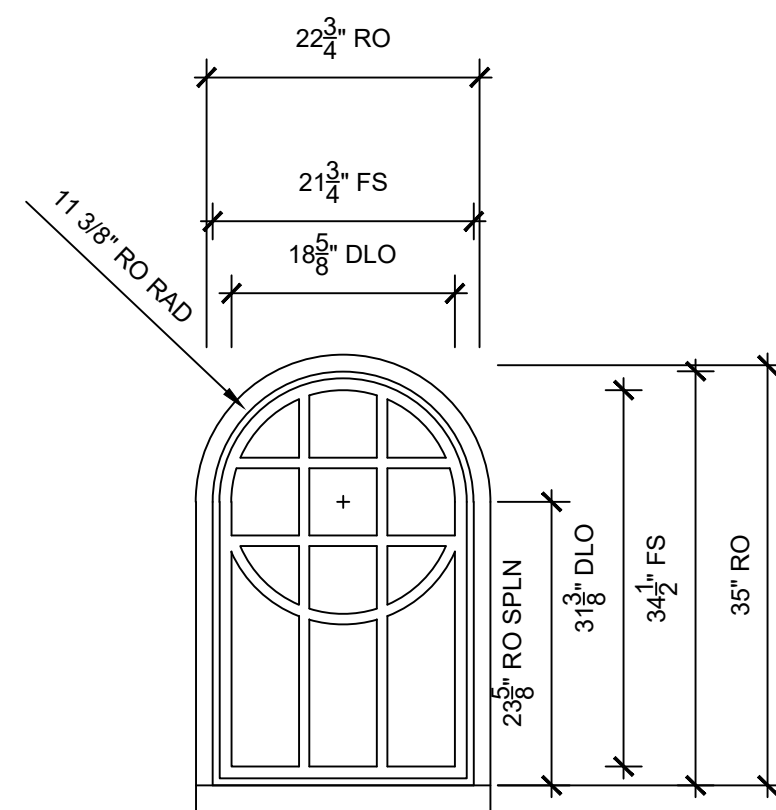
SUNROOM A5, A6, A7
SCALE: 3/4" = 1'-0"



FORMAL DINING A9, A10
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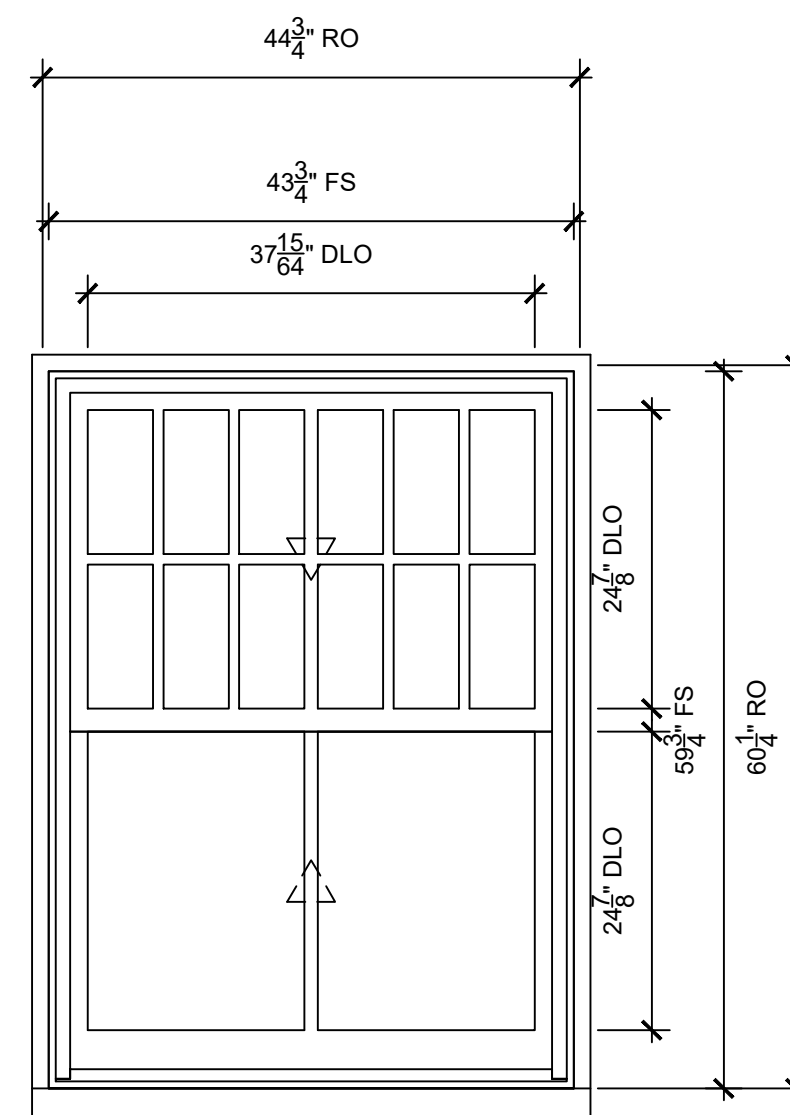


KITCHEN A11
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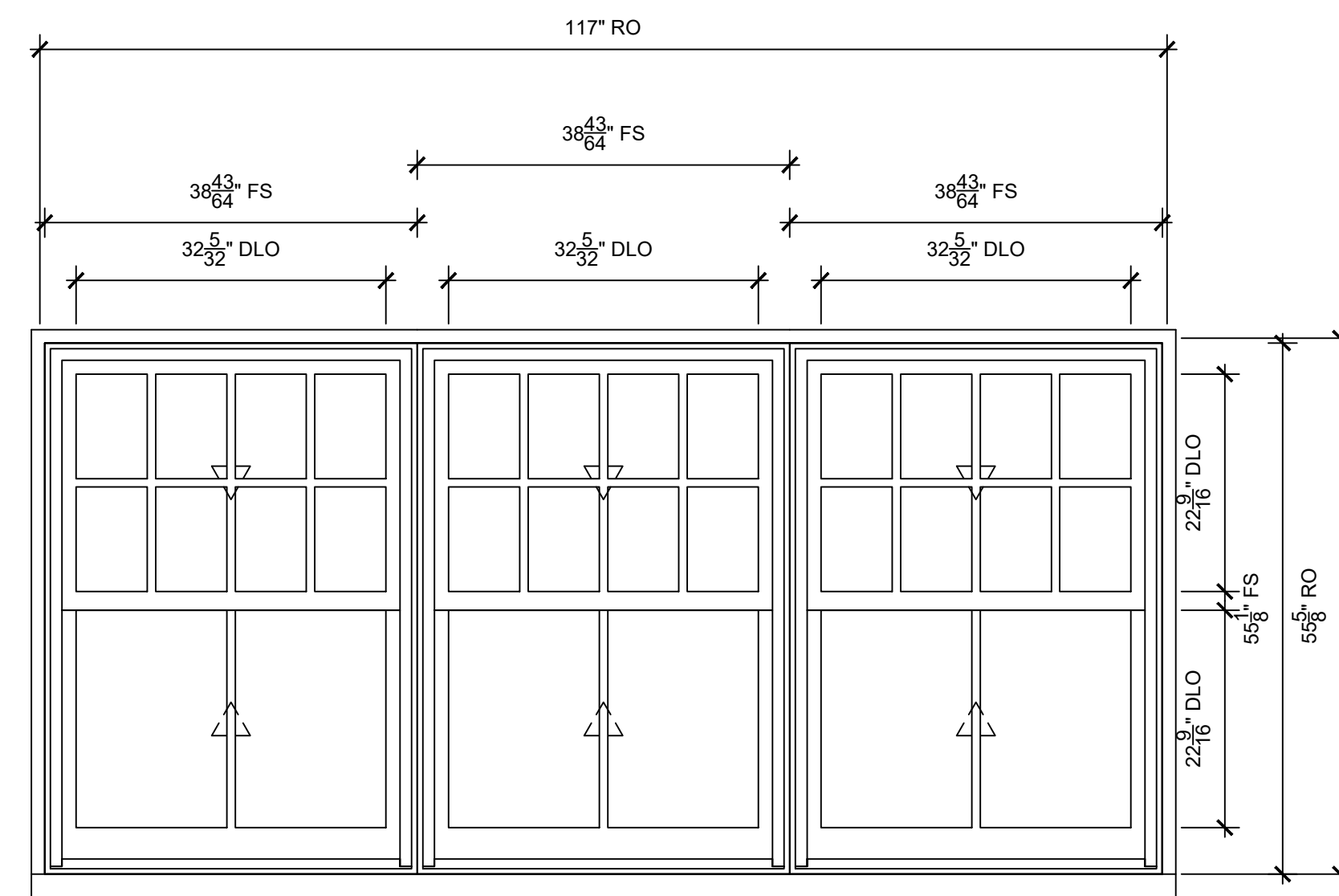


POWDER A12
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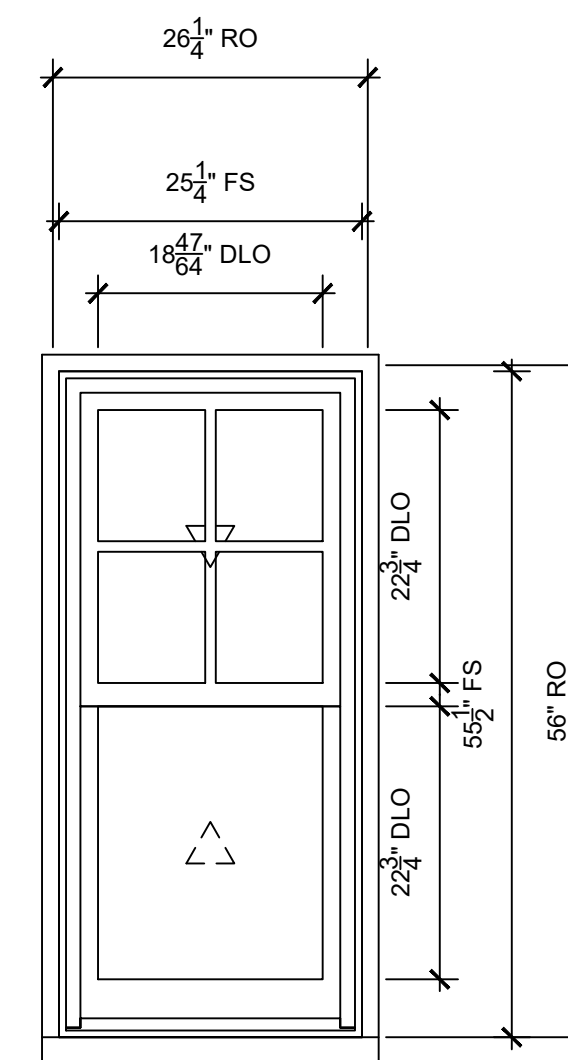
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FACTORY APPROVAL



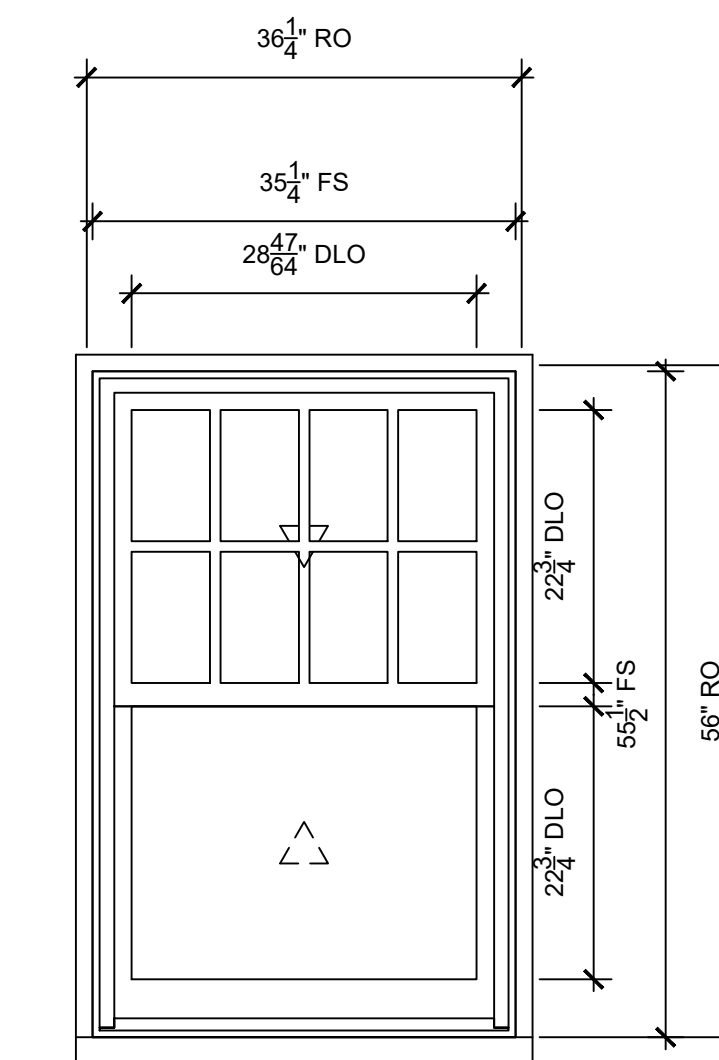
BEDROOMS B2-B4
SCALE: 3/4" = 1'-0"



GUEST BEDROOM
SCALE: 3/4" = 1'-0"



LAUNDRY B7
SCALE: 3/4" = 1'-0"



PRIMARY BED B8-B13
SCALE: 3/4" = 1'-0"

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, Inc., 52763
52763. If the Marvin products are not selected without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

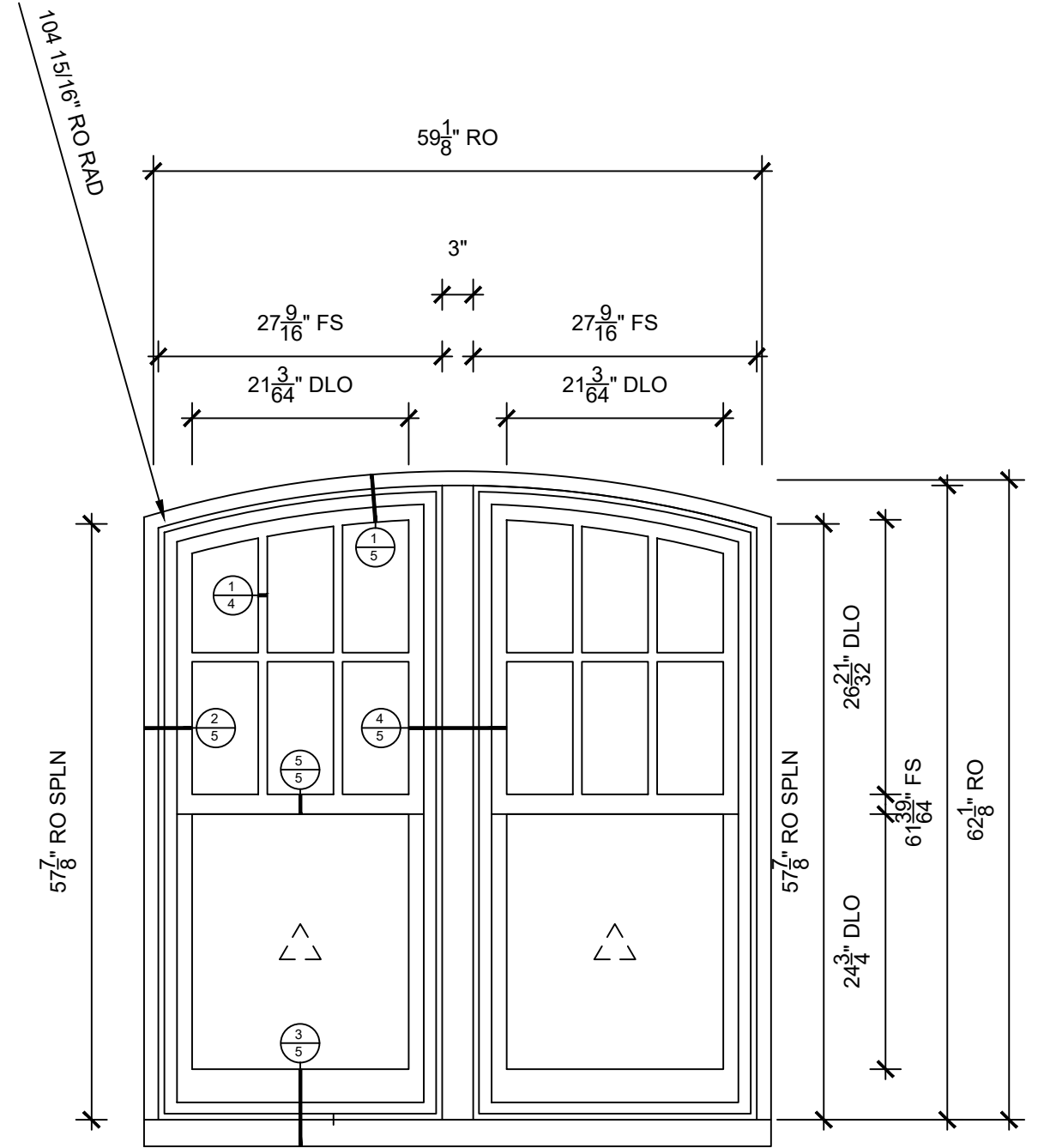
SWEENEY-EISENHART (635290) /
01/04/2024-SPECIAL CASING OPTION

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN
DEALER:
CONTRACTOR:
ARCHITECT: NickA
DRAWING NO: 169524 AWRD8XE **01/04/2024**
DATE: 01/19/24 REVISION DATE:

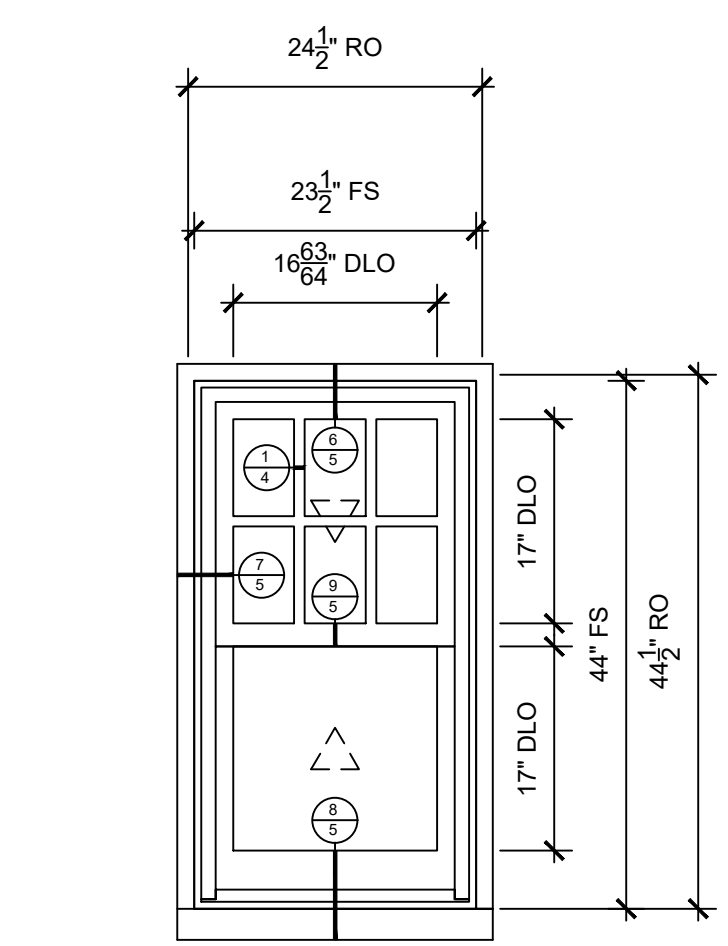
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Product Department, Marvin Windows and Doors, Inc., P.O. Box 52763, St. Louis, MO 63152. If the Marvin products are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

SWEENEY-EISENHART (635290) /
01/04/2024-SPECIAL CASING OPTION

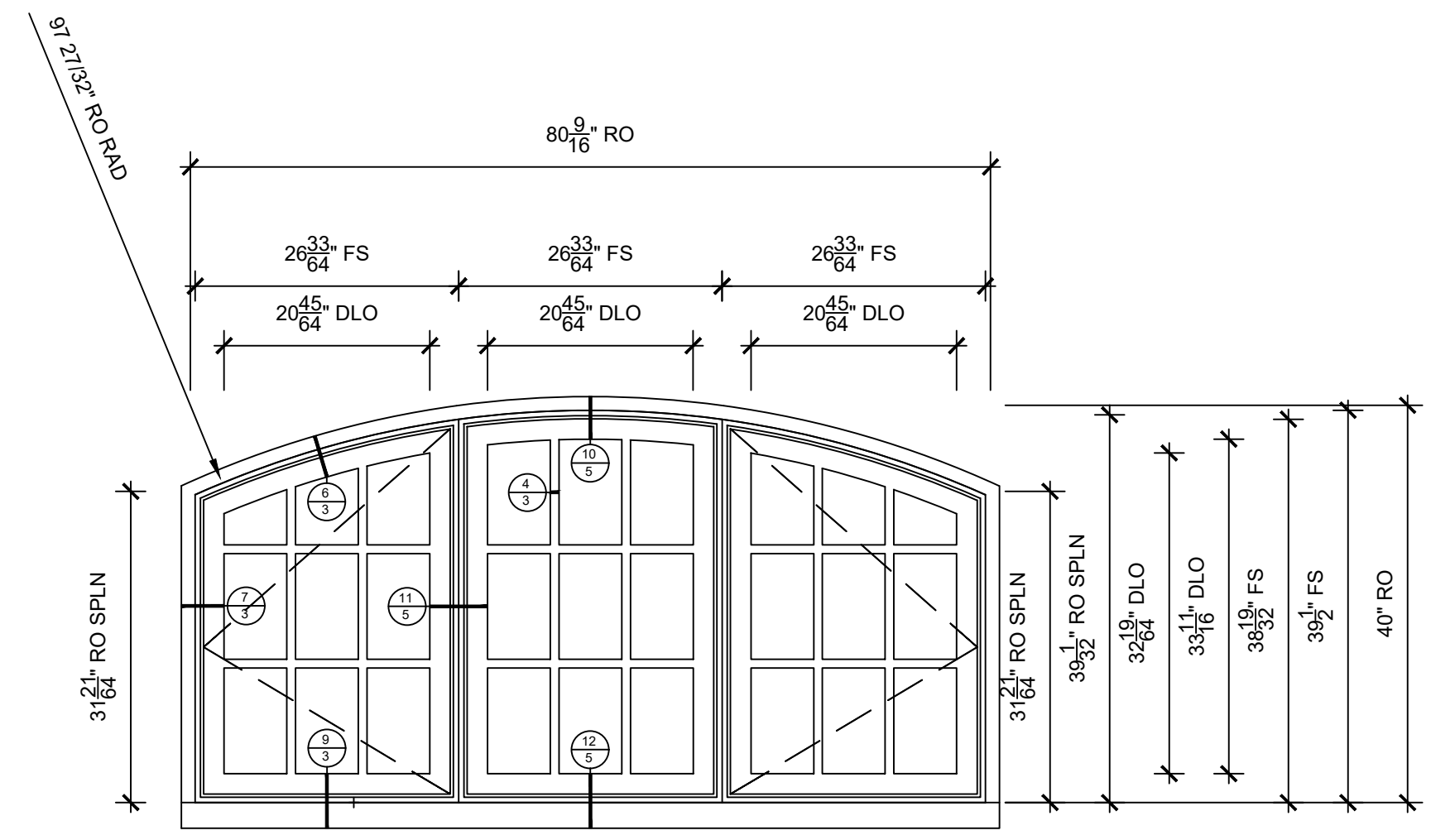
DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN
 CONTRACTOR:
 ARCHITECT: Nicka
 DRAWING NO: 169524 AWRD8XE **DRAWING:**
 DATE: 01/31/24 REVISION DATE:



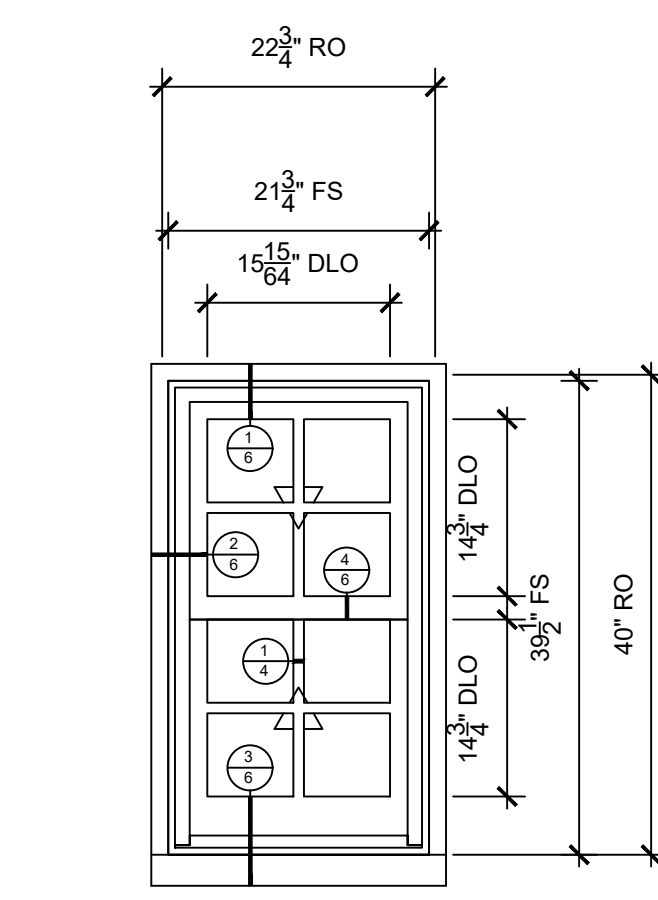
PRIMARY BATH - B14 - TEMP
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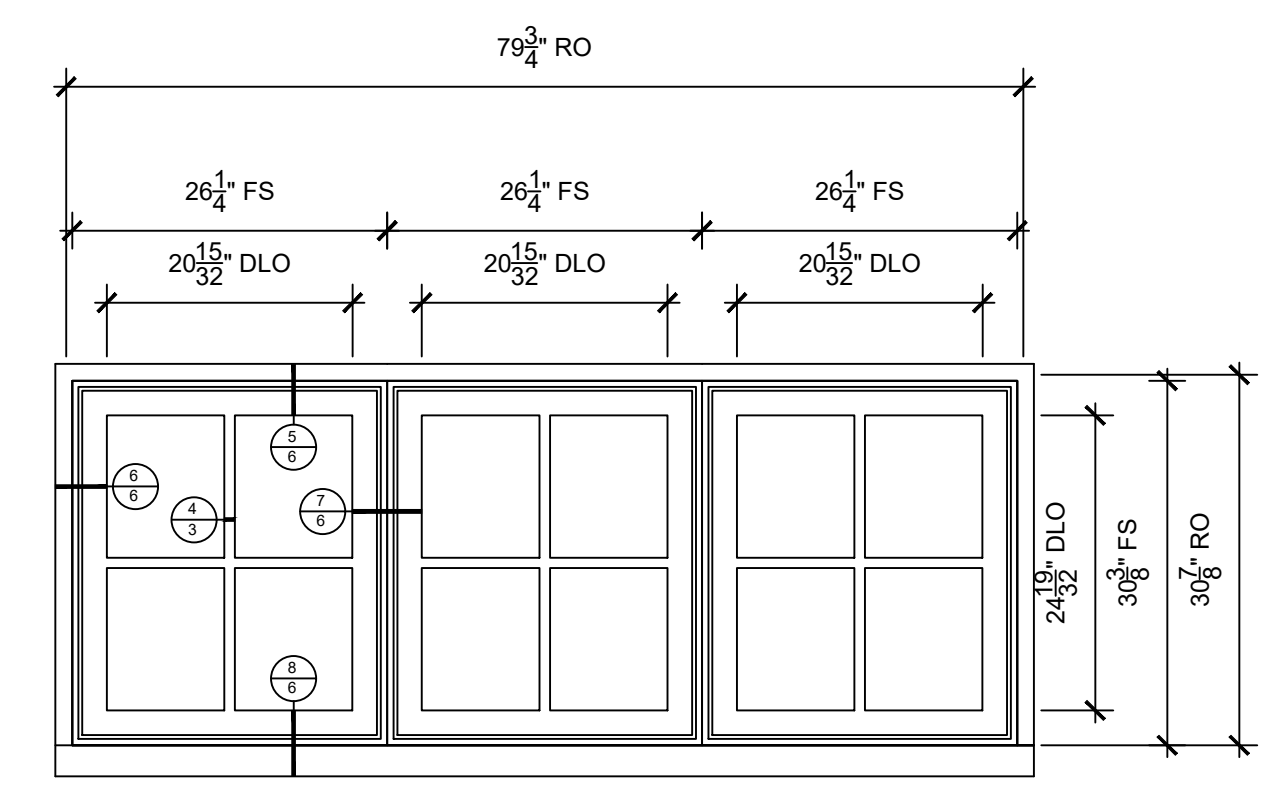
BACK STAIRS B15 - TEMP
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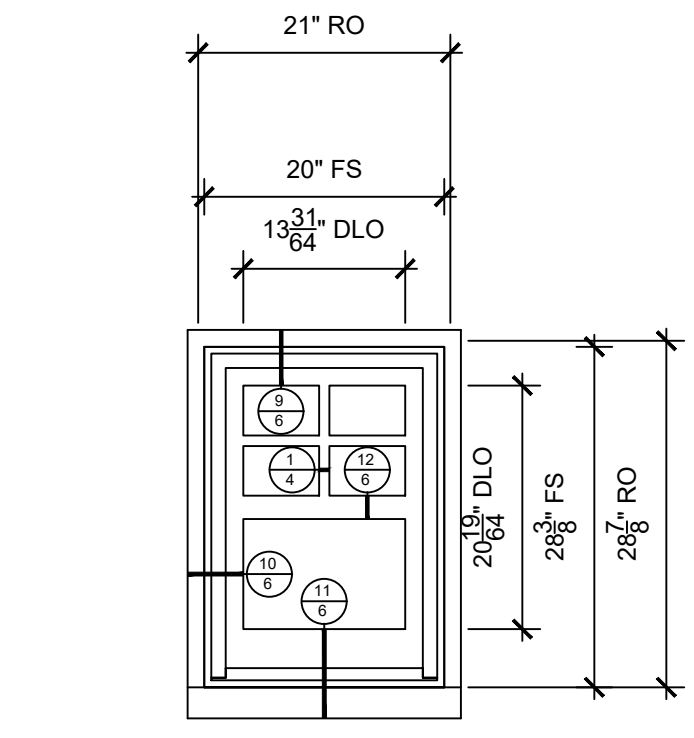
3RD FLOOR BACK B16
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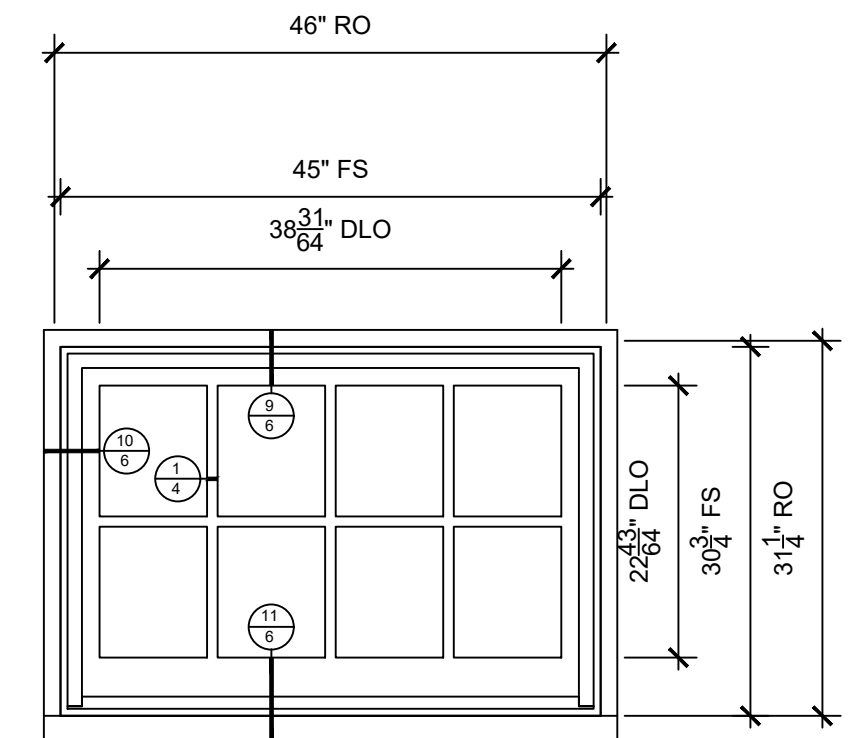
3RD FLOOR BATH B16
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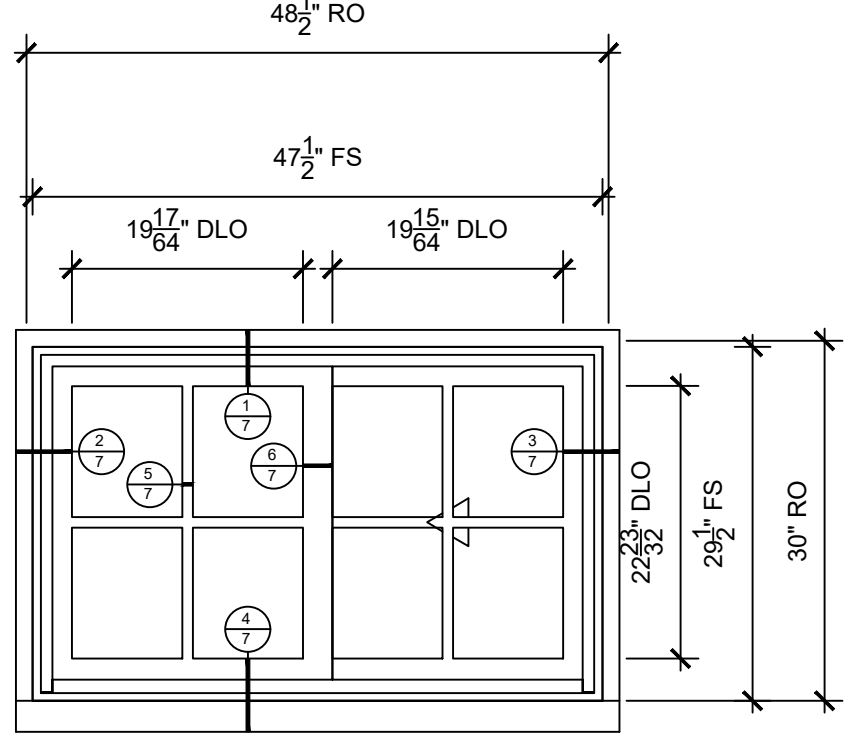
CRAFT ROOM C1
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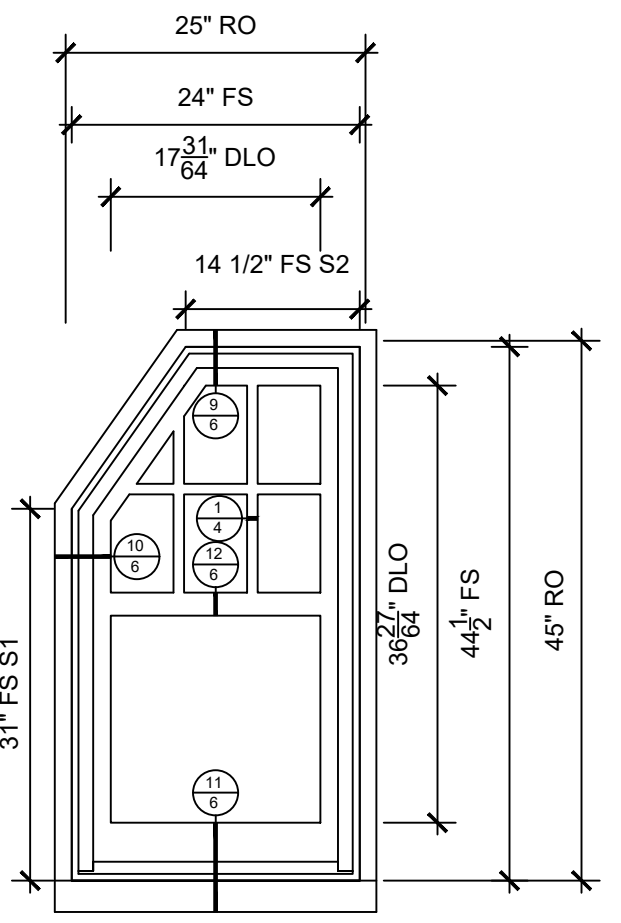
ENTERTAINMENT RM C2
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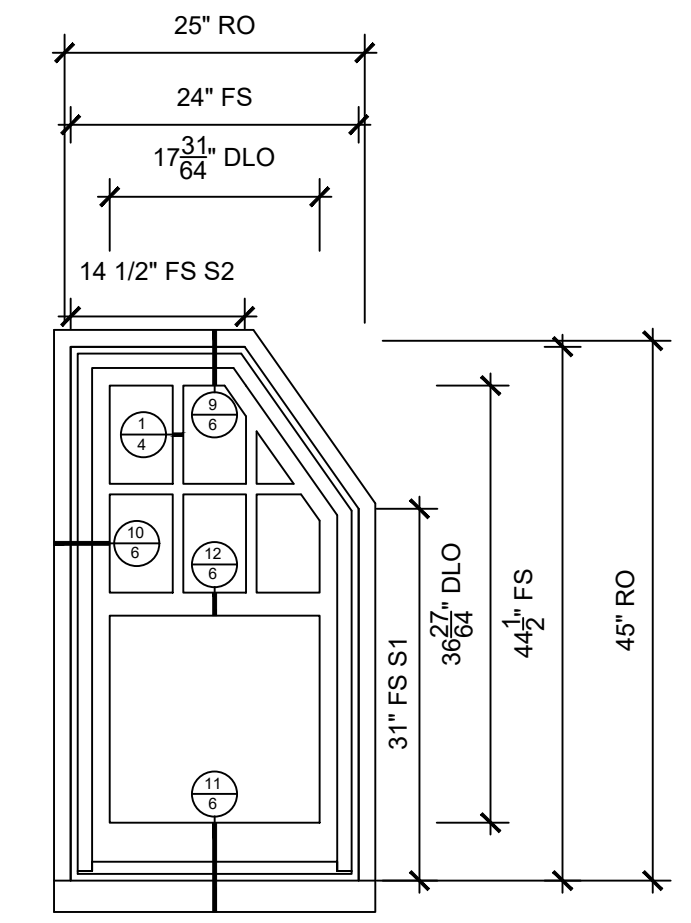
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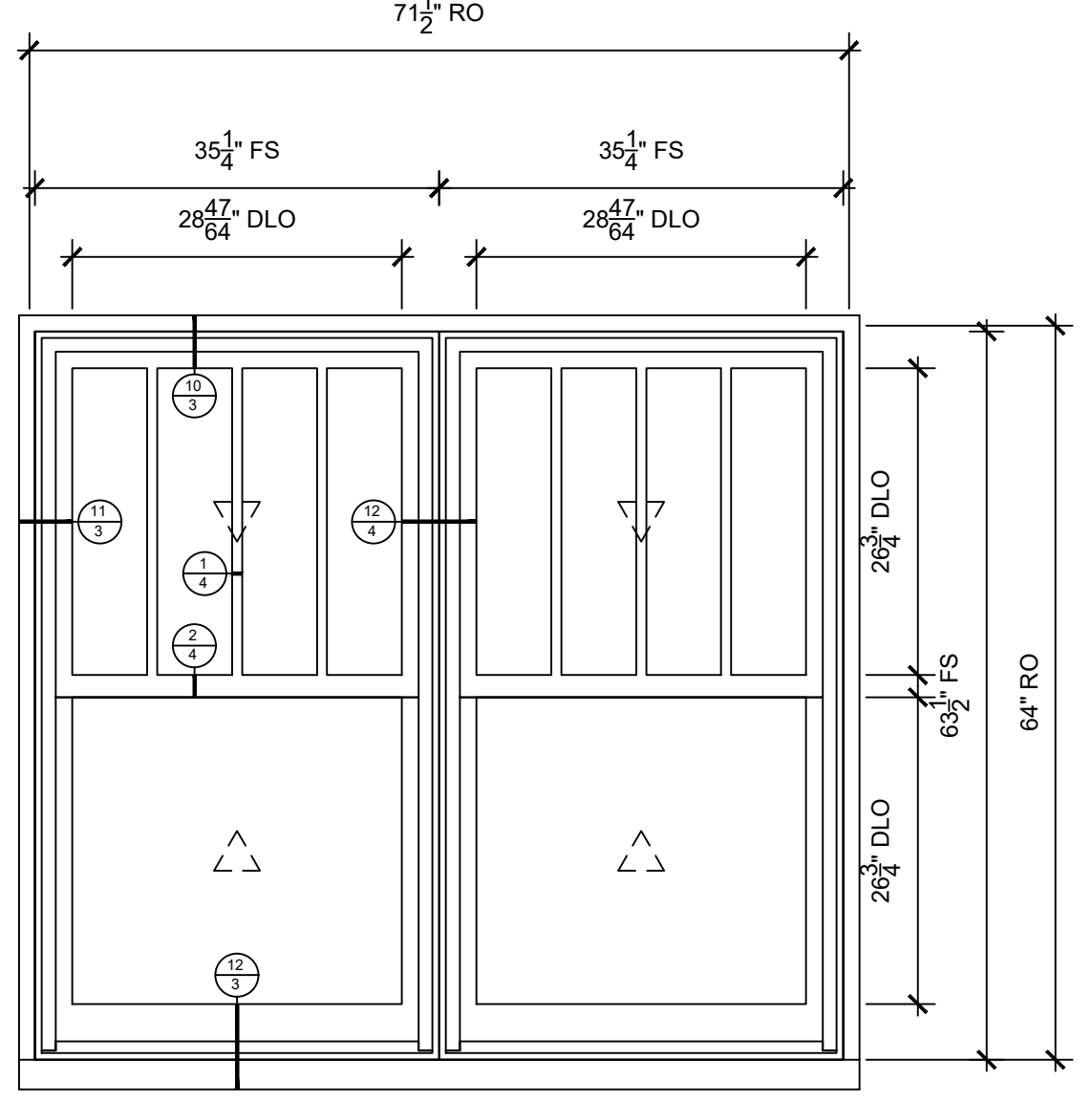
EXERCISE RM C4
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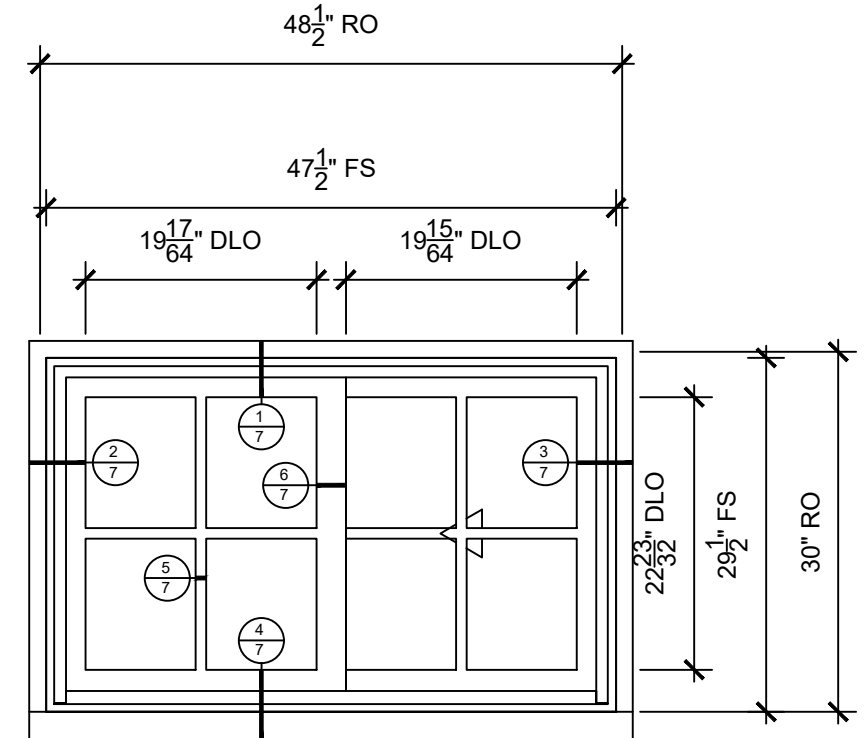
ATTIC B17
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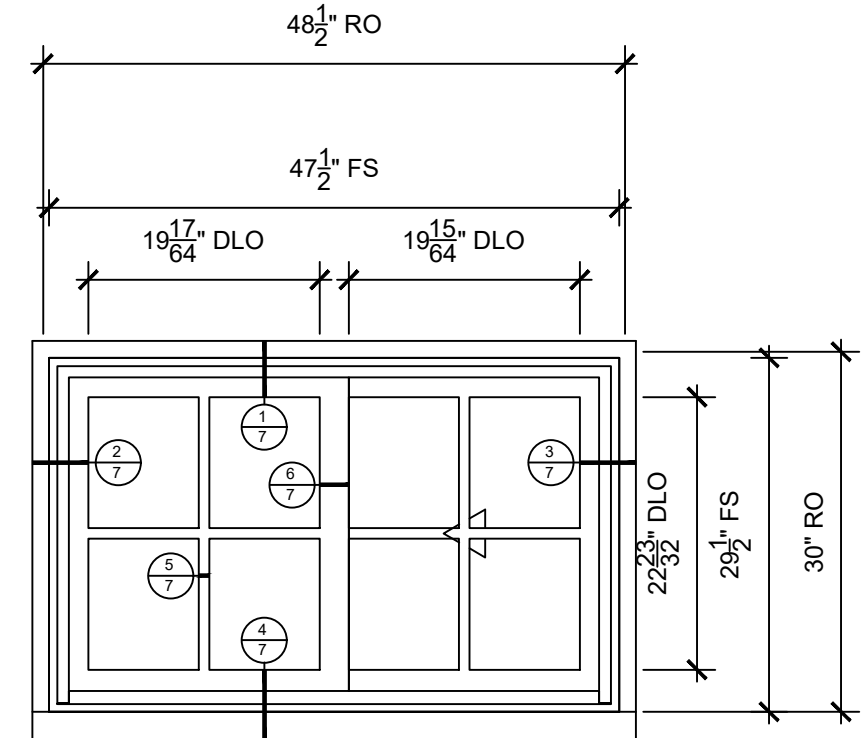
ATTIC B18
 SCALE: 3/4" = 1'-0"



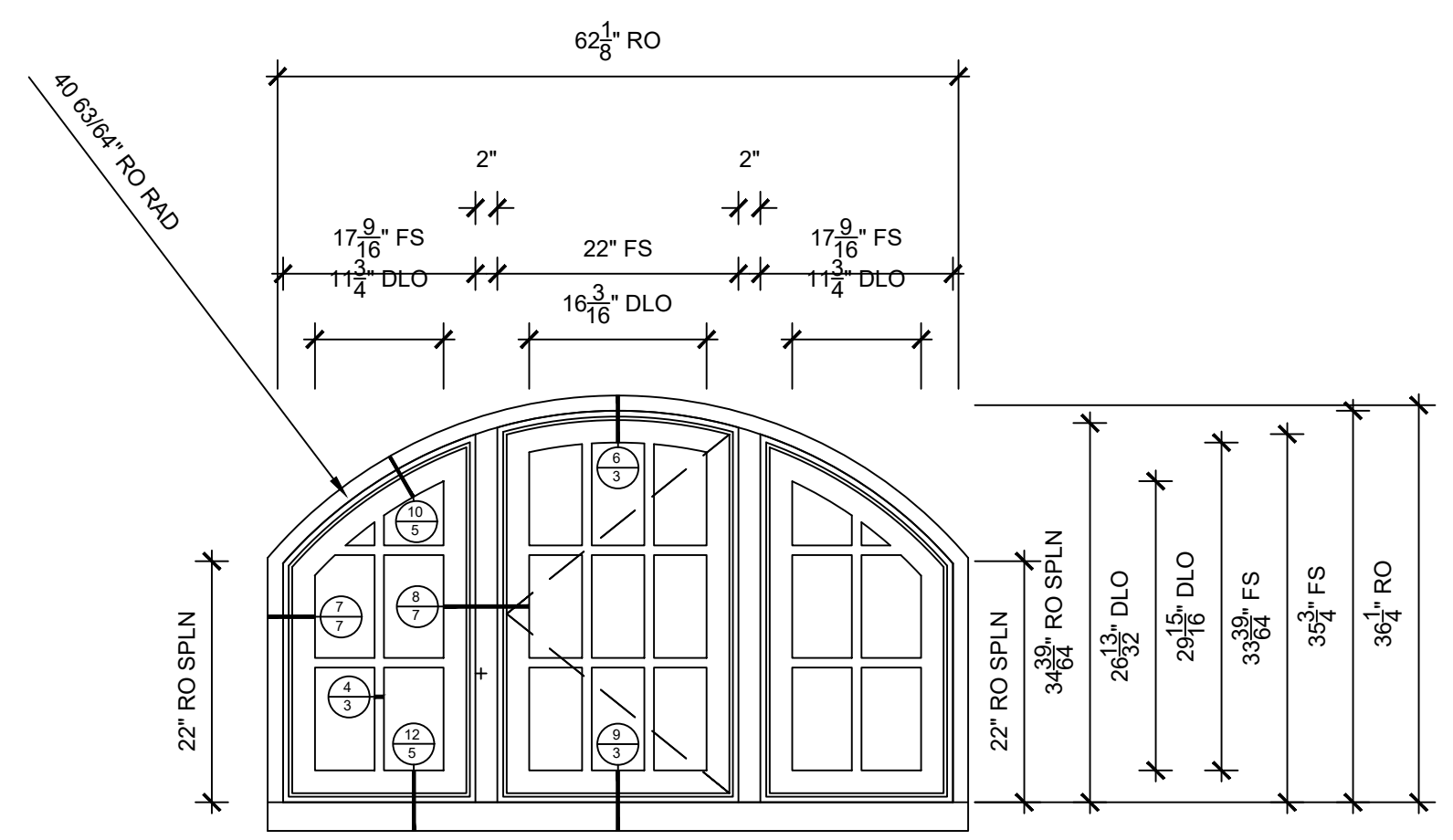
DINING ROOM
 SCALE: 3/4" = 1'-0"



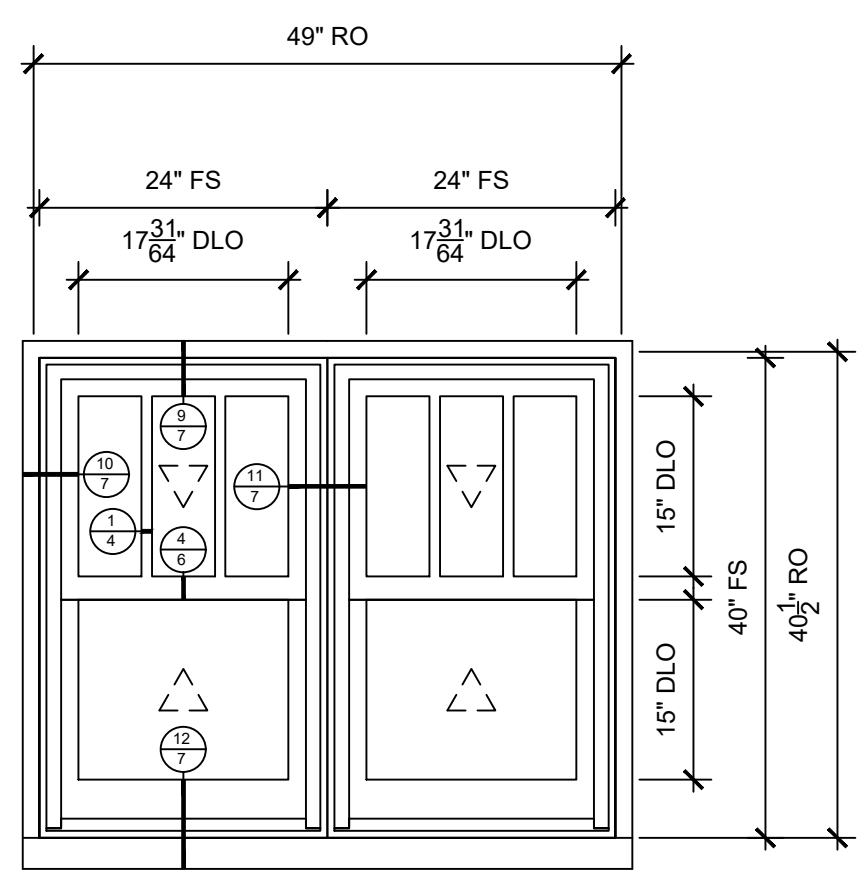
WORKSHOP C5
 SCALE: 3/4" = 1'-0"



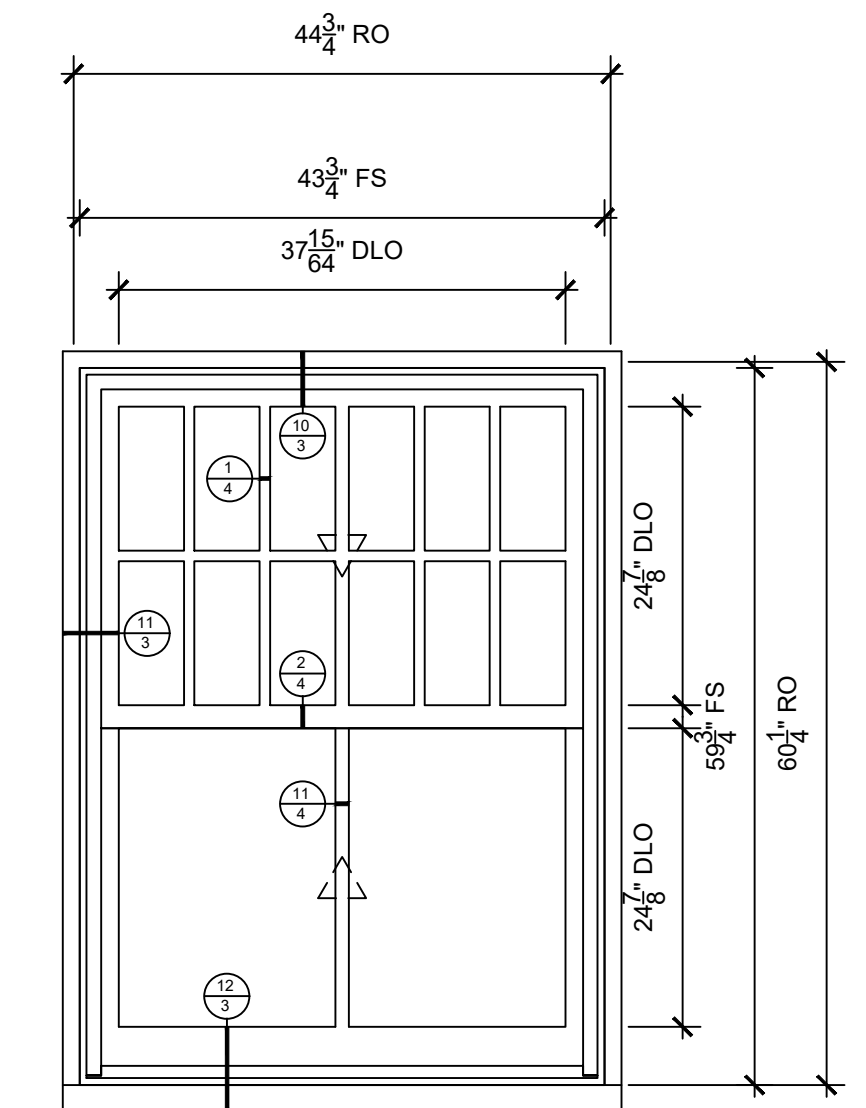
CRAFT RM C6
 SCALE: 3/4" = 1'-0"



ATTIC B19
 SCALE: 3/4" = 1'-0"

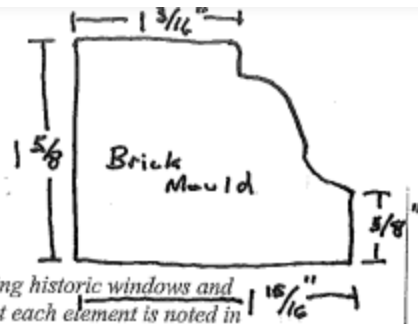


GARAGE WINDOWS
 SCALE: 3/4" = 1'-0"

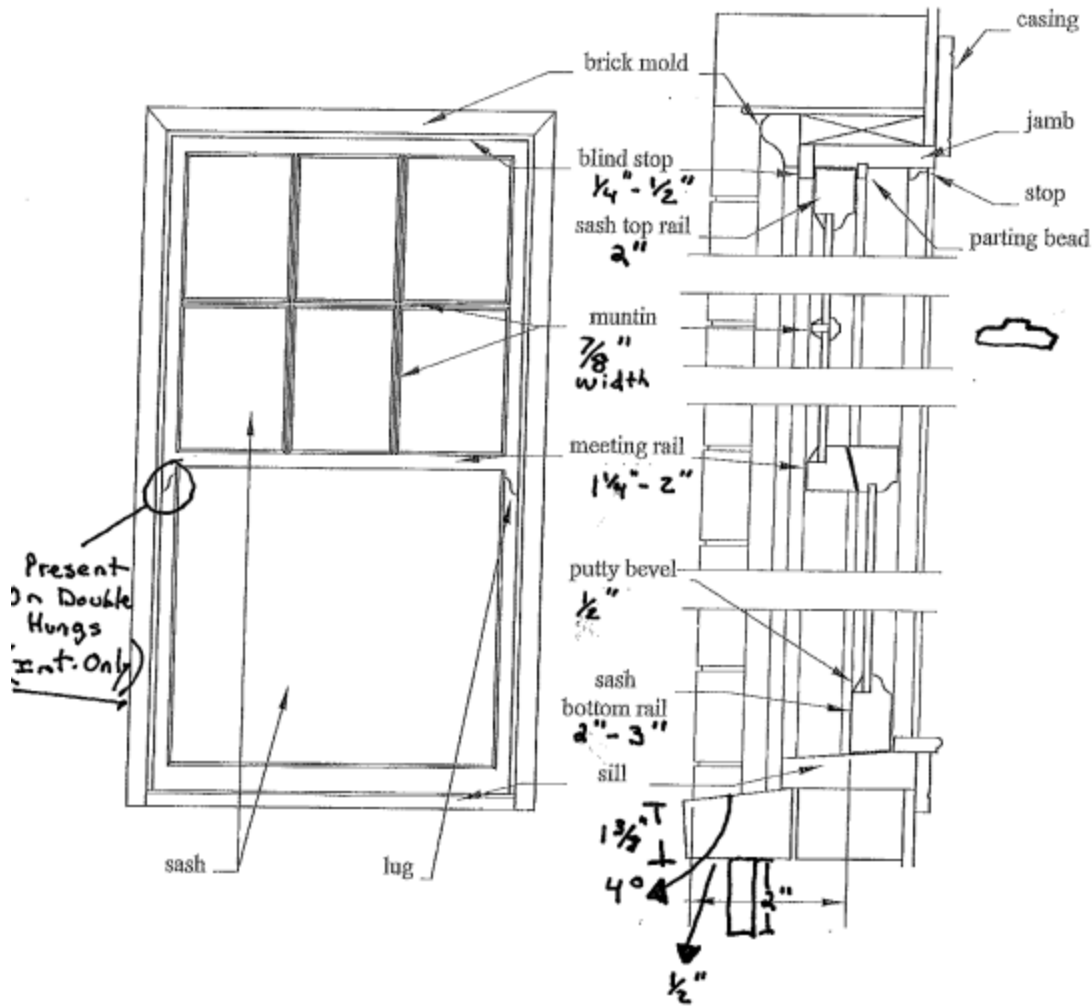


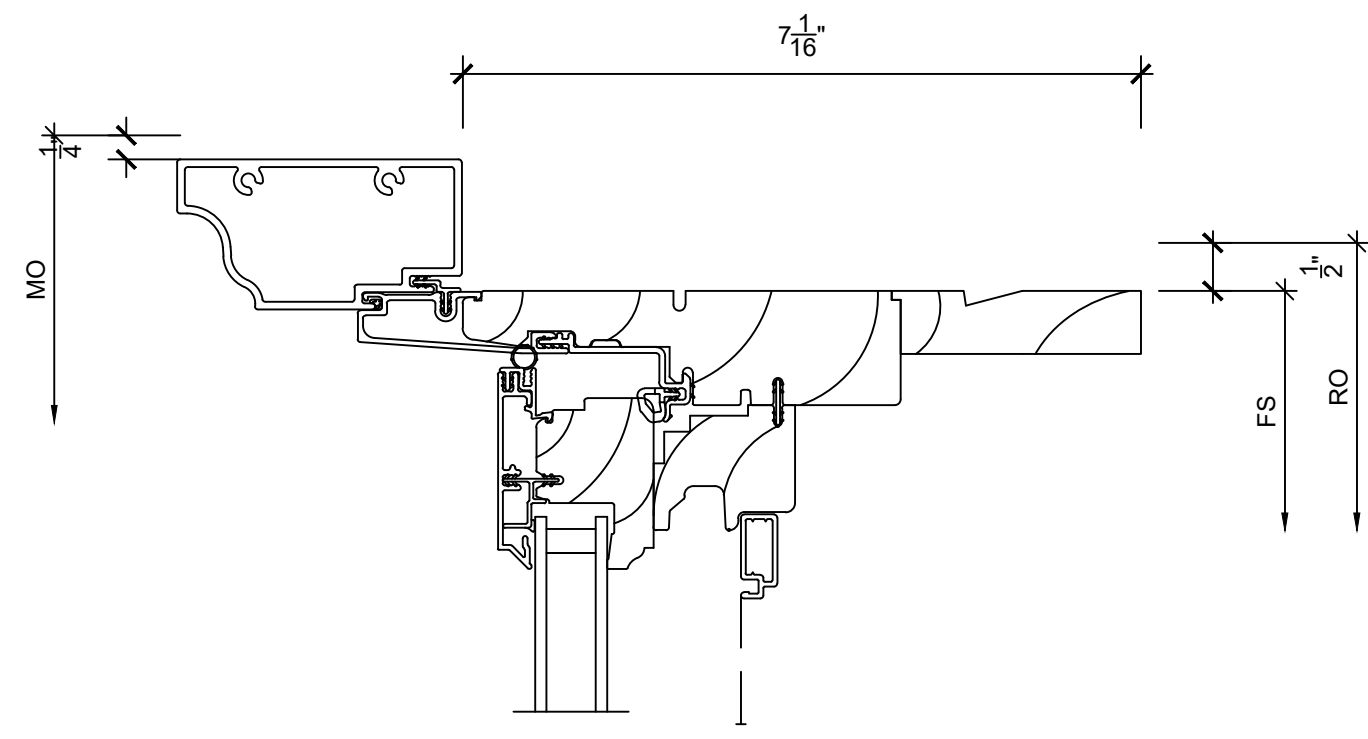
EXISTING STAIR B1-TEMP
 SCALE: 3/4" = 1'-0"

2020 Chadbourne Ave. Wood Windows
Madison

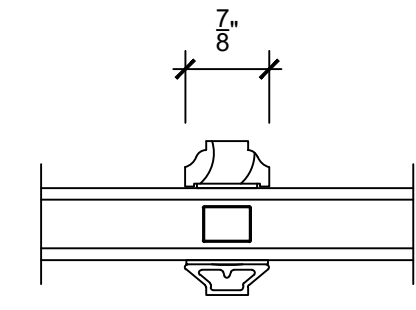


The drawings below show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. Note that the section drawing on the right shows the relationship of the window sash to the exterior wall plane.

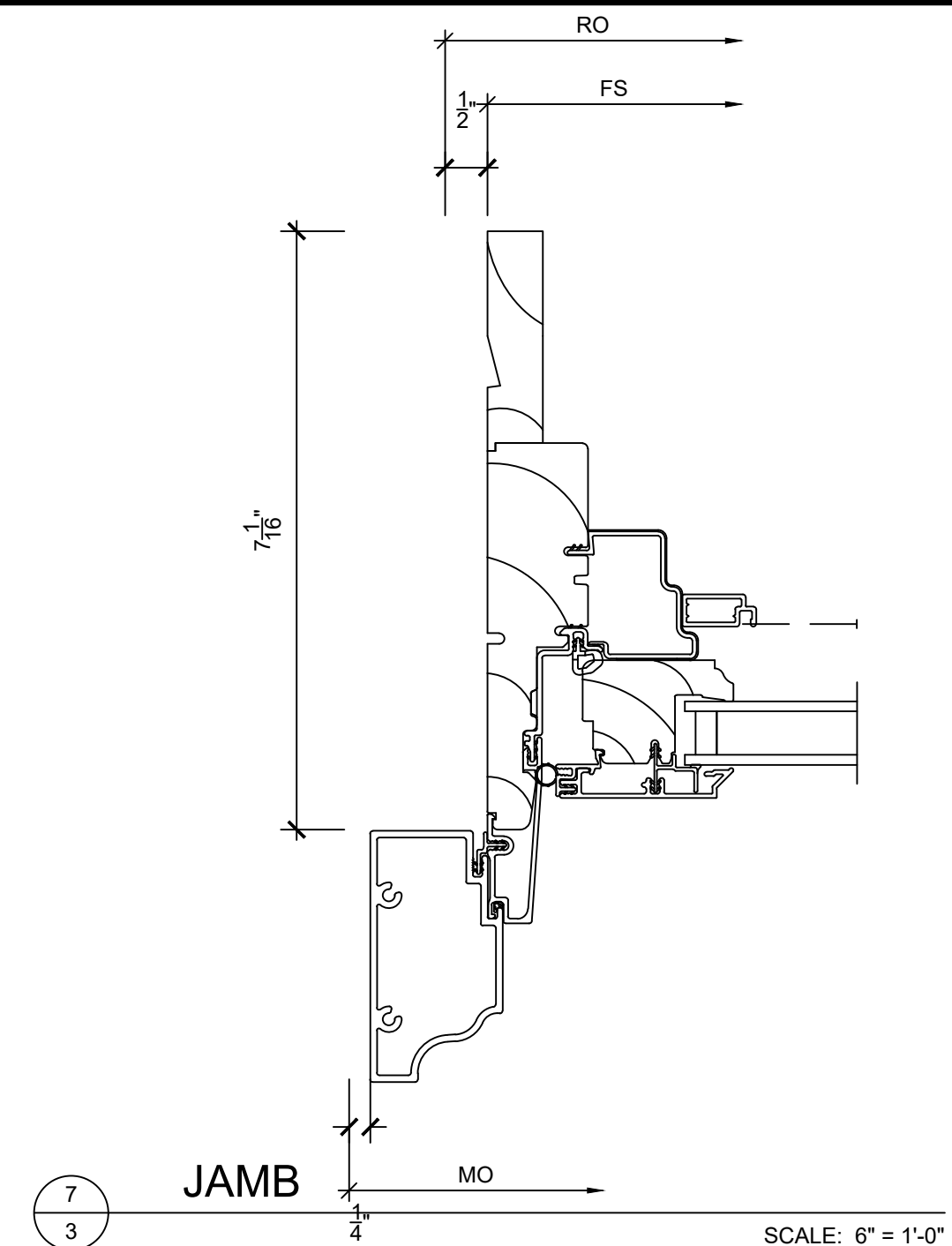




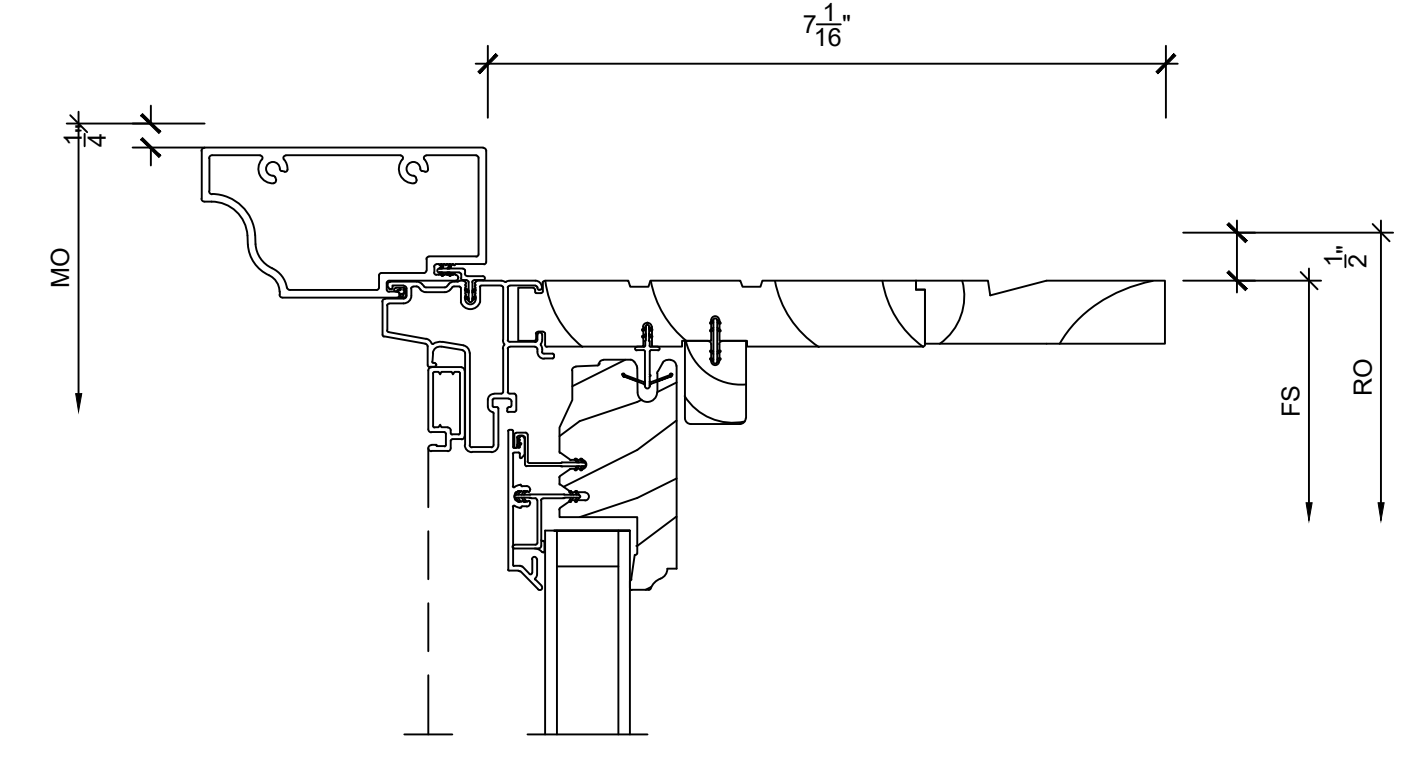
1
3 HEAD SCALE: 6" = 1'-0"



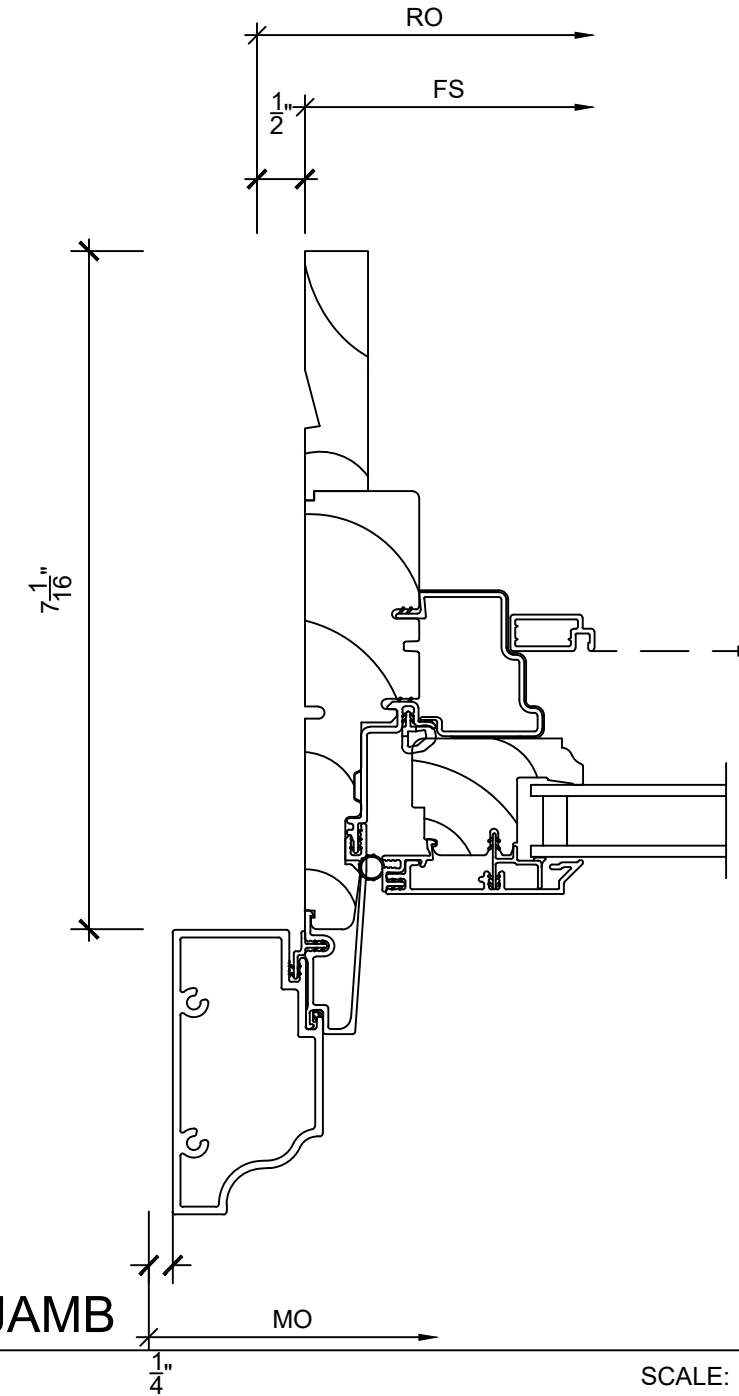
4
3 DIVIDER SCALE: 6" = 1'-0"



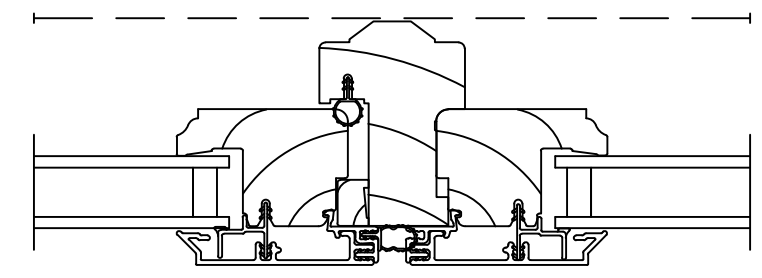
7
3 JAMB SCALE: 6" = 1'-0"



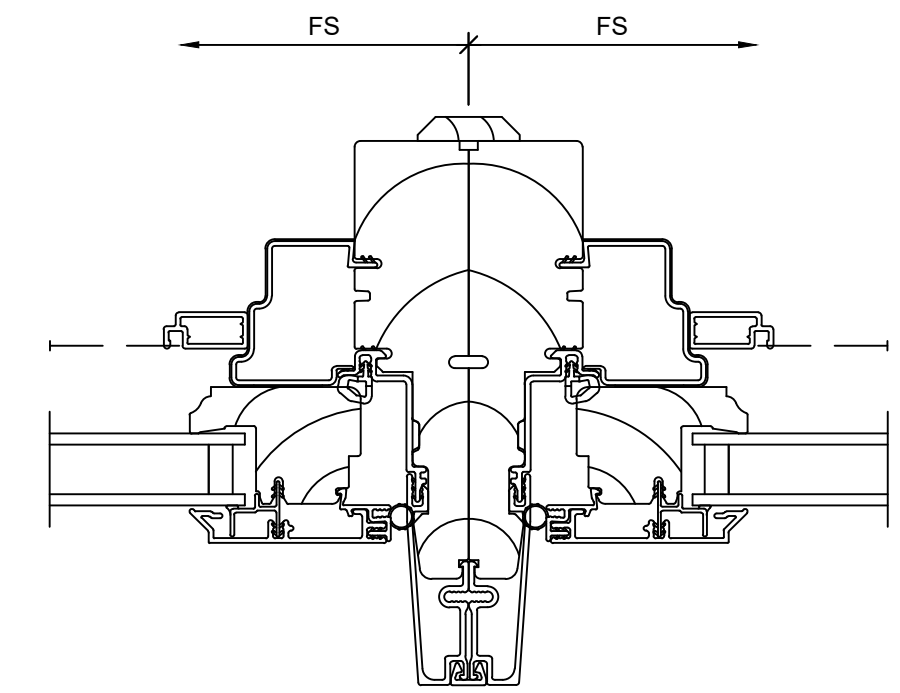
10
3 HEAD SCALE: 6" = 1'-0"



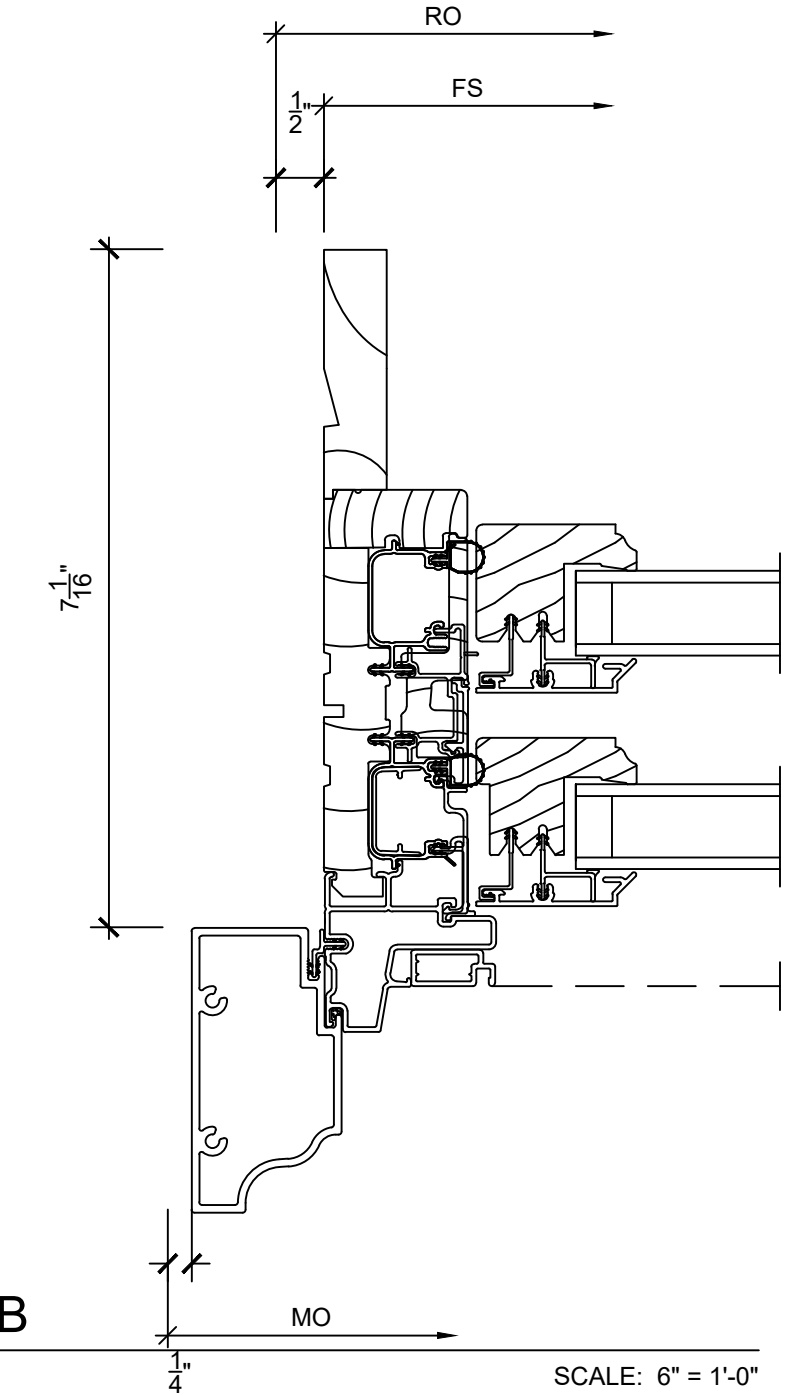
2
3 JAMB SCALE: 6" = 1'-0"



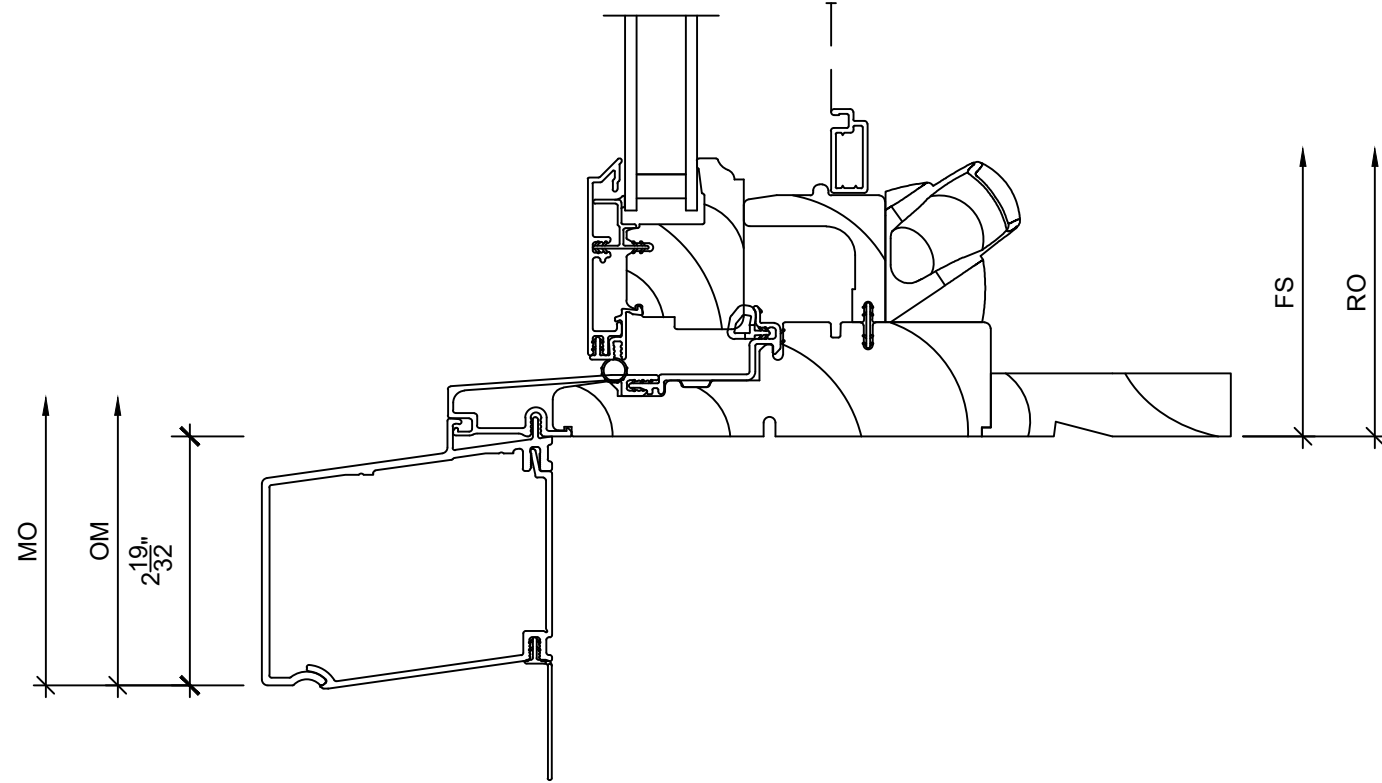
5
3 ASTRAGAL SCALE: 6" = 1'-0"



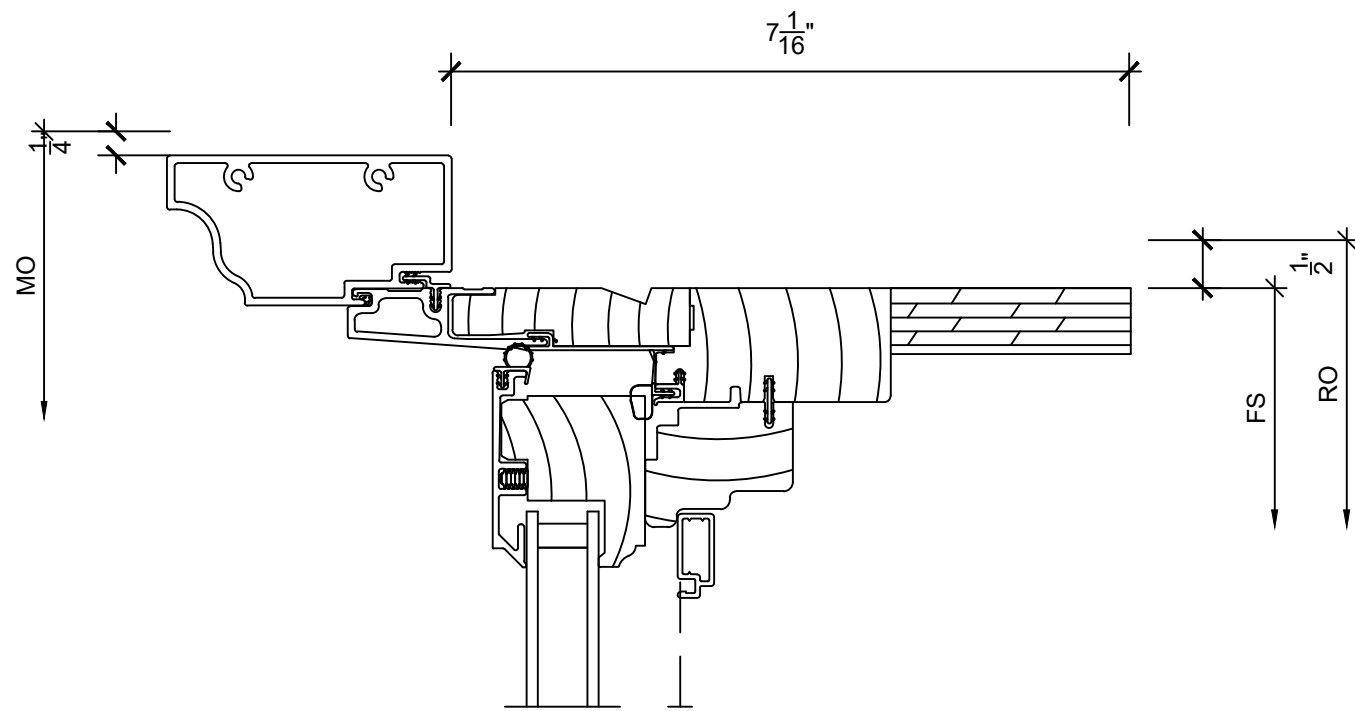
8
3 MULLION SCALE: 6" = 1'-0"



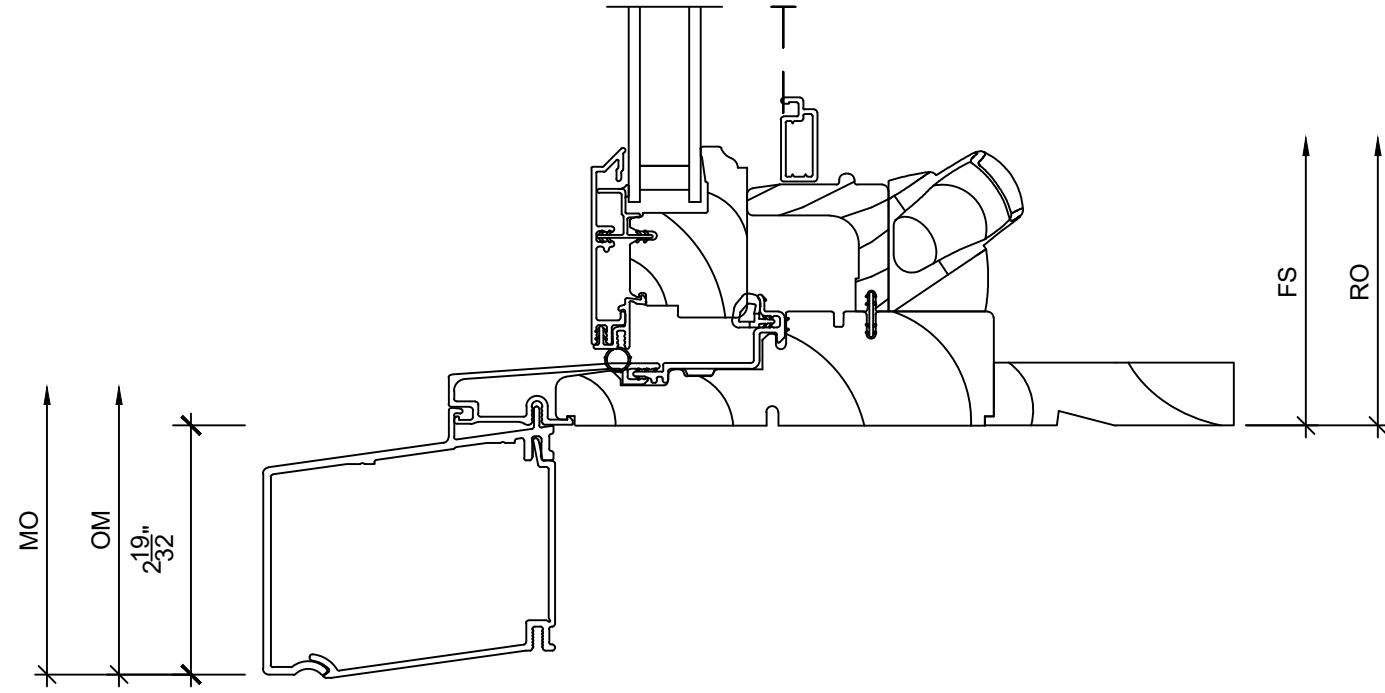
11
3 JAMB SCALE: 6" = 1'-0"



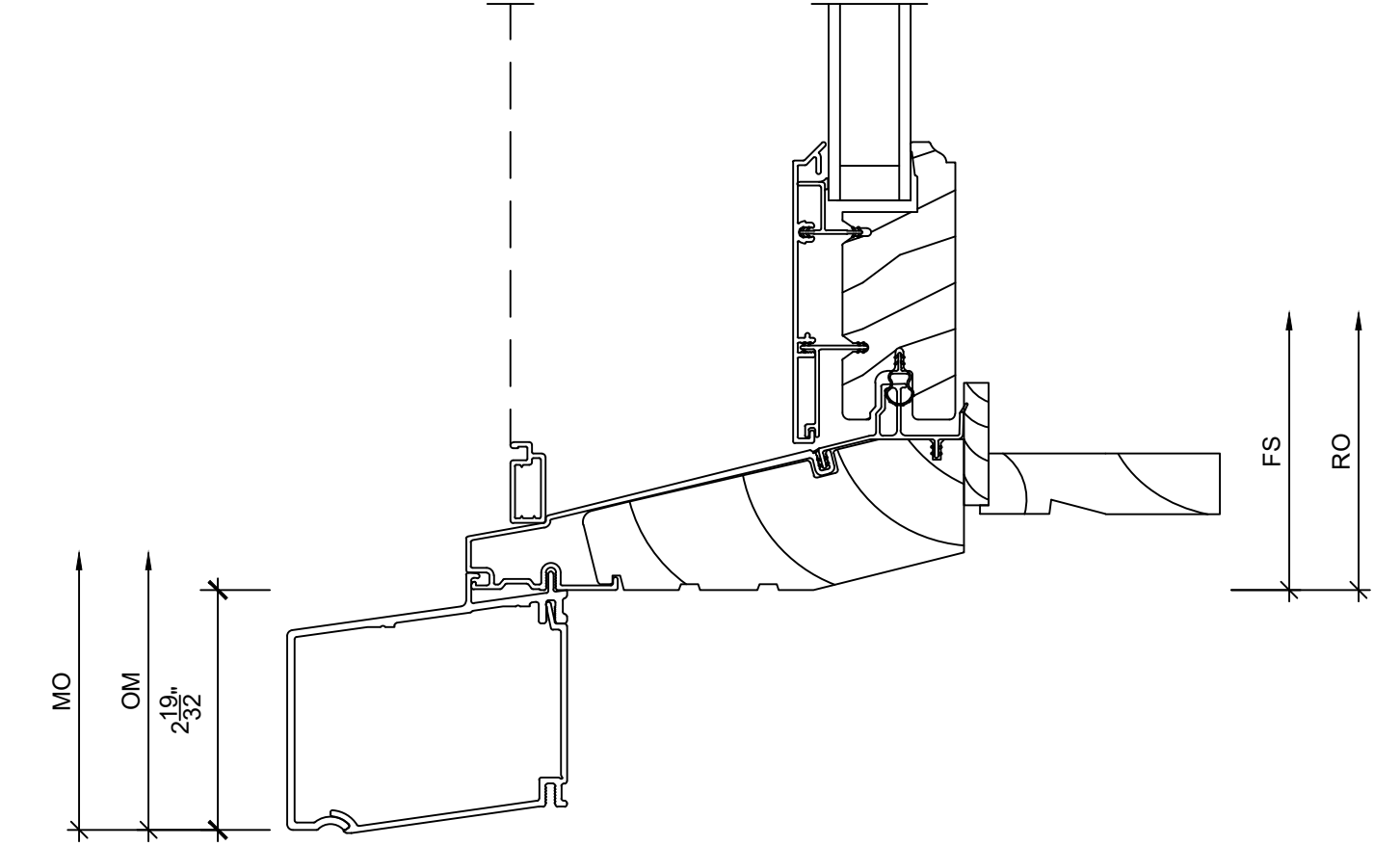
3
3 SILL SCALE: 6" = 1'-0"



6
3 HEAD SCALE: 6" = 1'-0"



9
3 SILL SCALE: 6" = 1'-0"



12
3 SILL SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, 169524 AWRD8XE, NICKA 53763. If the Marvin products illustrated herein are altered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

SWEENEY-EISENHART (635290) /
01/04/2024-SPECIAL CASING OPTION

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN
DEALER: CONTRACTOR: ARCHITECT: NICKA
DRAWING NO: 169524 AWRD8XE 01/04/2024 DATE: 01/23/24 REVISION DATE:

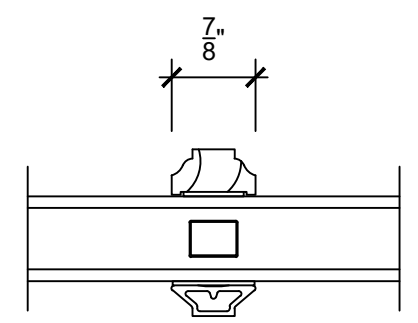
SHEET
3
OF

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department of Marvin Products Company, Inc., 10000 Marvin Drive, #3783, Grand Rapids, Michigan 49508. If the Marvin products are not selected without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

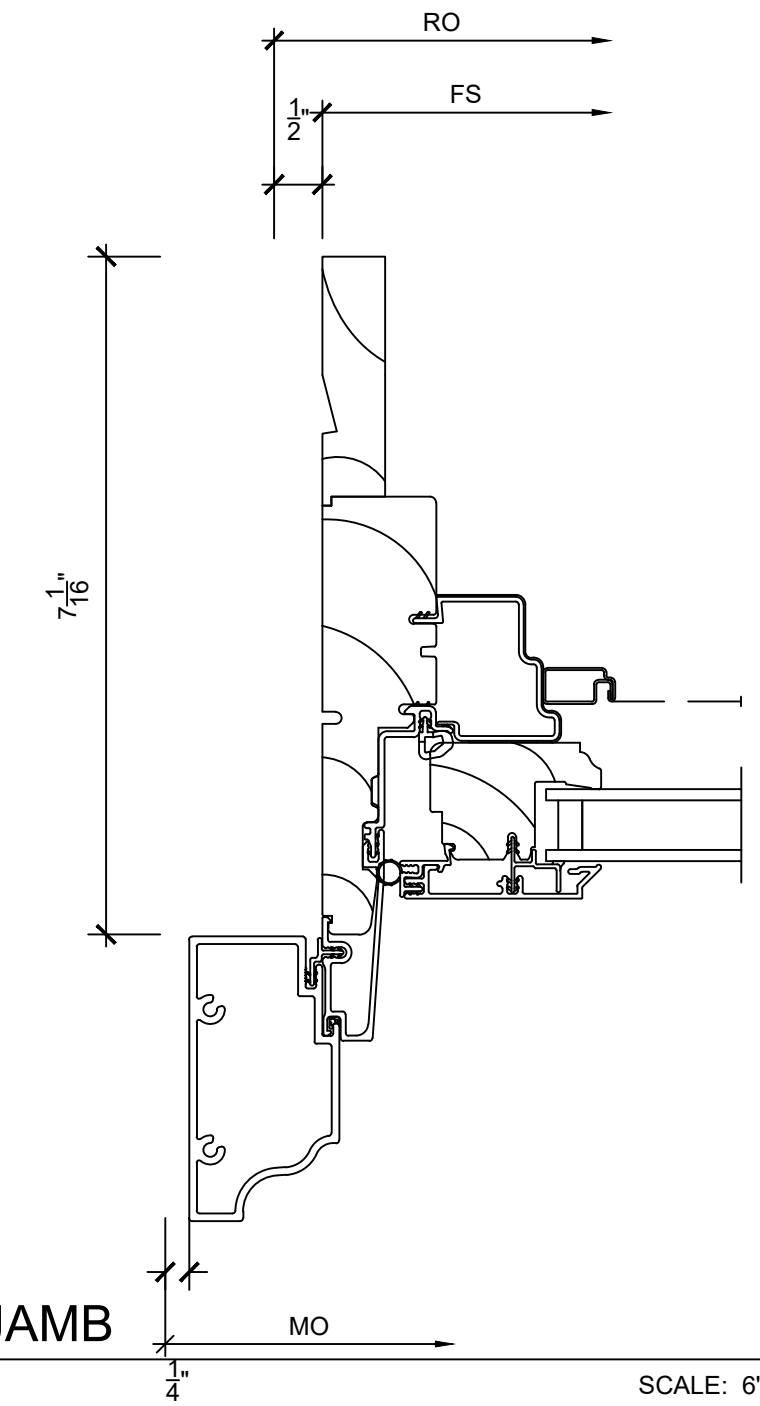
**SWEENEY-EISENHART (635290) /
 01/04/2024-SPECIAL CASING OPTION**

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN
CONTRACTOR:
ARCHITECT: NICKA
DRAWING NO.: 169524 AWRD8XE **DATE:** 01/23/24

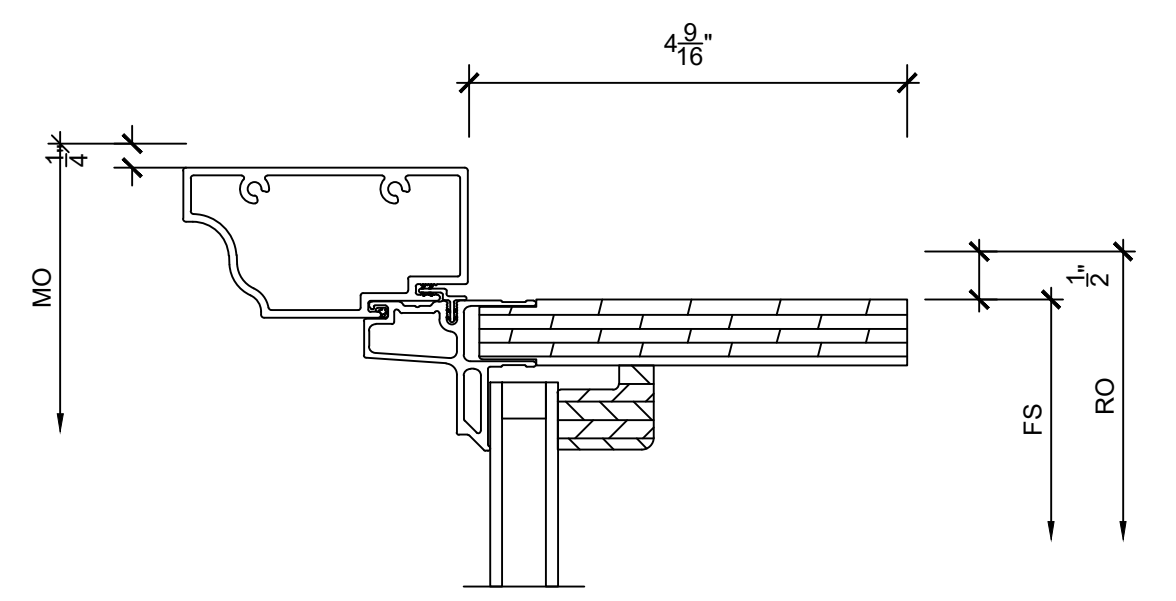
SHEET
4
OF



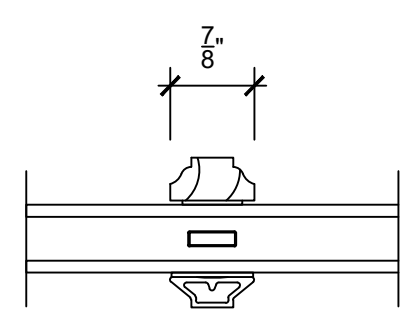
1
4
DIVIDER
SCALE: 6" = 1'-0"



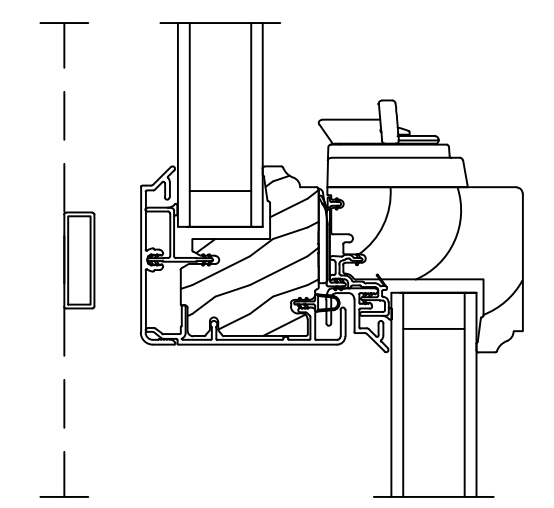
4
4
JAMB
SCALE: 6" = 1'-0"



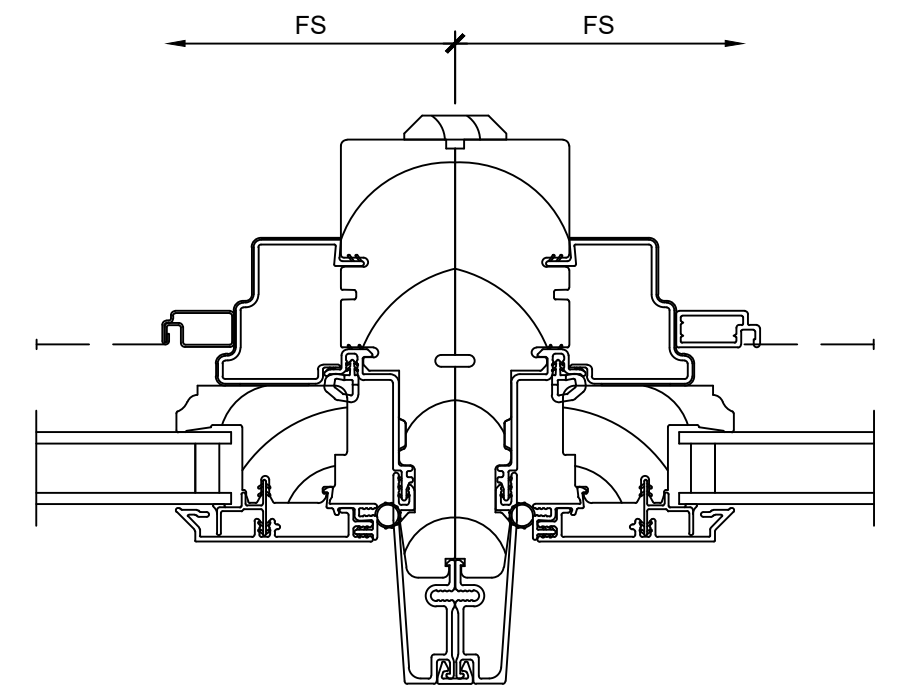
7
4
HEAD
SCALE: 6" = 1'-0"



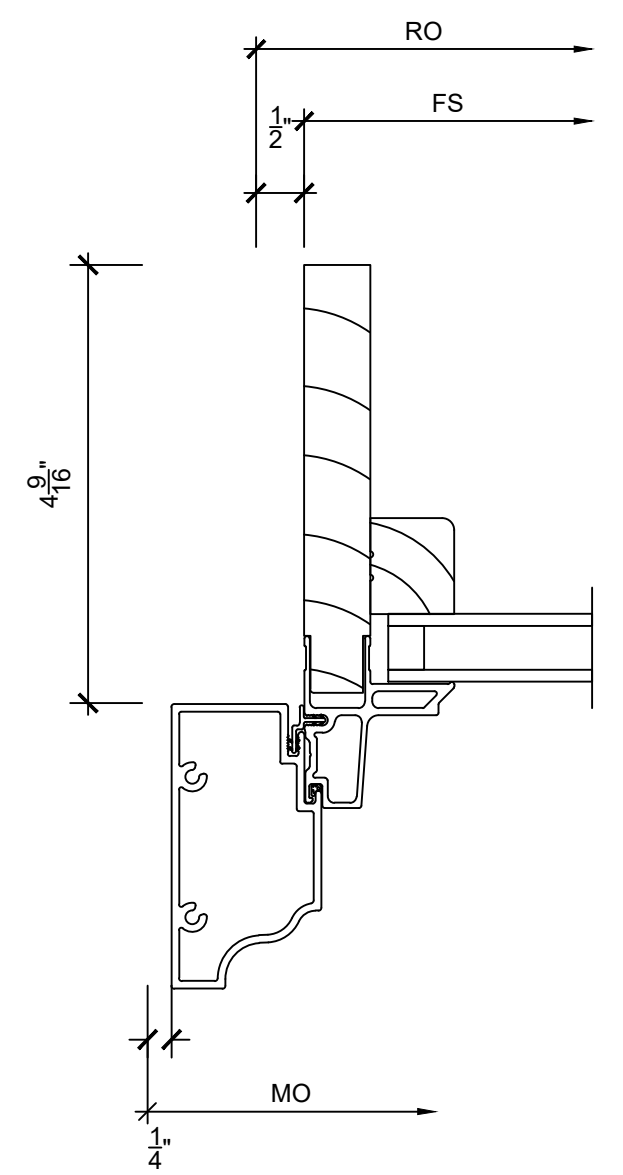
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DIVIDER
SCALE: 6" = 1'-0"



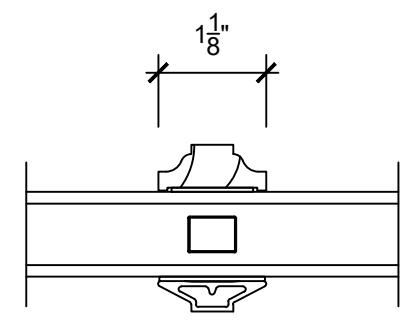
2
4
MEETING RAIL
SCALE: 6" = 1'-0"



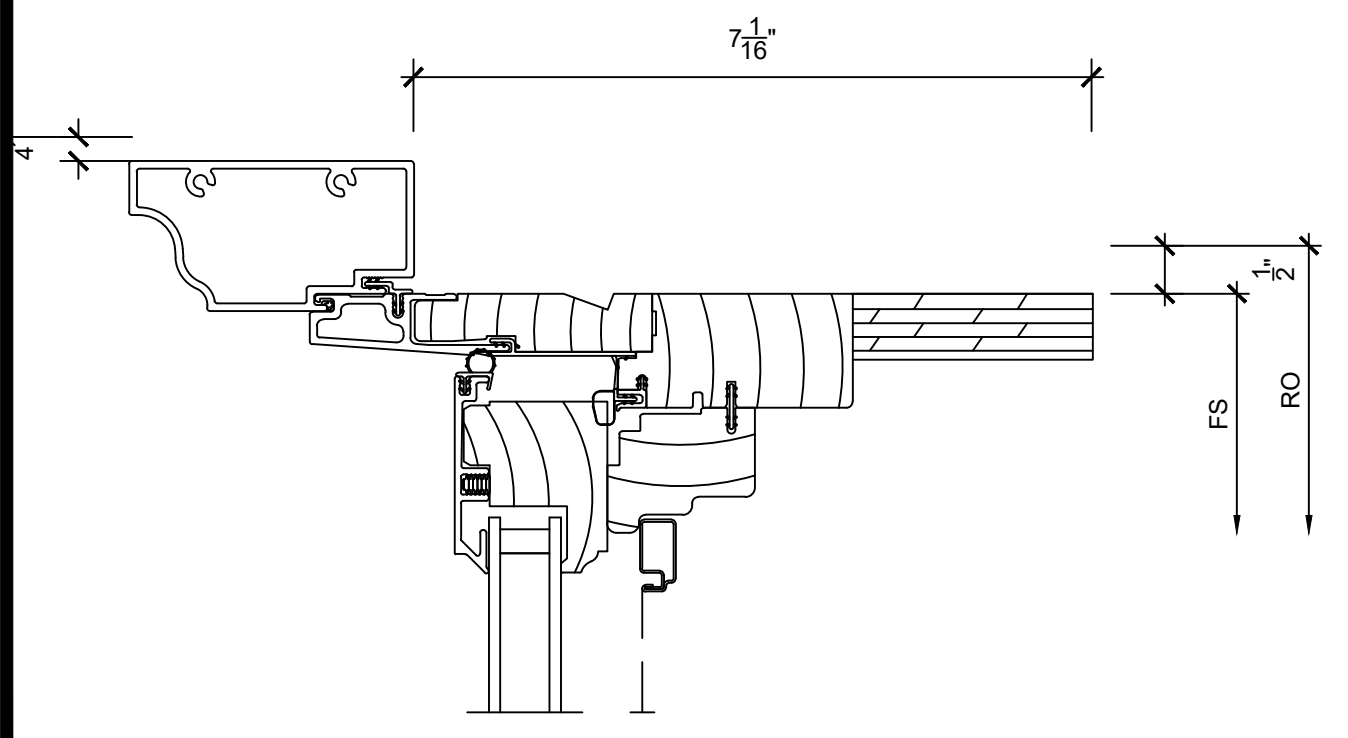
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4
MULLION
SCALE: 6" = 1'-0"



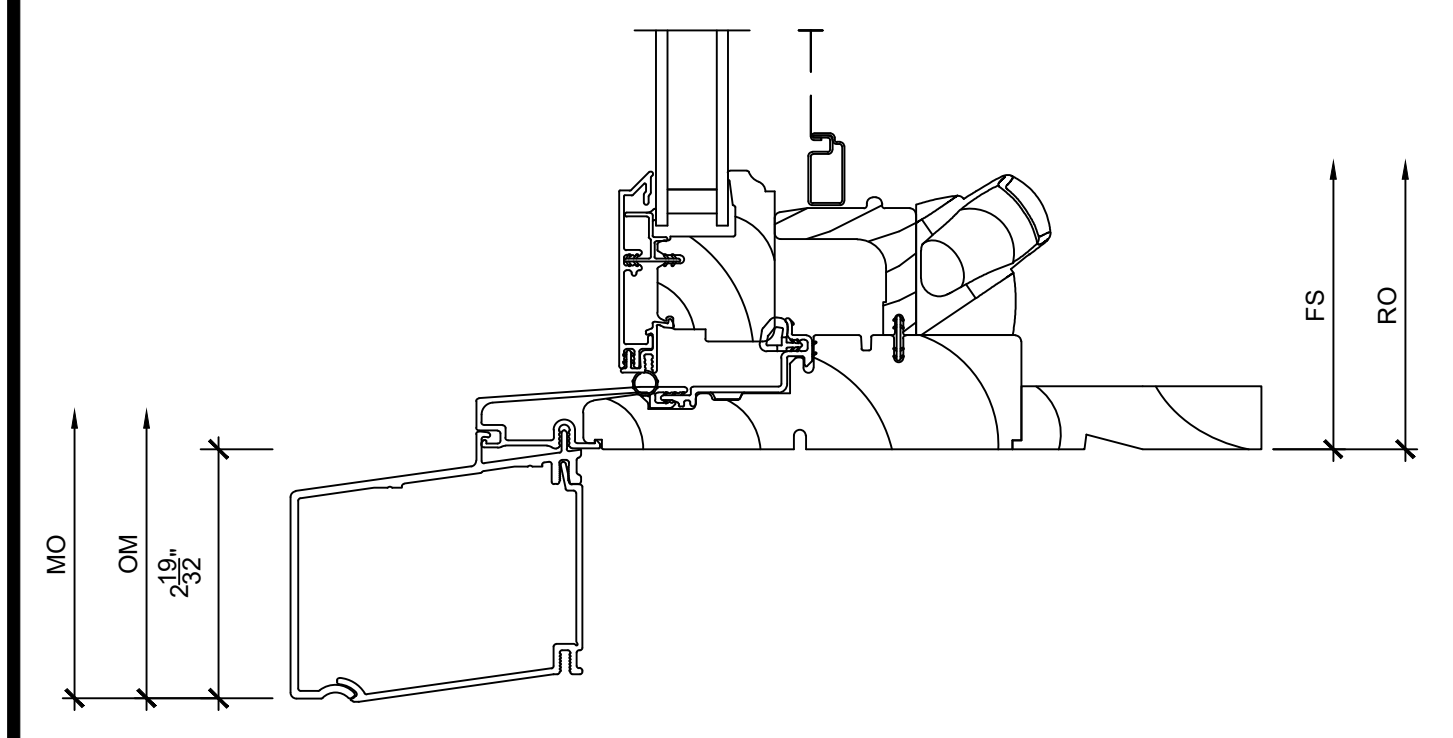
8
4
JAMB
SCALE: 6" = 1'-0"



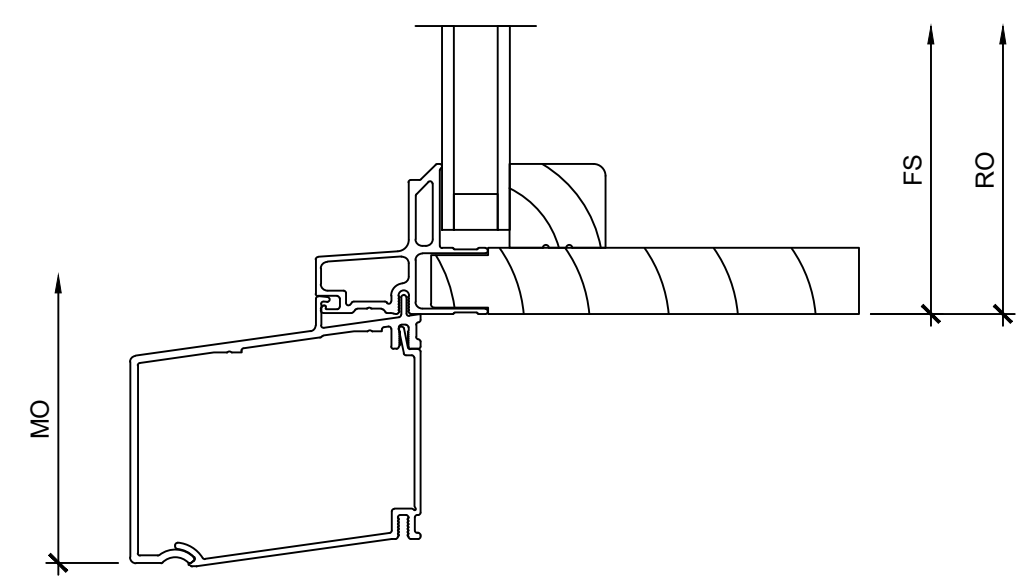
11
4
DIVIDER
SCALE: 6" = 1'-0"



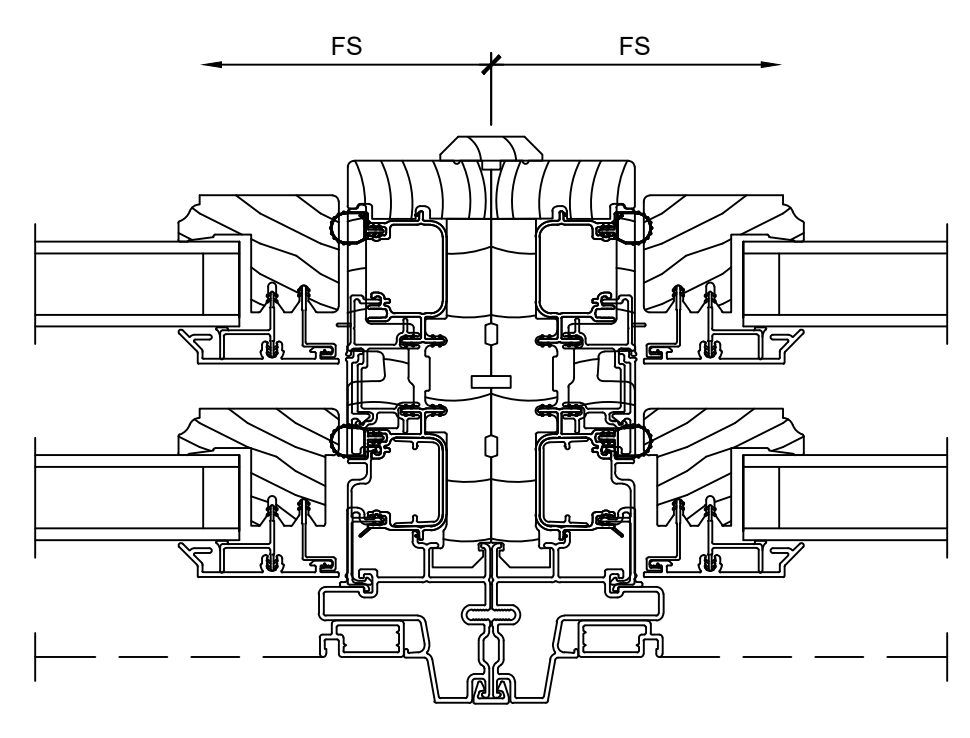
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4
HEAD
SCALE: 6" = 1'-0"



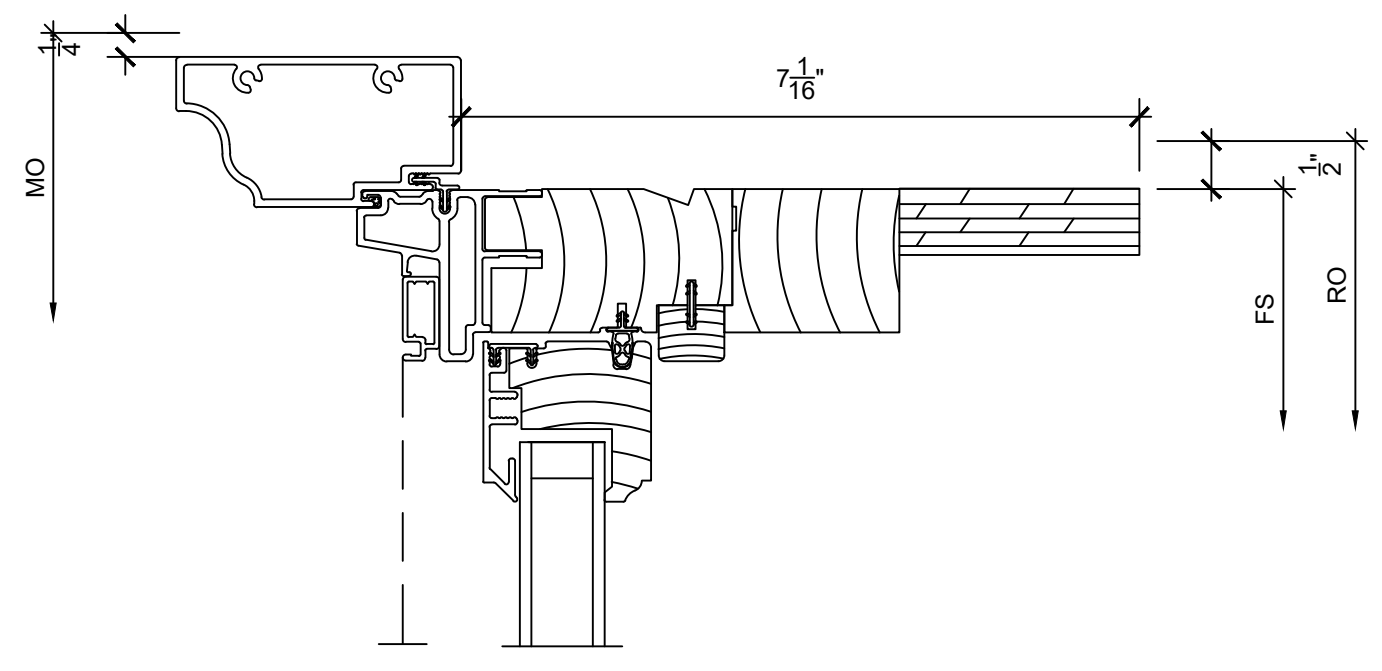
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SILL
SCALE: 6" = 1'-0"



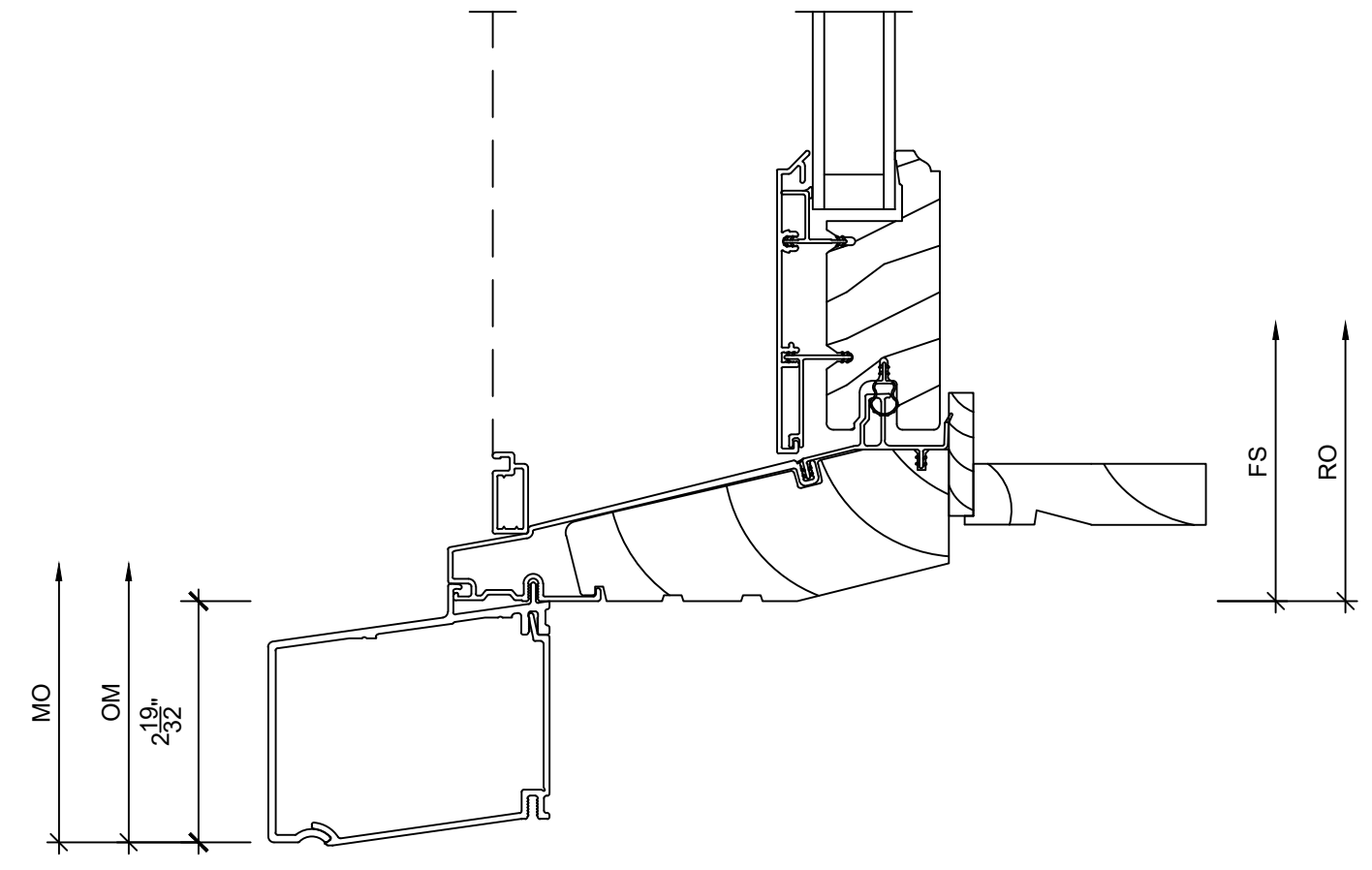
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4
SILL
SCALE: 6" = 1'-0"



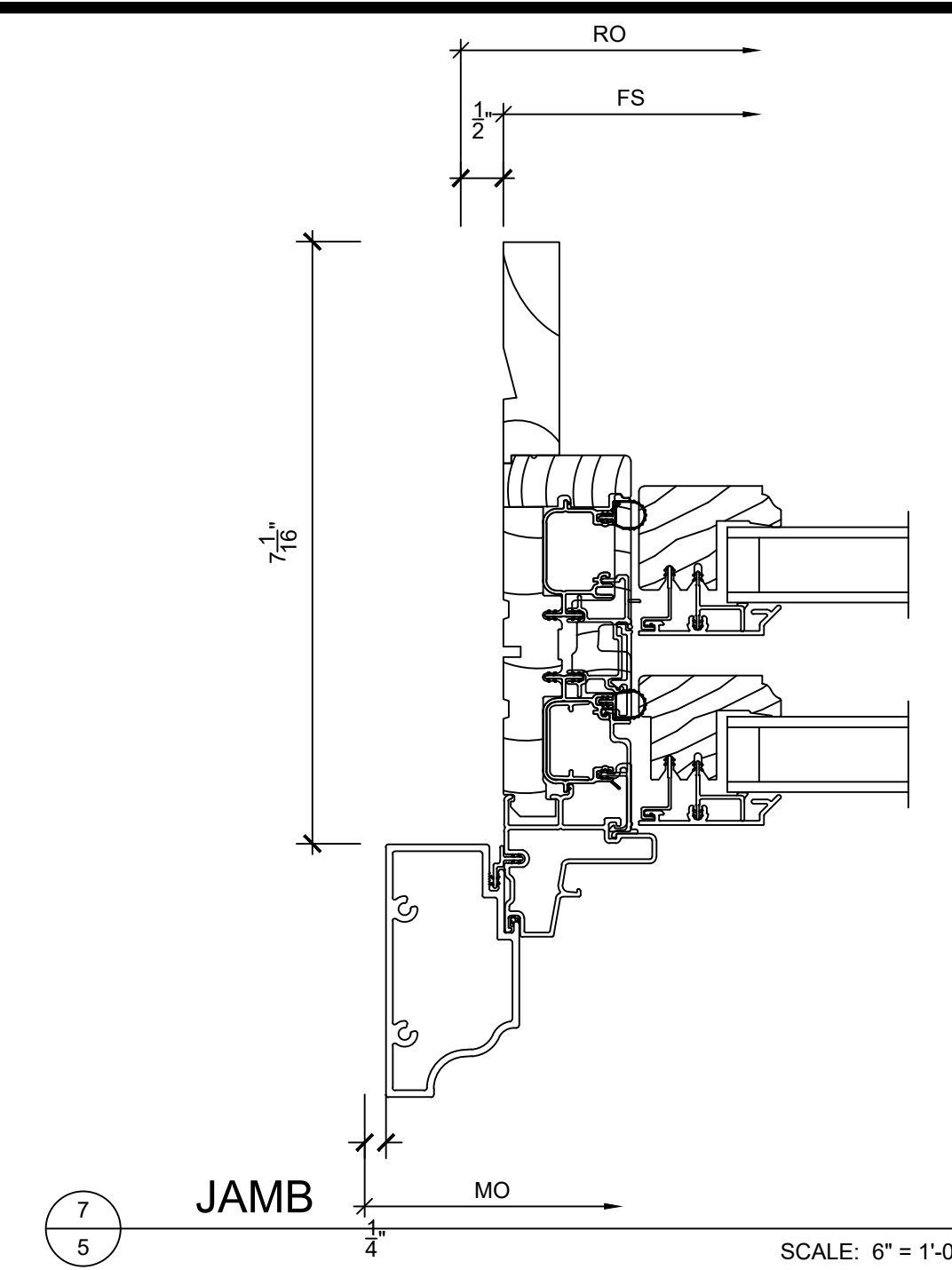
12
4
MULLION
SCALE: 6" = 1'-0"



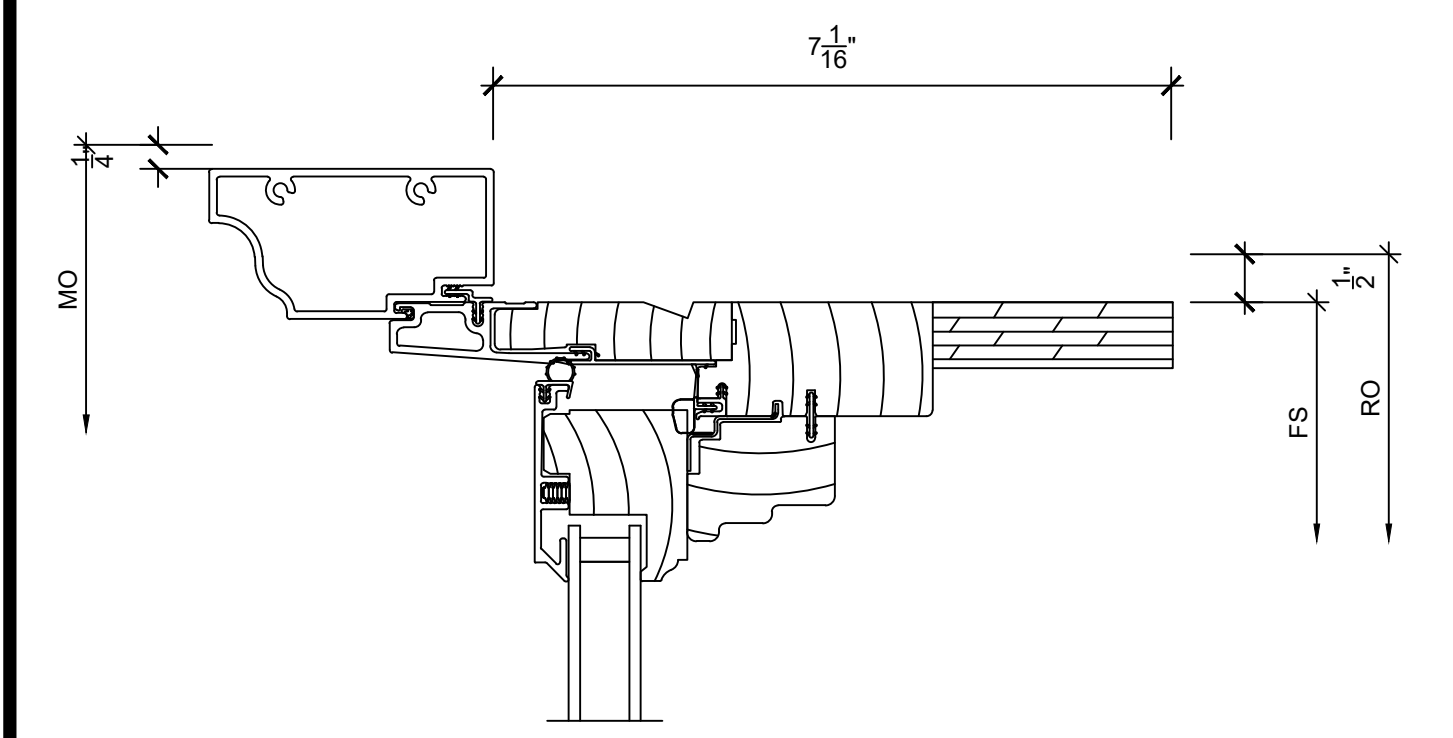
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5 HEAD SCALE: 6" = 1'-0"



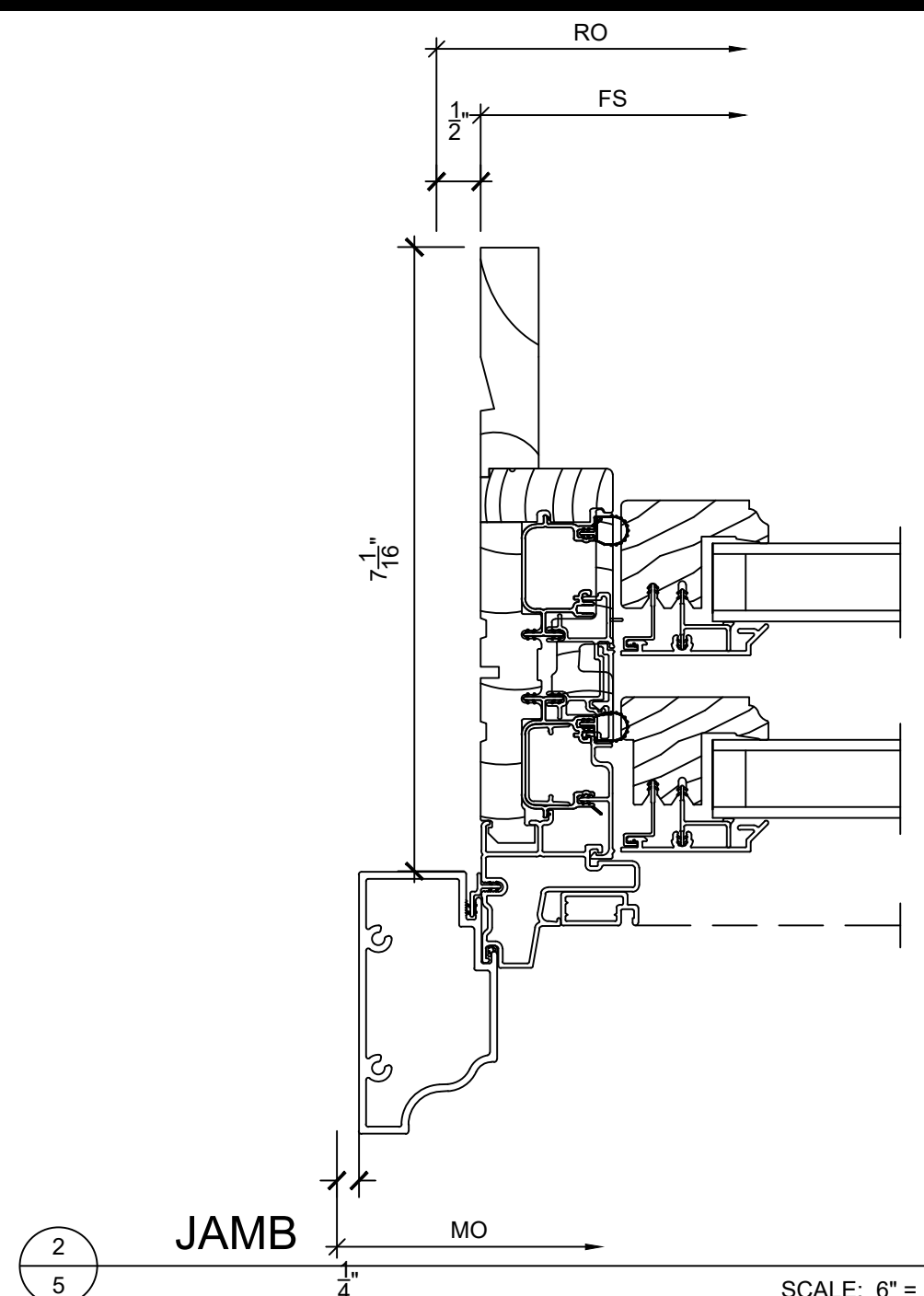
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5 SILL SCALE: 6" = 1'-0"



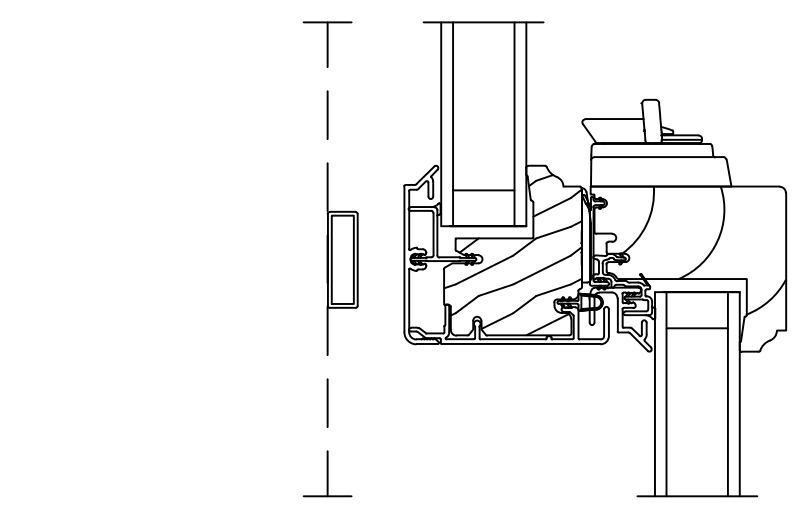
7
5 JAMB SCALE: 6" = 1'-0"



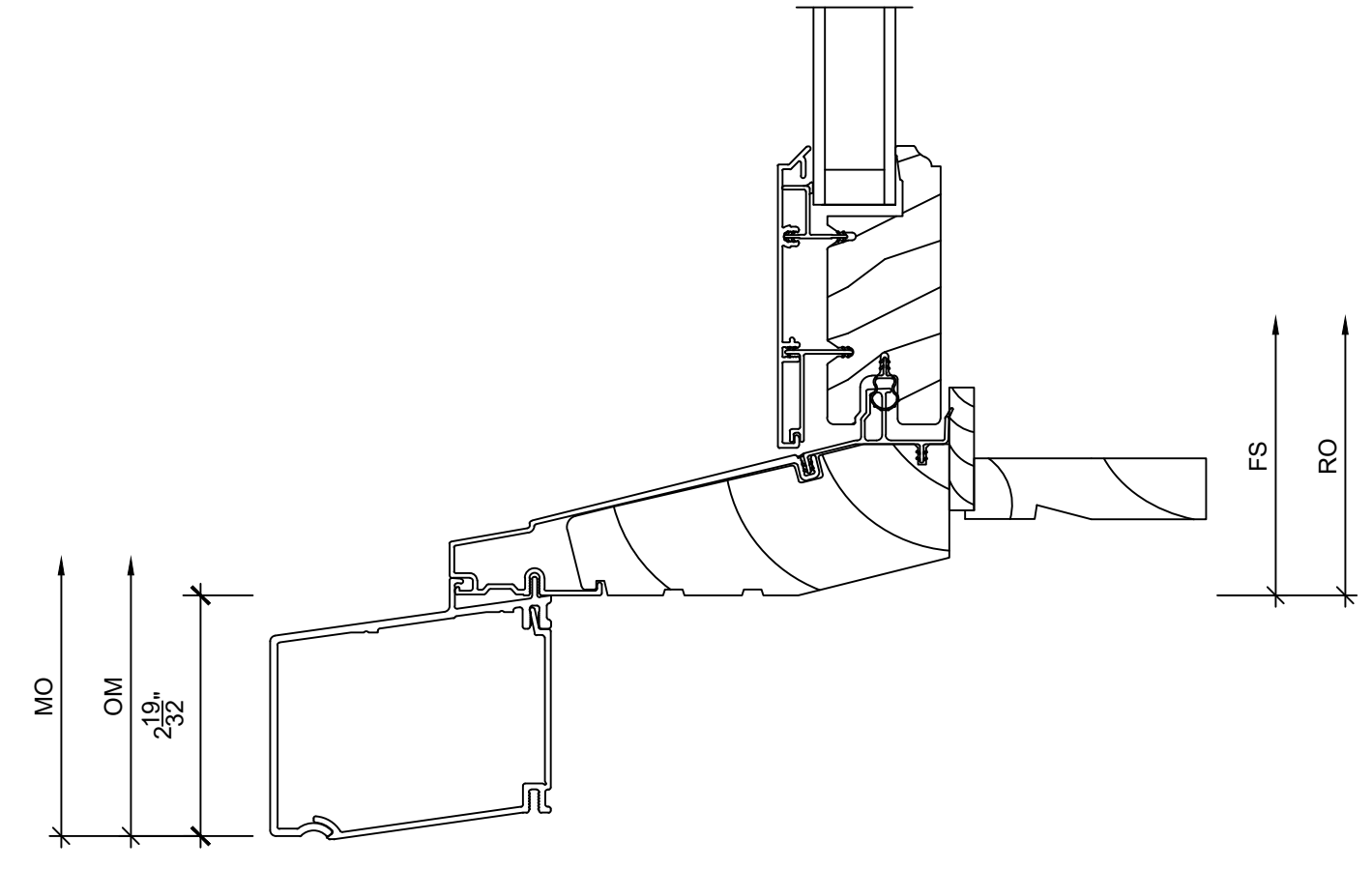
10
5 HEAD SCALE: 6" = 1'-0"



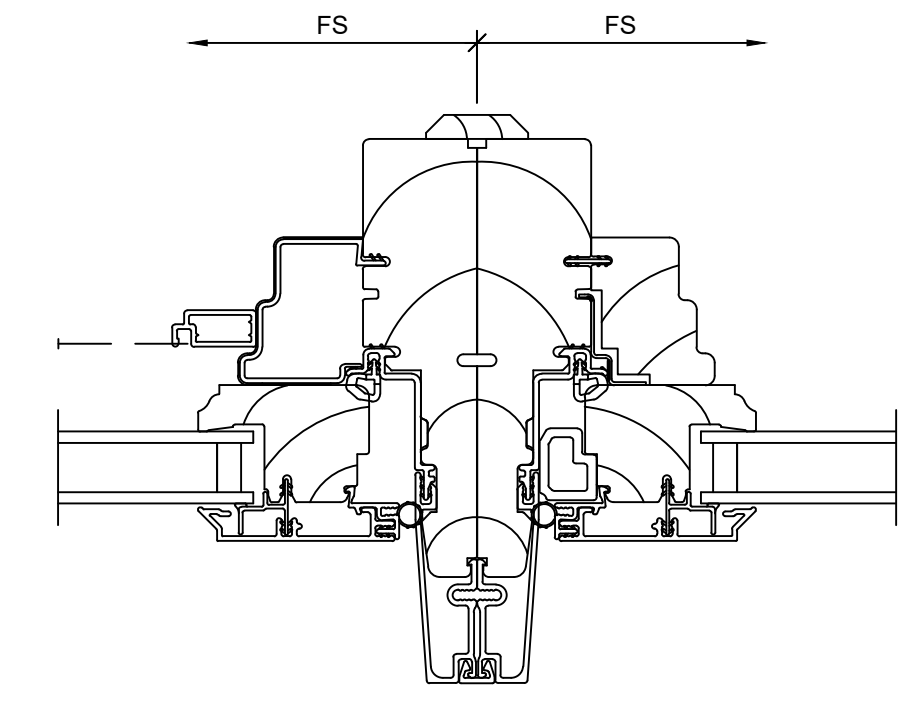
2
5 JAMB SCALE: 6" = 1'-0"



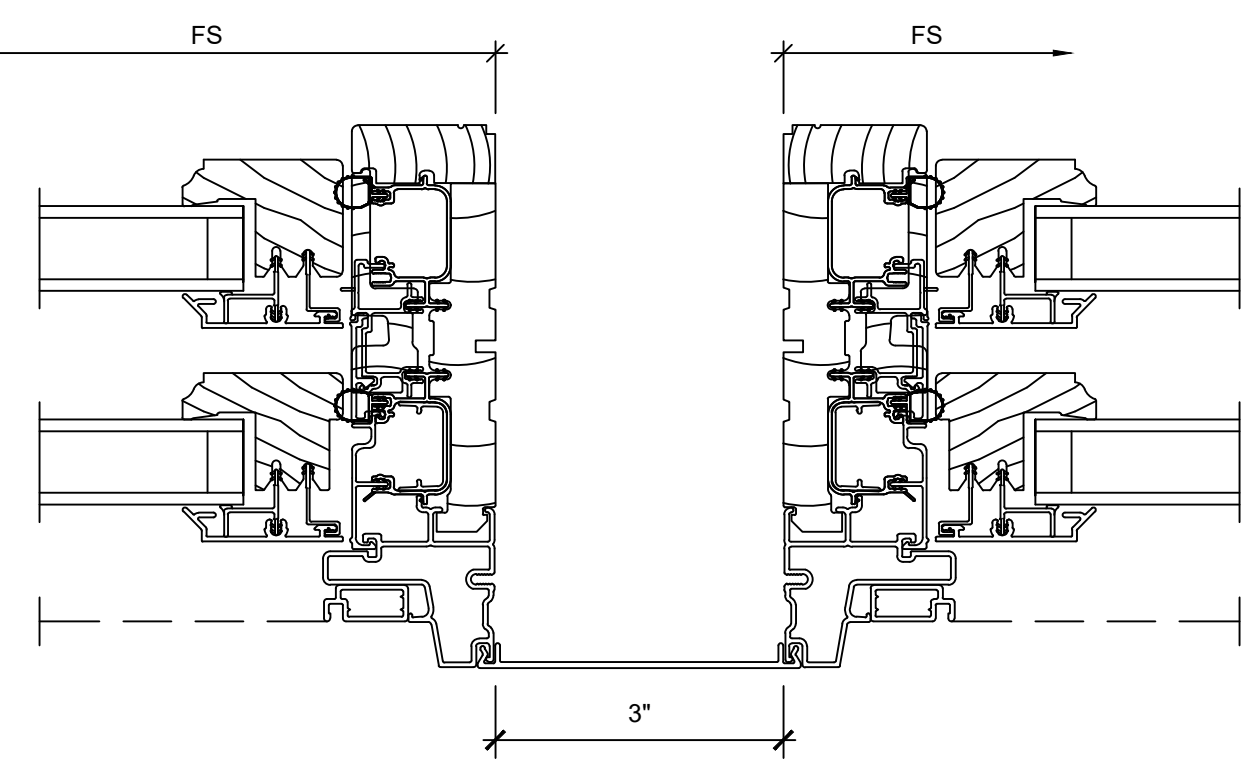
5
5 MEETING RAIL SCALE: 6" = 1'-0"



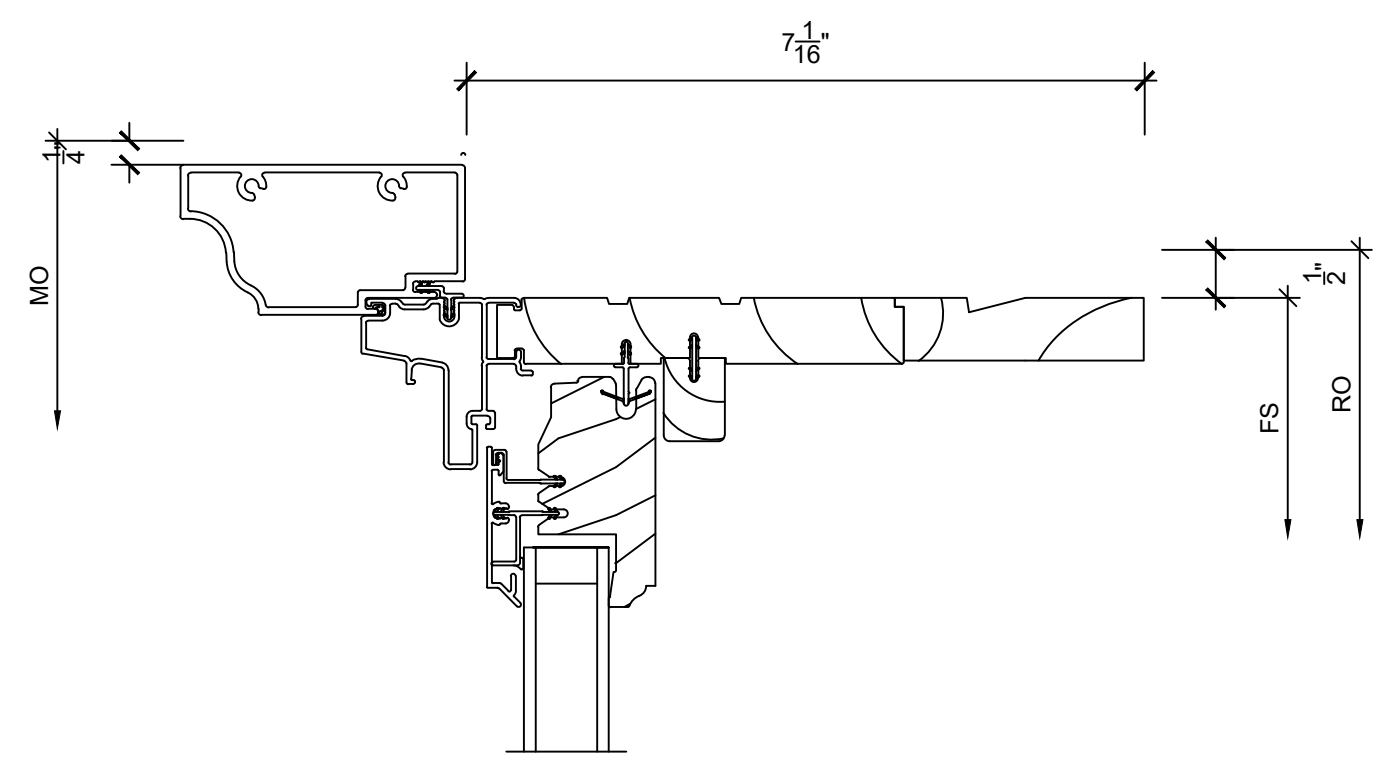
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5 SILL SCALE: 6" = 1'-0"



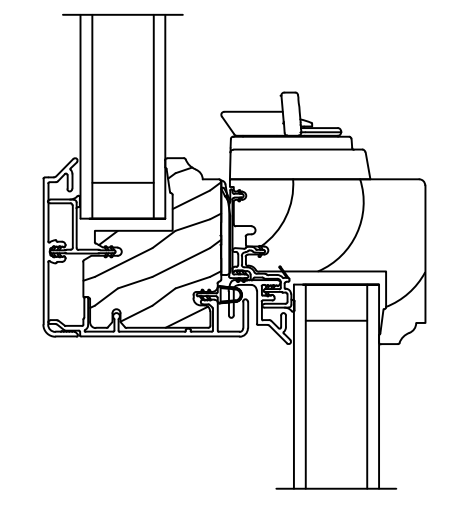
11
5 MULLION SCALE: 6" = 1'-0"



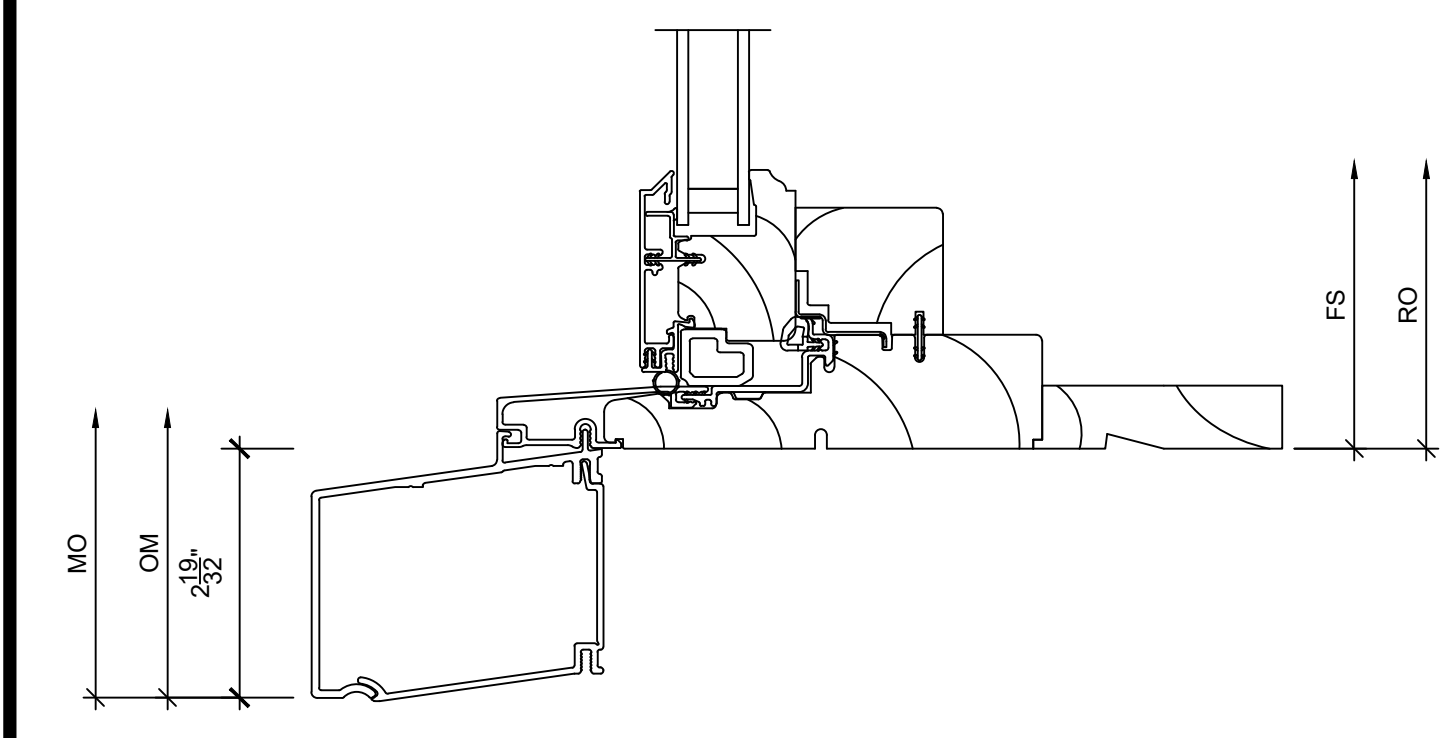
3
5 MULLION SCALE: 6" = 1'-0"



6
5 HEAD SCALE: 6" = 1'-0"



9
5 MEETING RAIL SCALE: 6" = 1'-0"



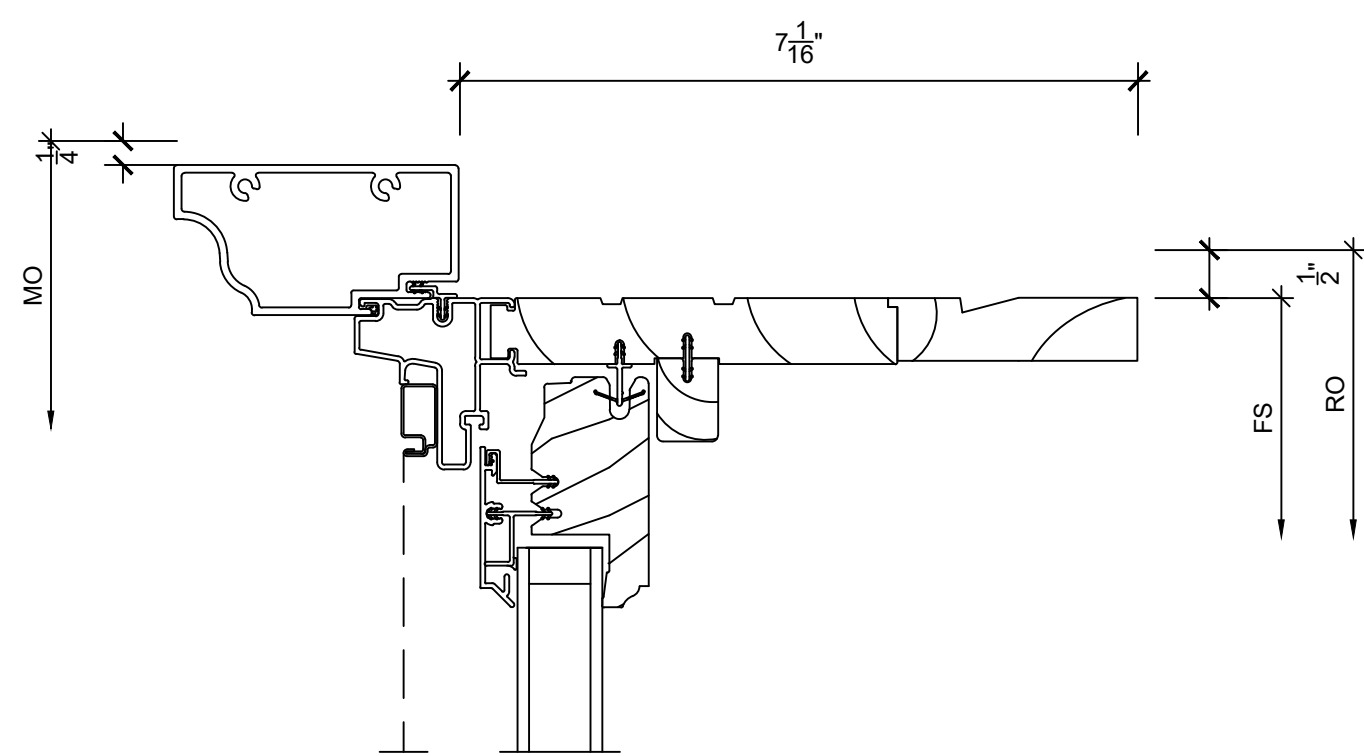
12
5 SILL SCALE: 6" = 1'-0"



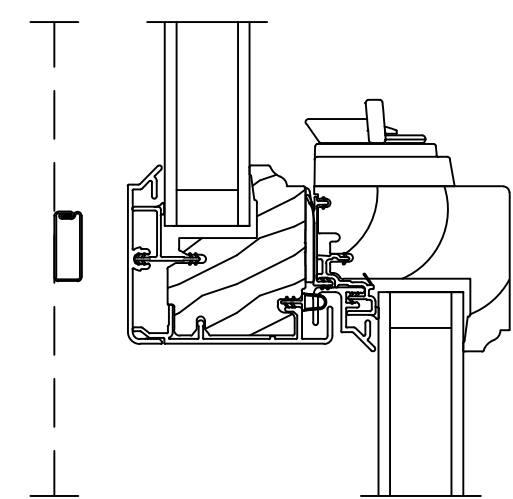
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**SWEENEY-EISENHART (635290) /
 01/04/2024-SPECIAL CASING OPTION**

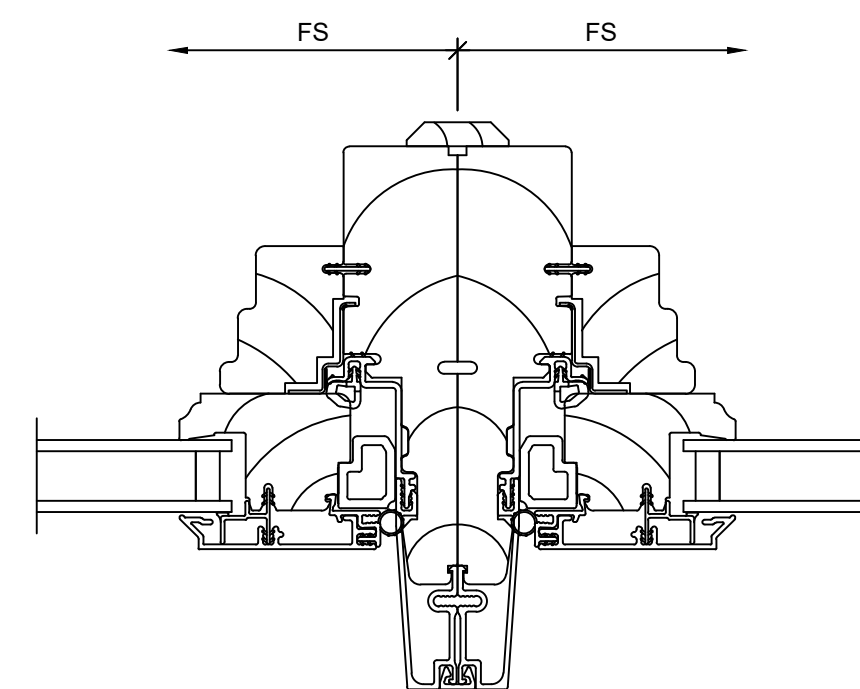
DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN
 DEALER:
 CONTRACTOR:
 ARCHITECT: NICKA
 DRAWING NO: 169524 AWRD8XE 01/04/2024
 DATE: 01/23/24 REVISION DATE:



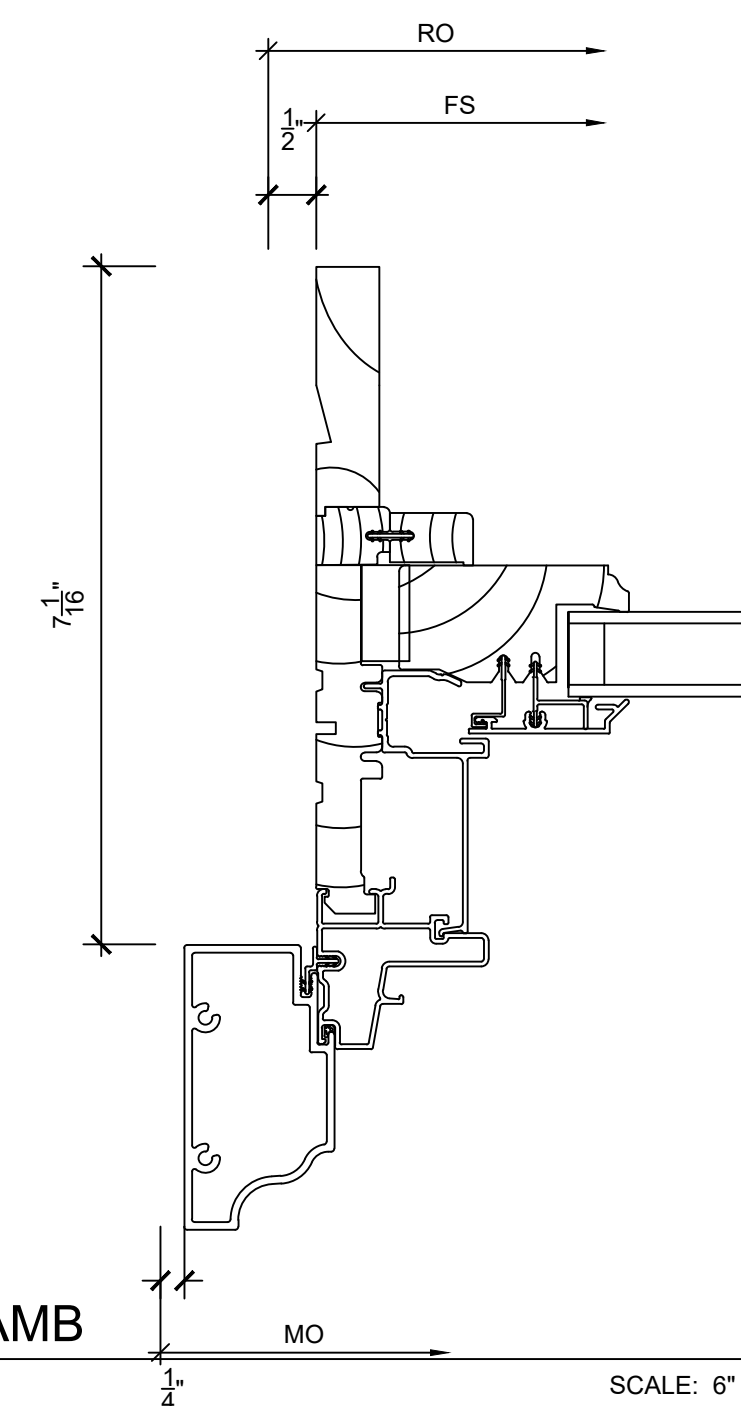
1
6 HEAD SCALE: 6" = 1'-0"



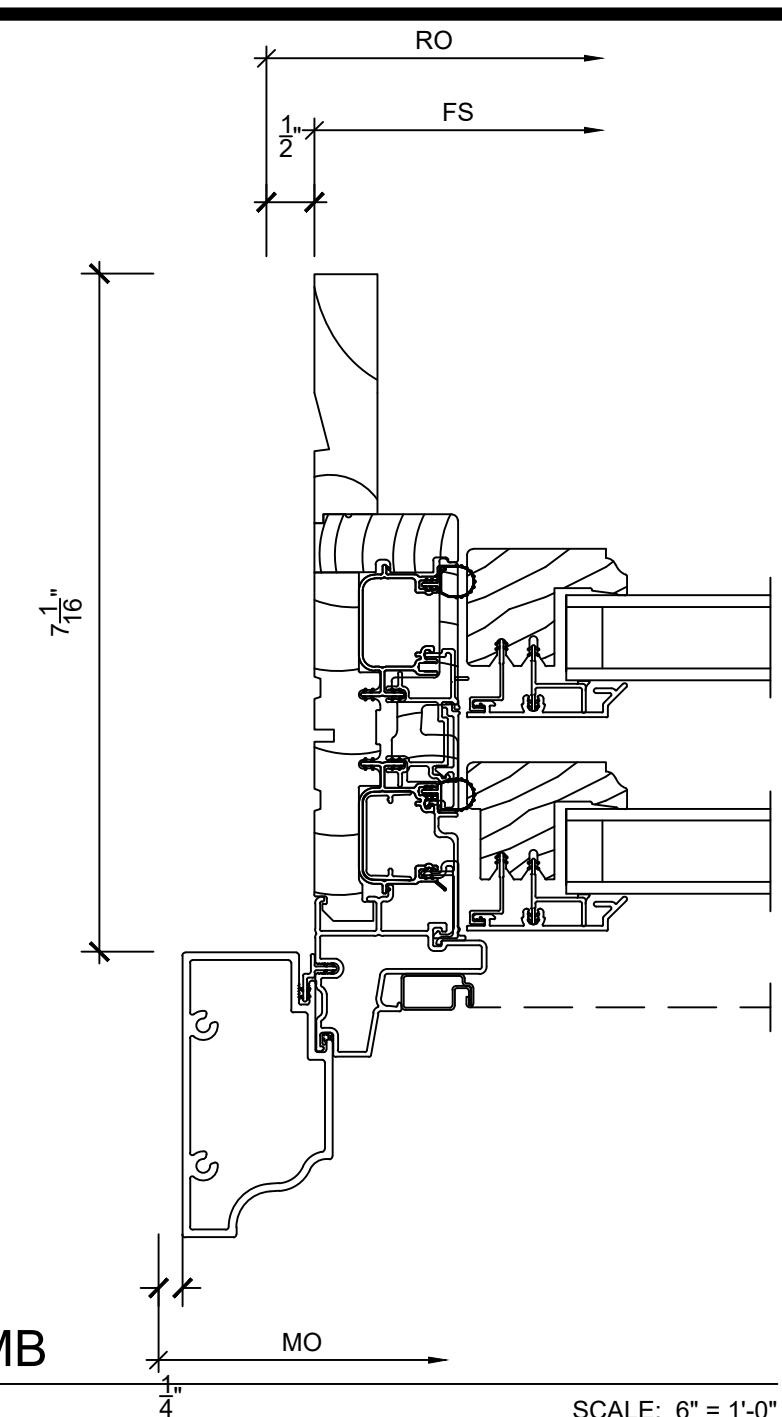
4
6 MEETING RAIL SCALE: 6" = 1'-0"



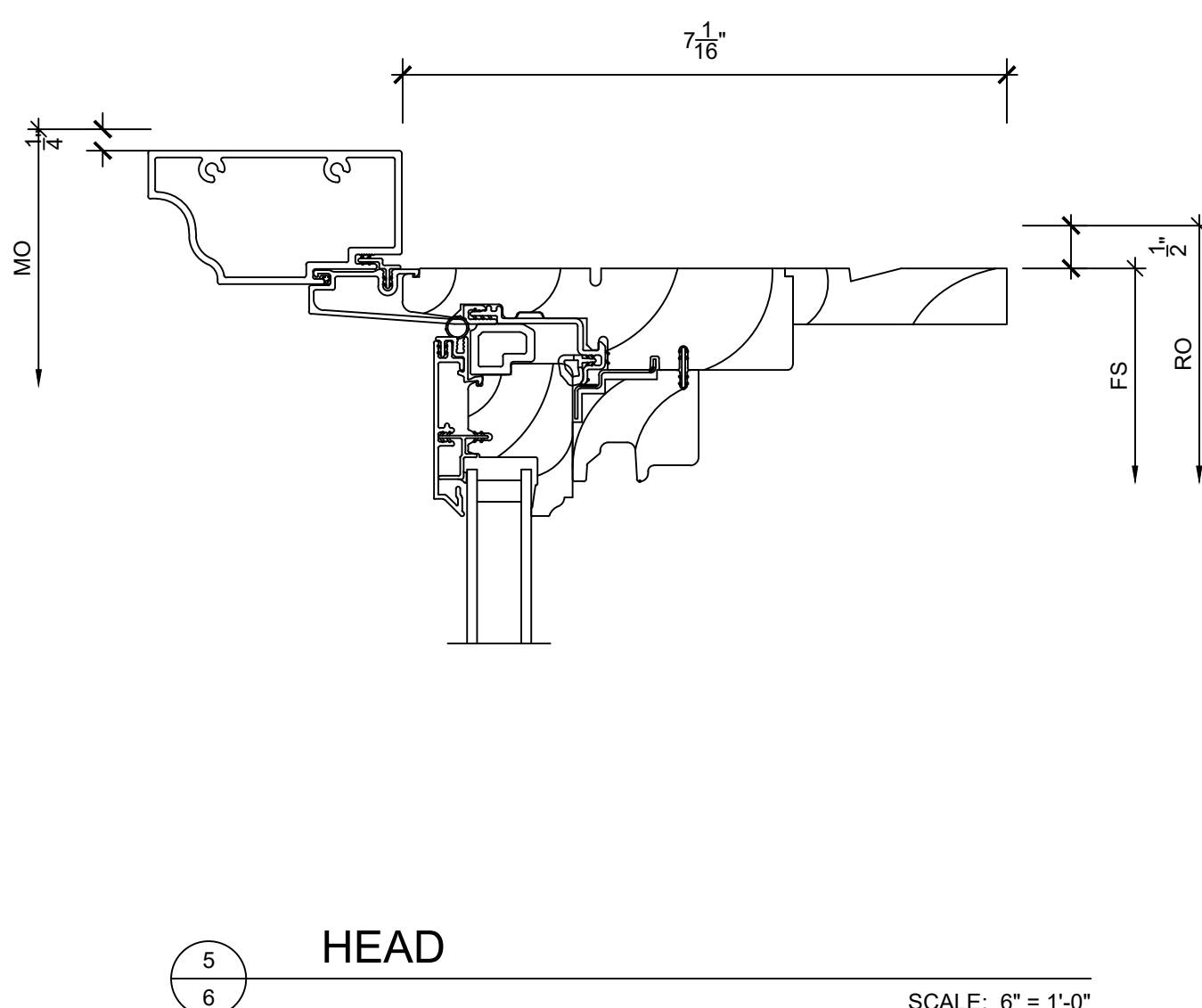
7
6 MULLION SCALE: 6" = 1'-0"



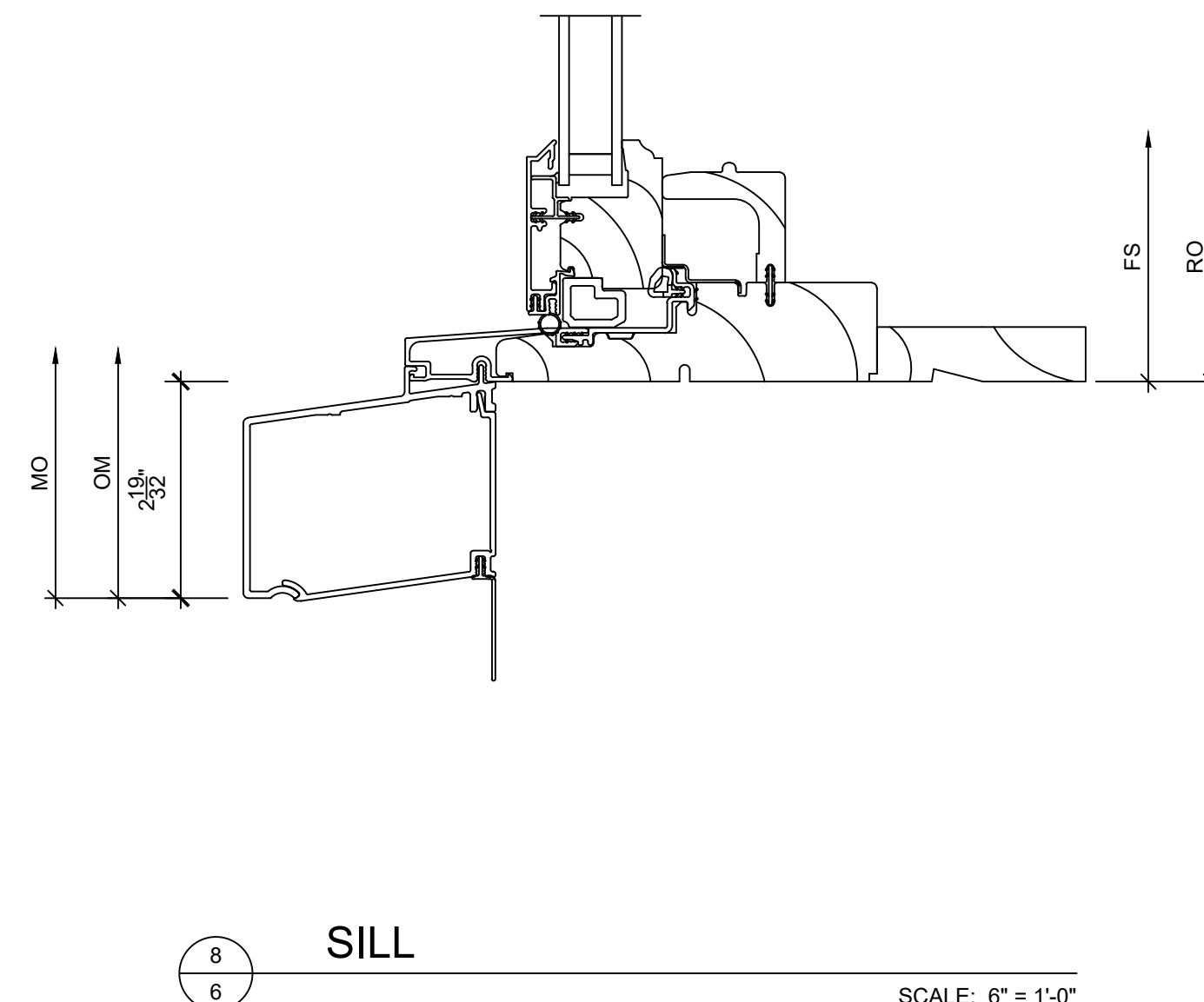
10
6 JAMB SCALE: 6" = 1'-0"



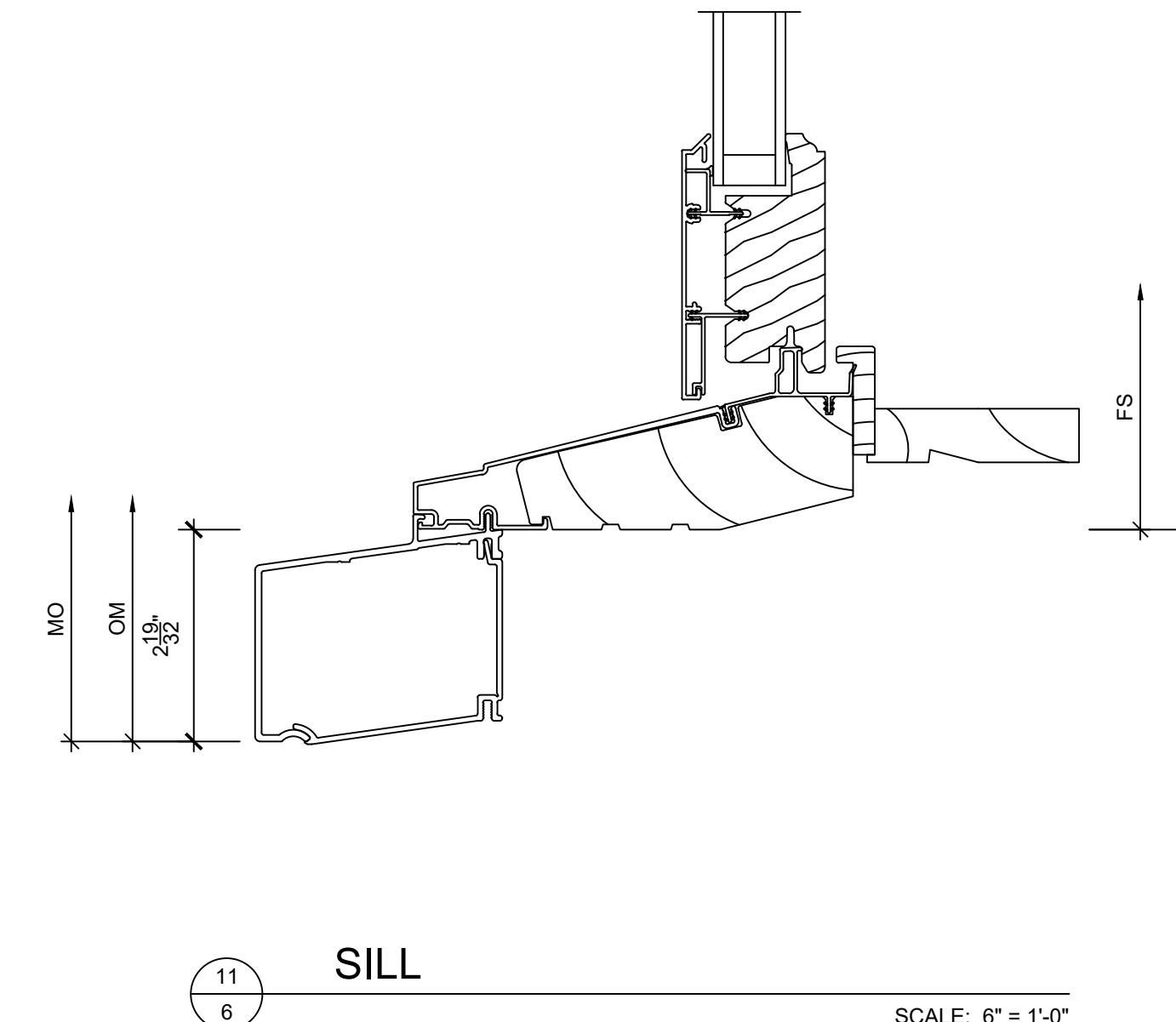
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6 JAMB SCALE: 6" = 1'-0"



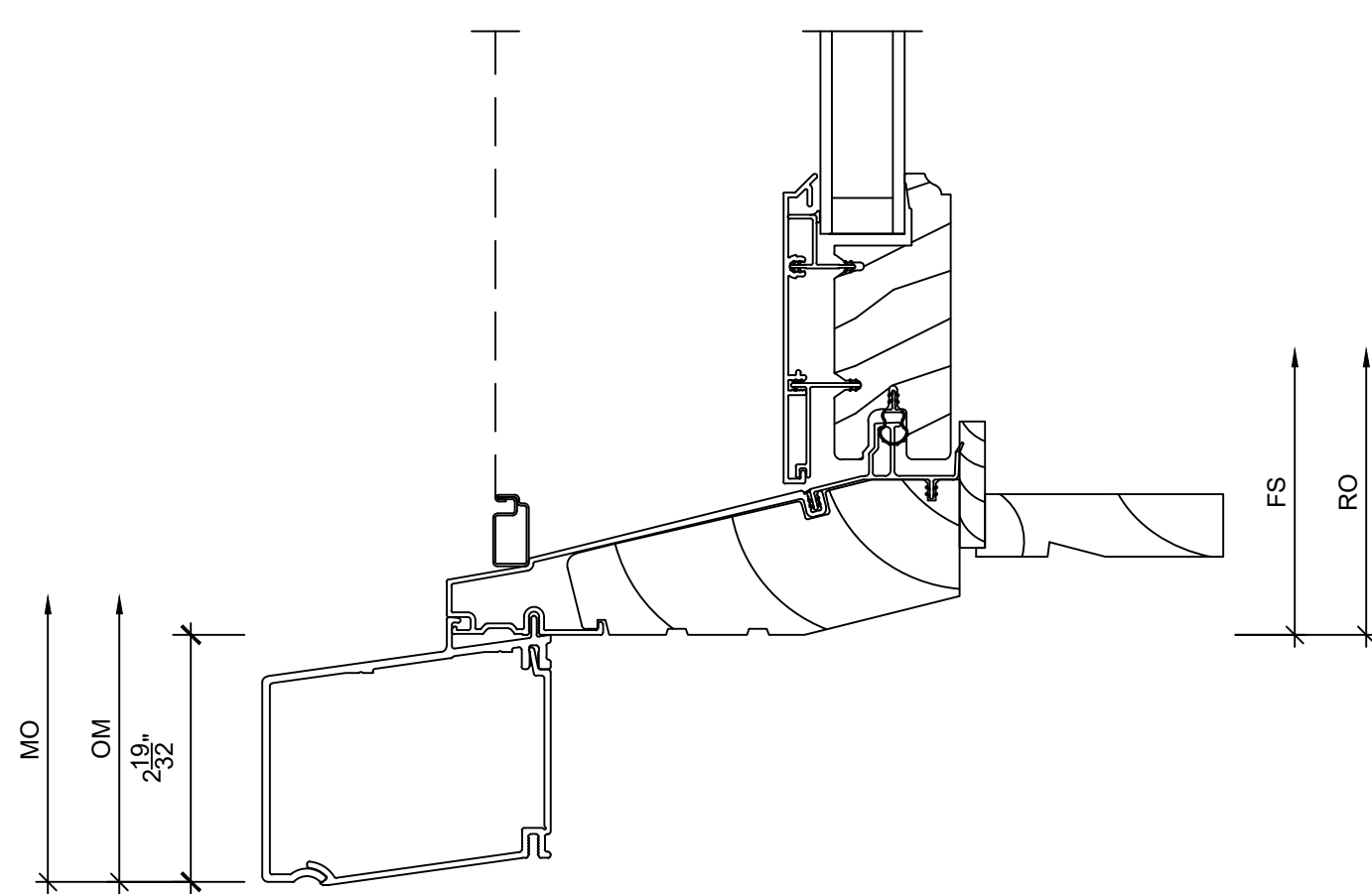
5
6 HEAD SCALE: 6" = 1'-0"



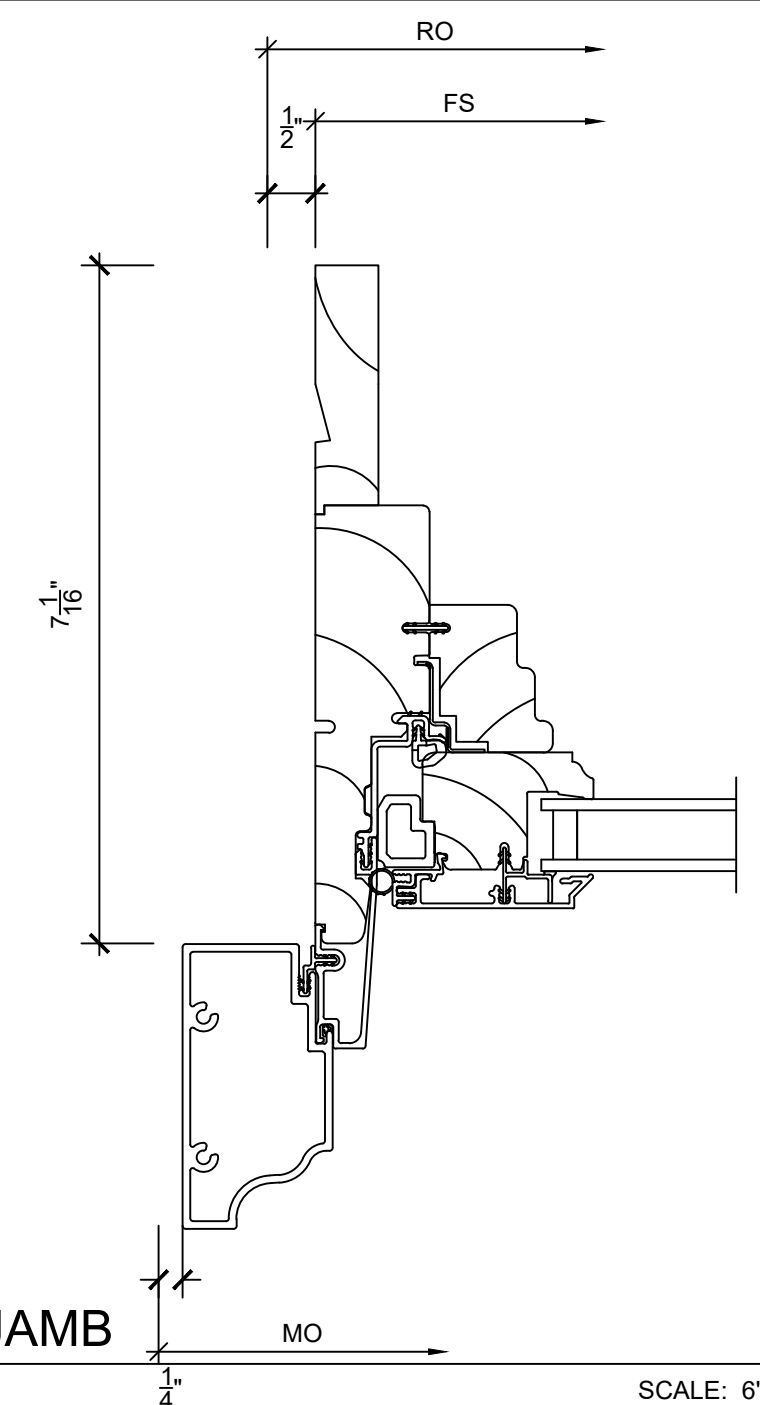
8
6 SILL SCALE: 6" = 1'-0"



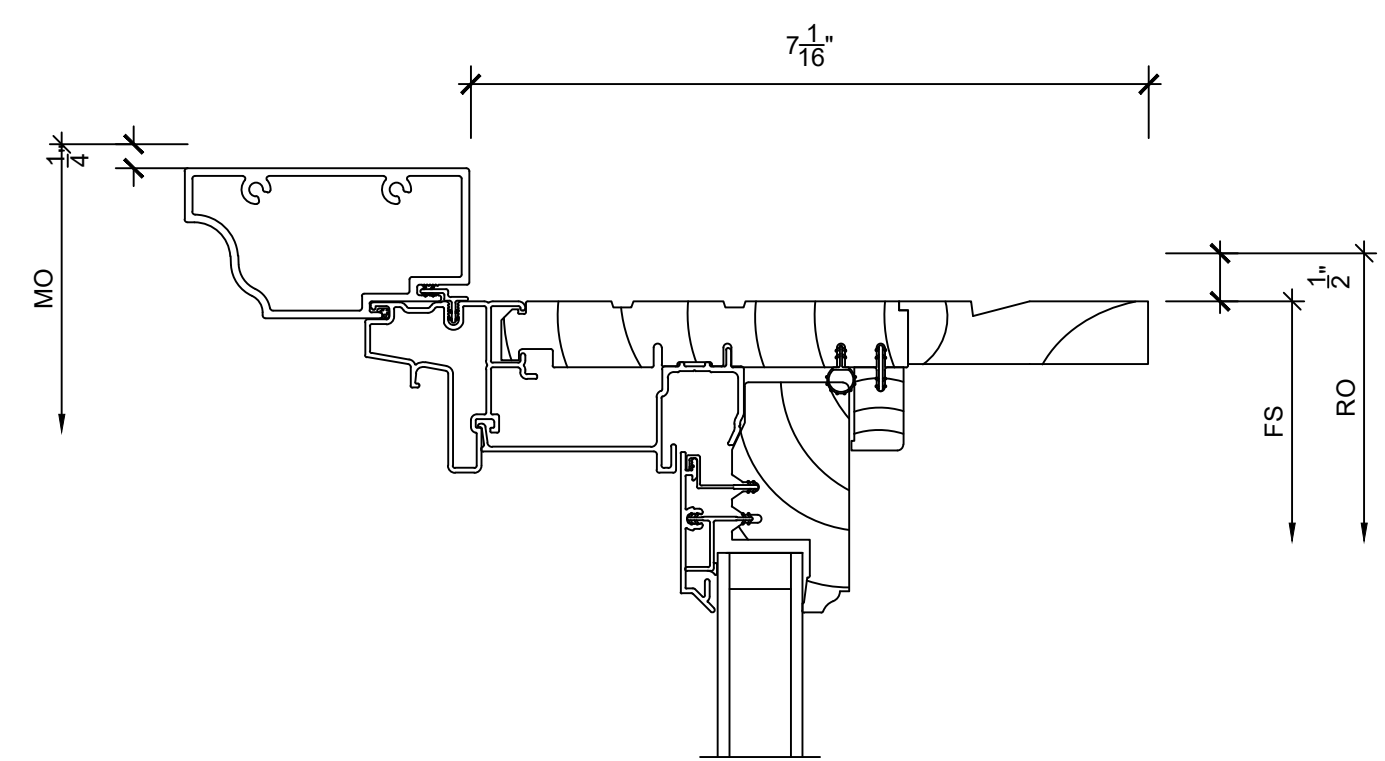
11
6 SILL SCALE: 6" = 1'-0"



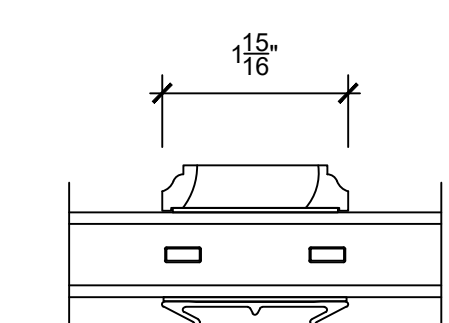
3
6 SILL SCALE: 6" = 1'-0"



6
6 JAMB SCALE: 6" = 1'-0"



9
6 HEAD SCALE: 6" = 1'-0"



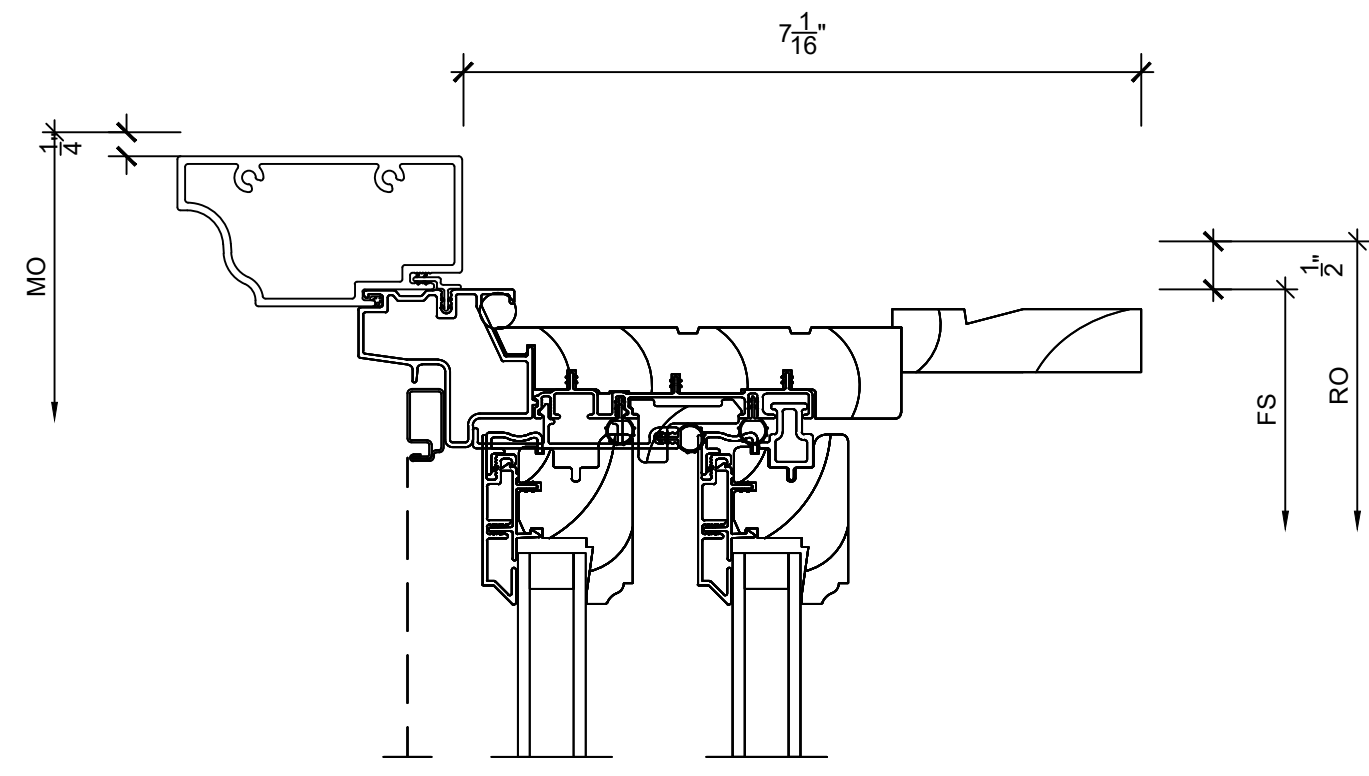
12
6 DIVIDER SCALE: 6" = 1'-0"

MARVIN
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Products Company, 10000 Marvin Drive, Grand Rapids, MI 49508. If the Marvin products illustrated herein are altered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

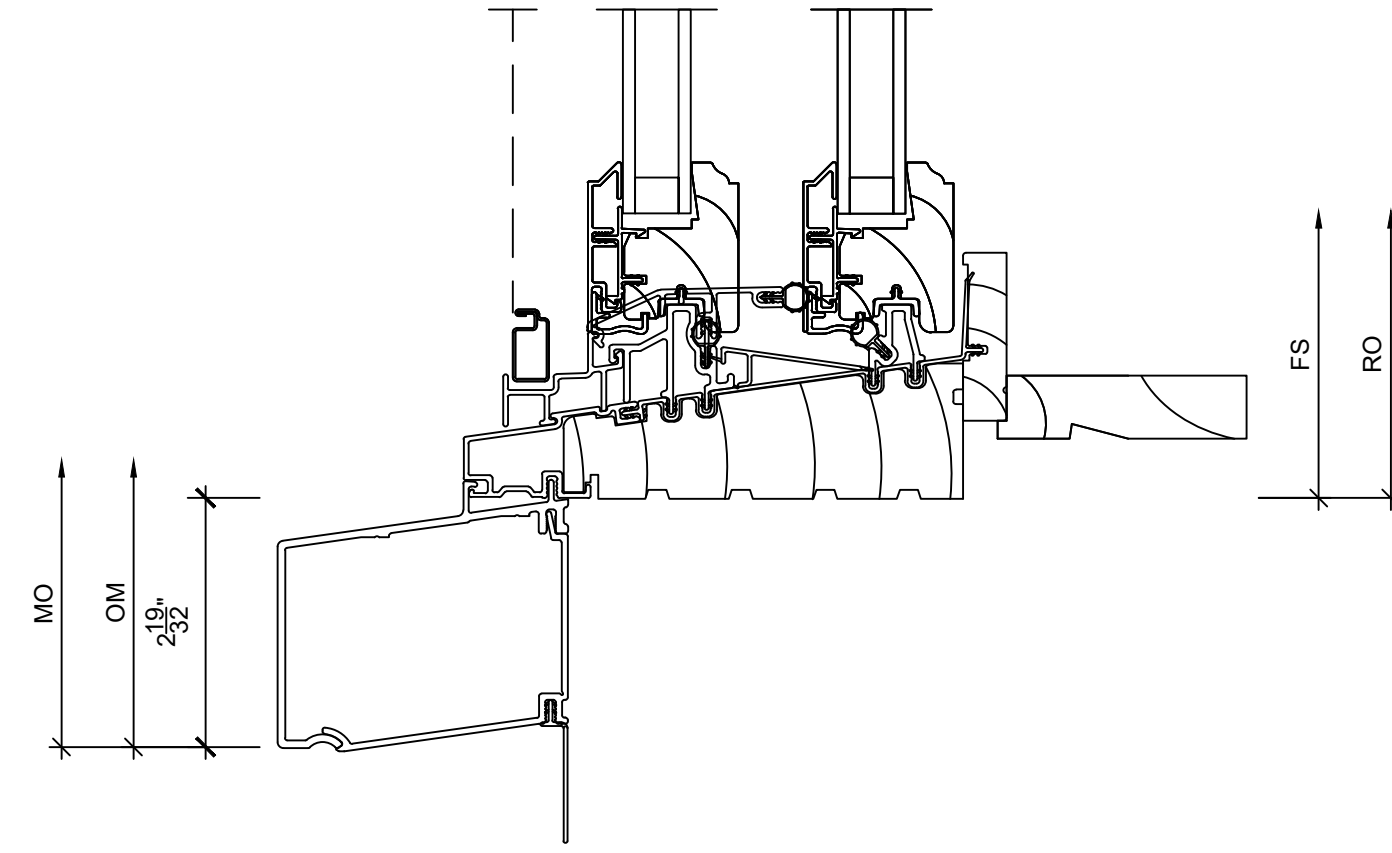
SWEENEY-EISENHART (635290) / 01/04/2024-SPECIAL CASING OPTION

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN
 DEALER:
 CONTRACTOR:
 ARCHITECT: NICKA
 DRAWING NO: 169524 AWRD8XE 01/04/2024
 DATE: 01/23/24 REVISION DATE:

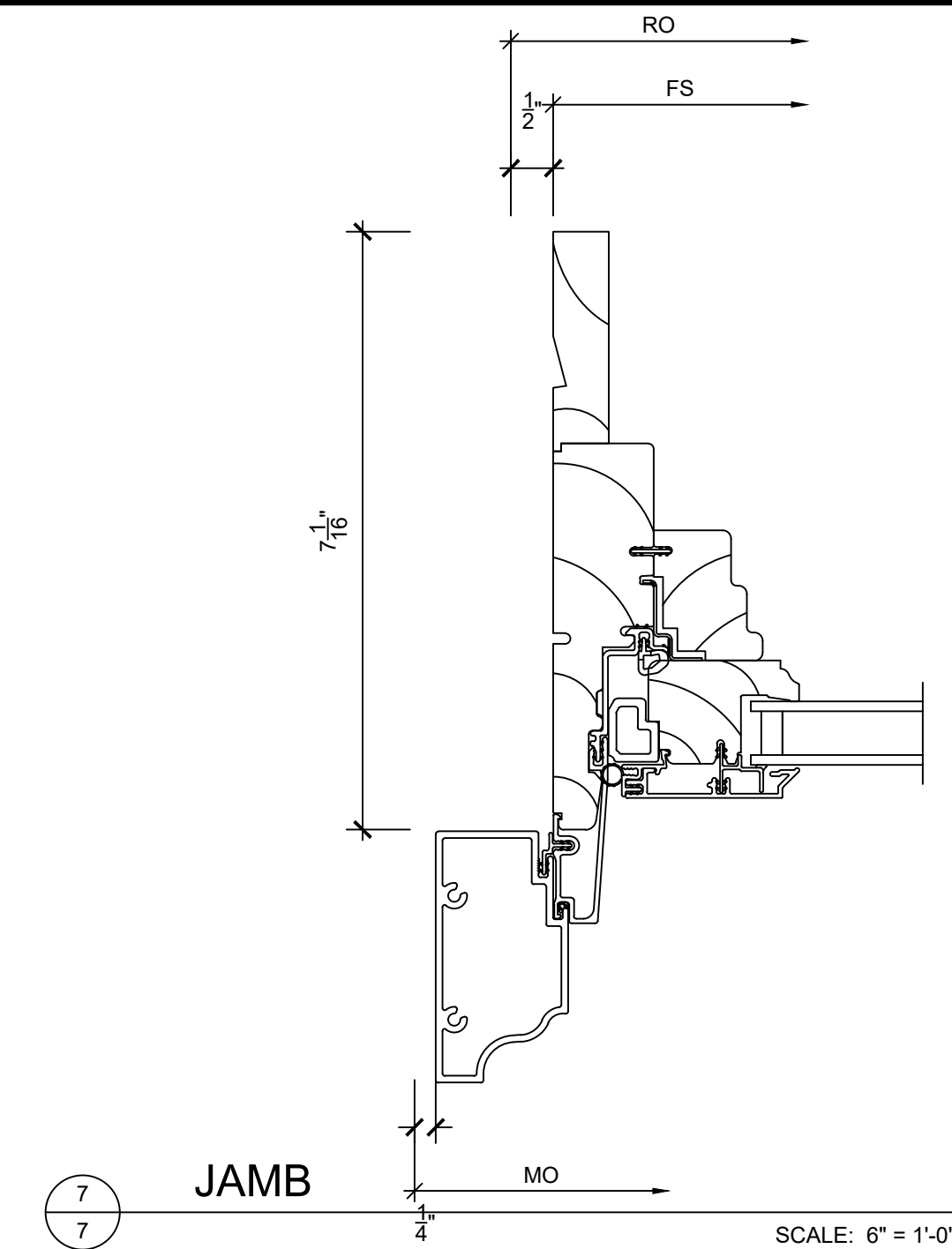
SHEET
6
 OF



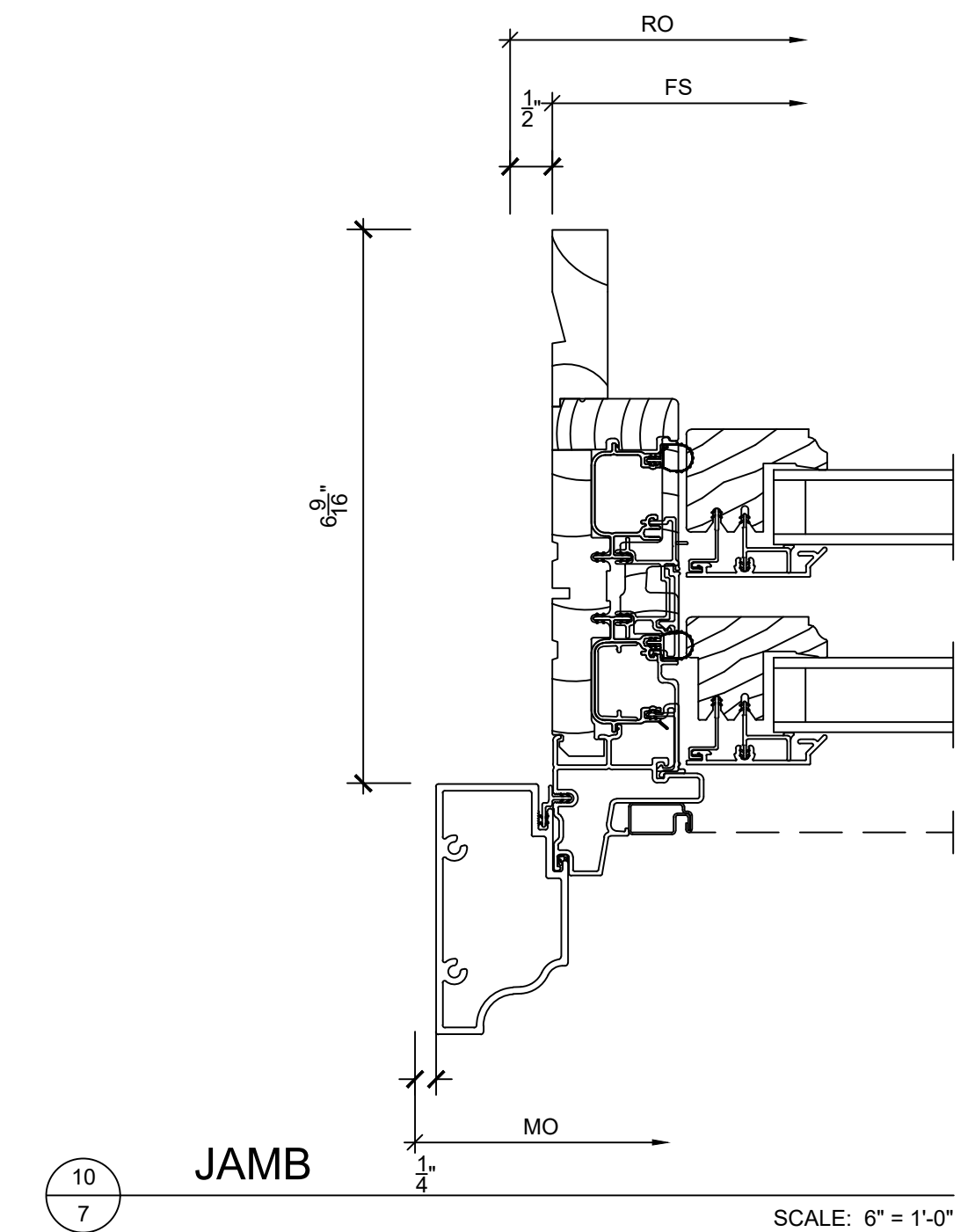
1
7 HEAD SCALE: 6" = 1'-0"



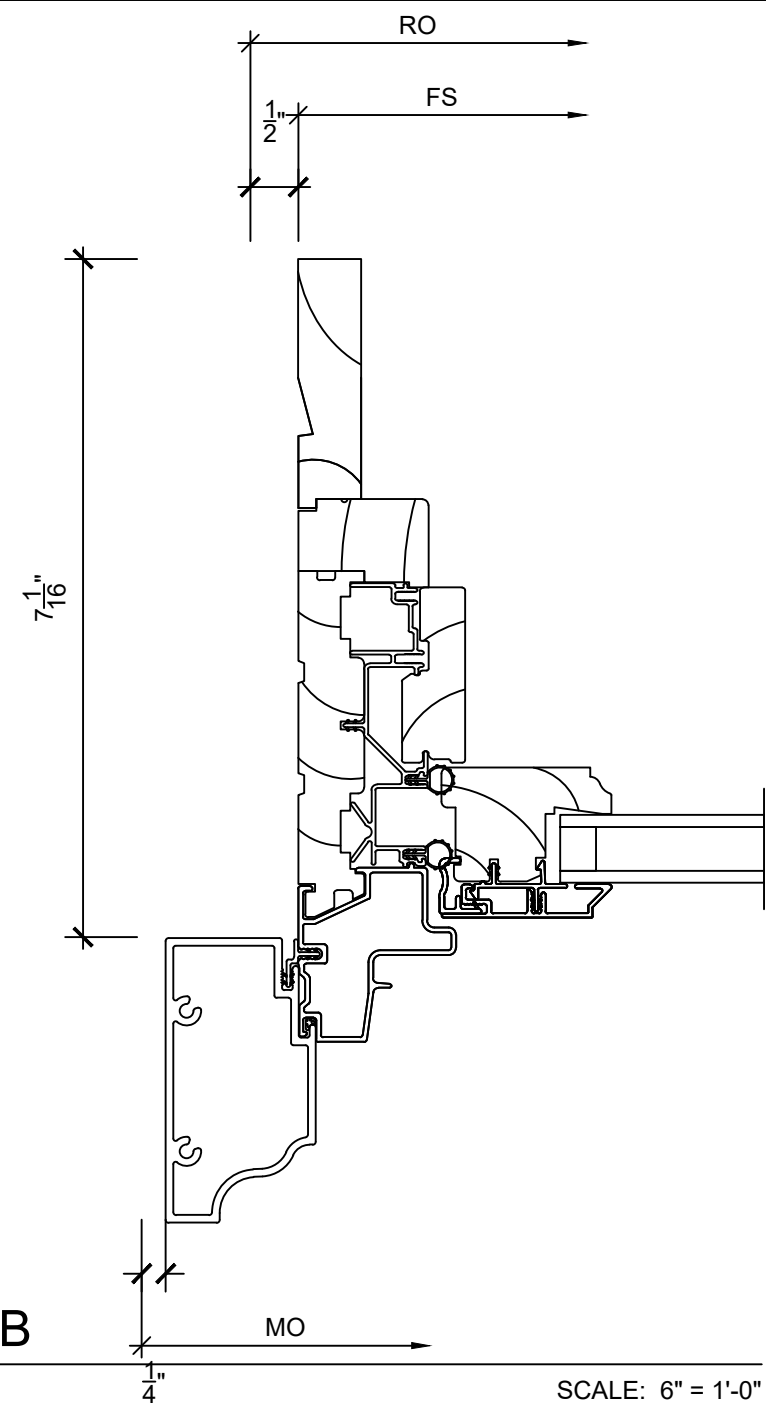
4
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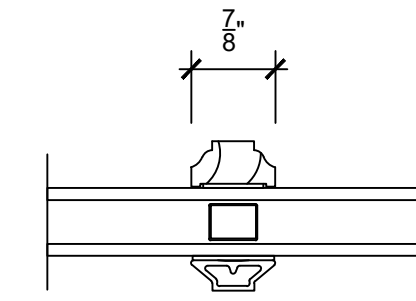
7
7 JAMB SCALE: 6" = 1'-0"



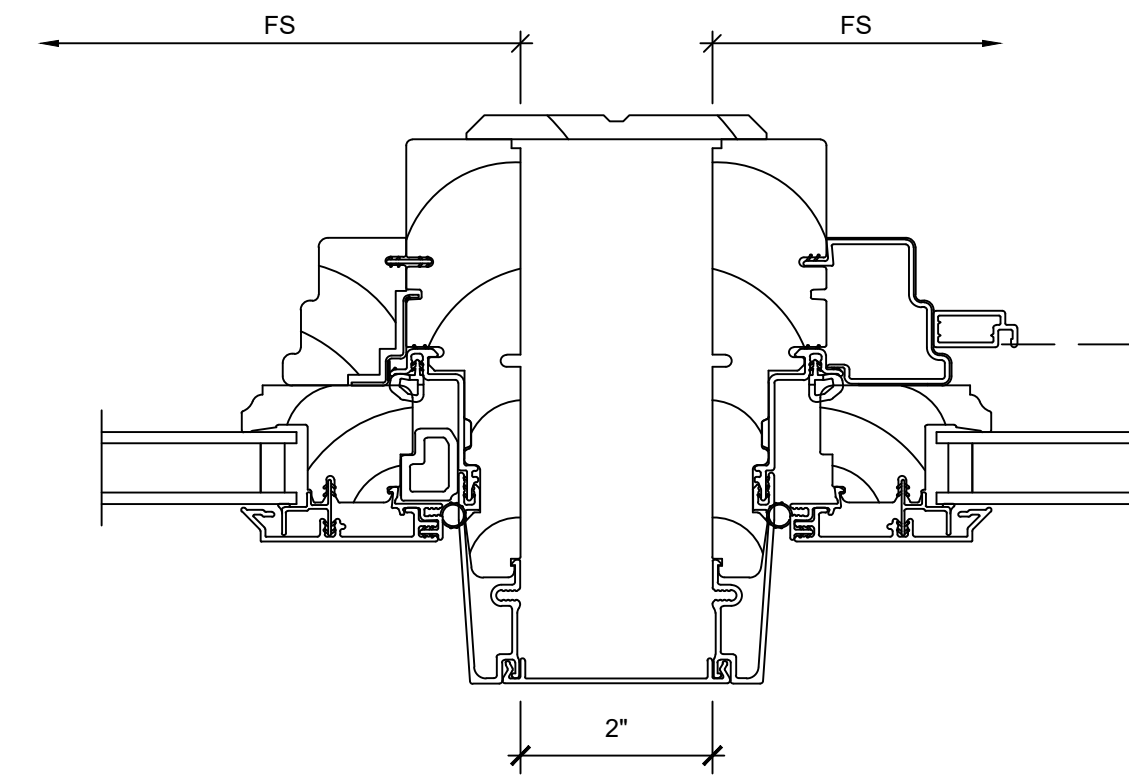
10
7 JAMB SCALE: 6" = 1'-0"



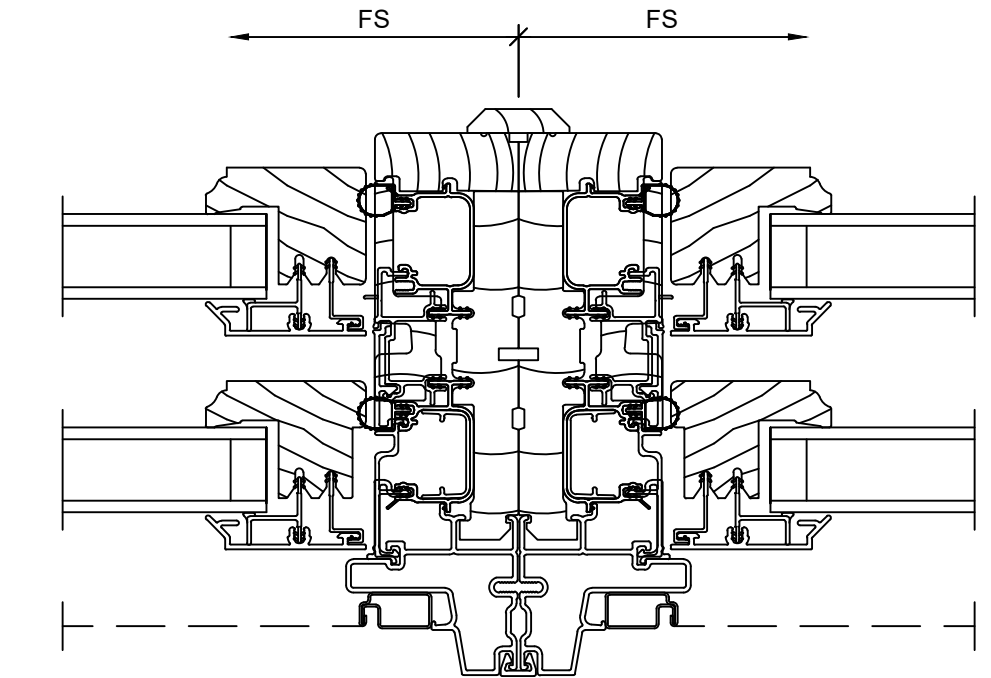
2
7 JAMB SCALE: 6" = 1'-0"



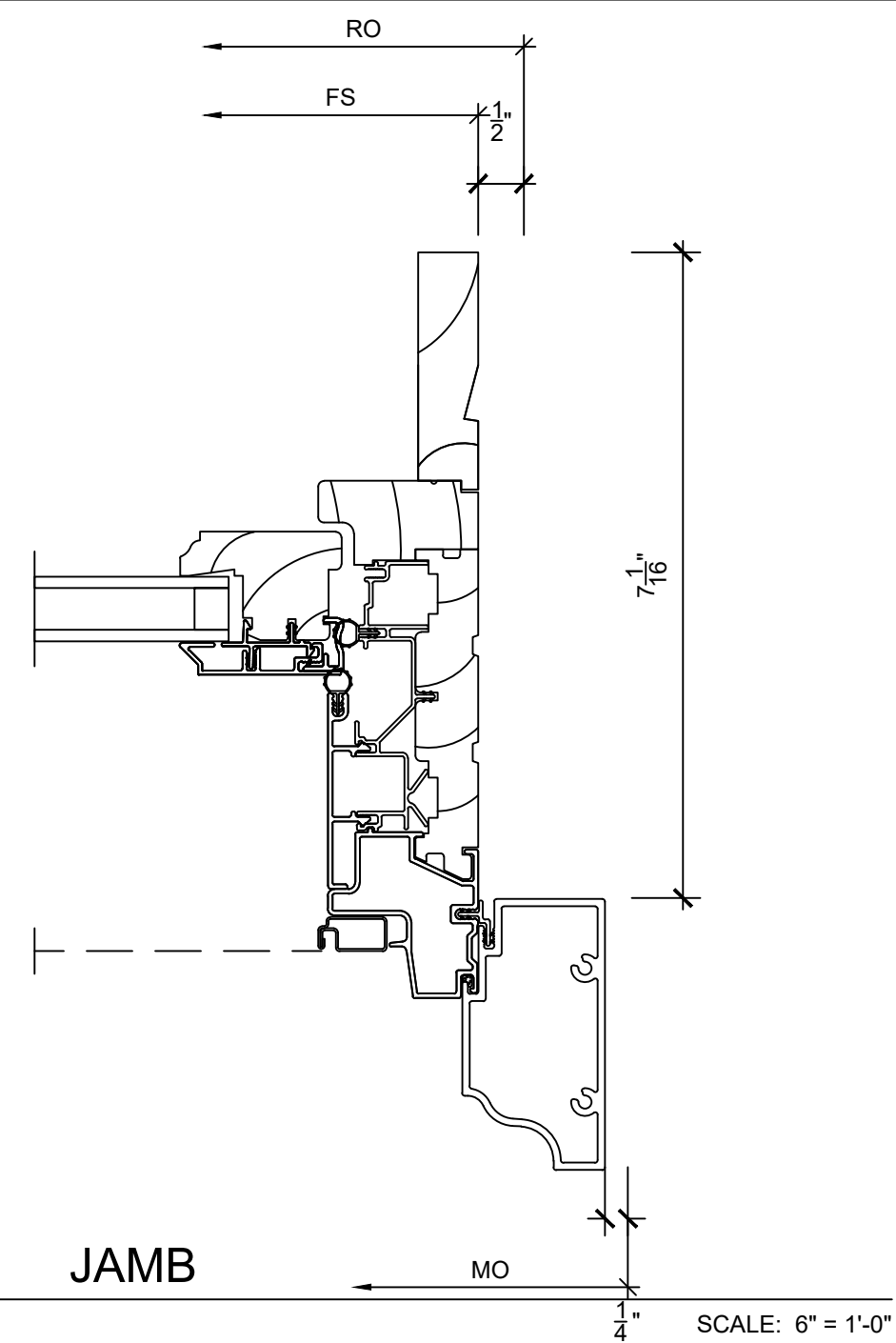
5
7 DIVIDER SCALE: 6" = 1'-0"



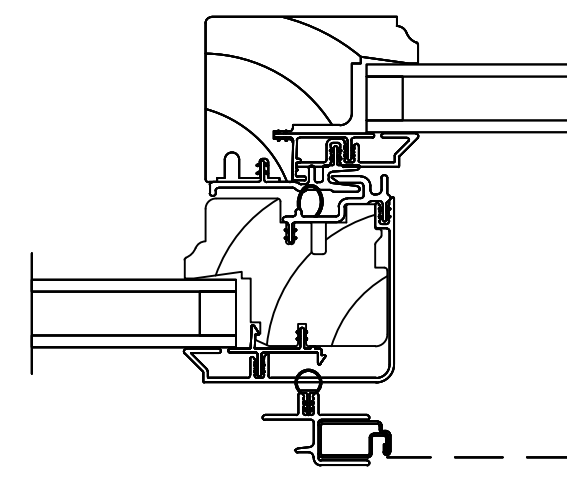
8
7 MULLION SCALE: 6" = 1'-0"



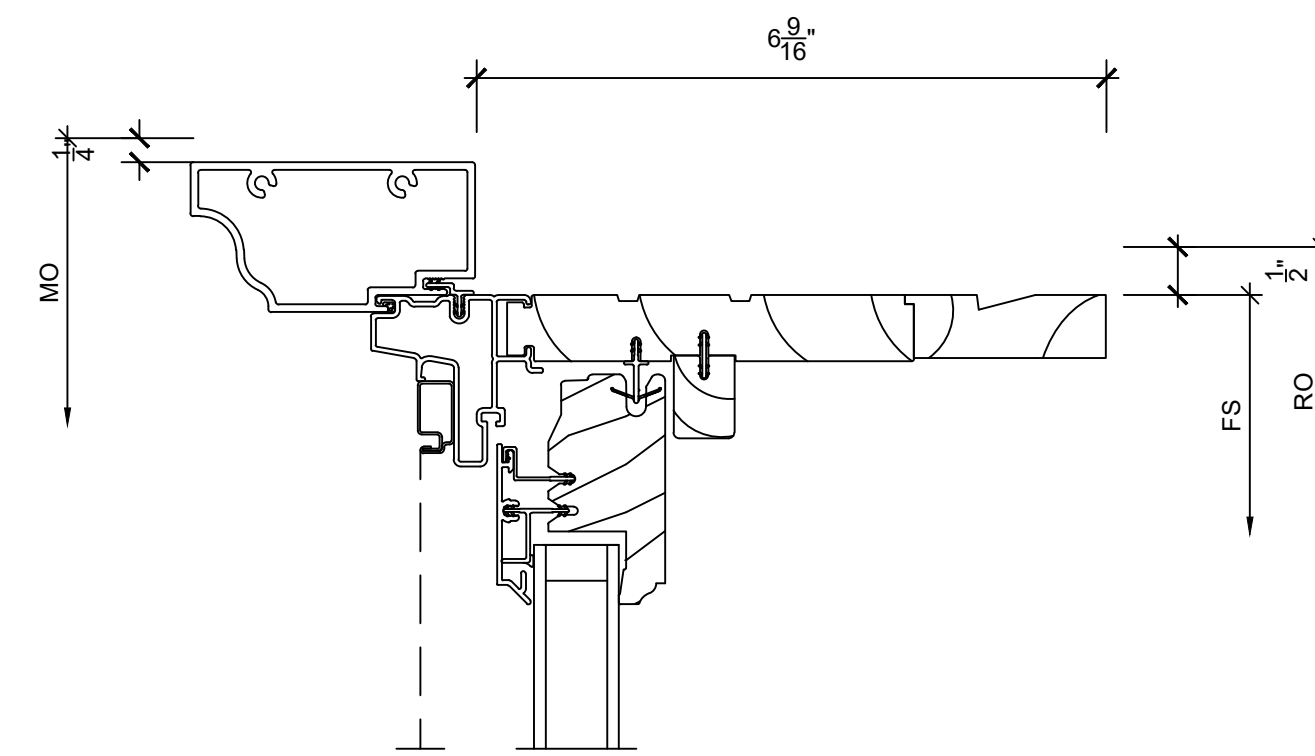
11
7 MULLION SCALE: 6" = 1'-0"



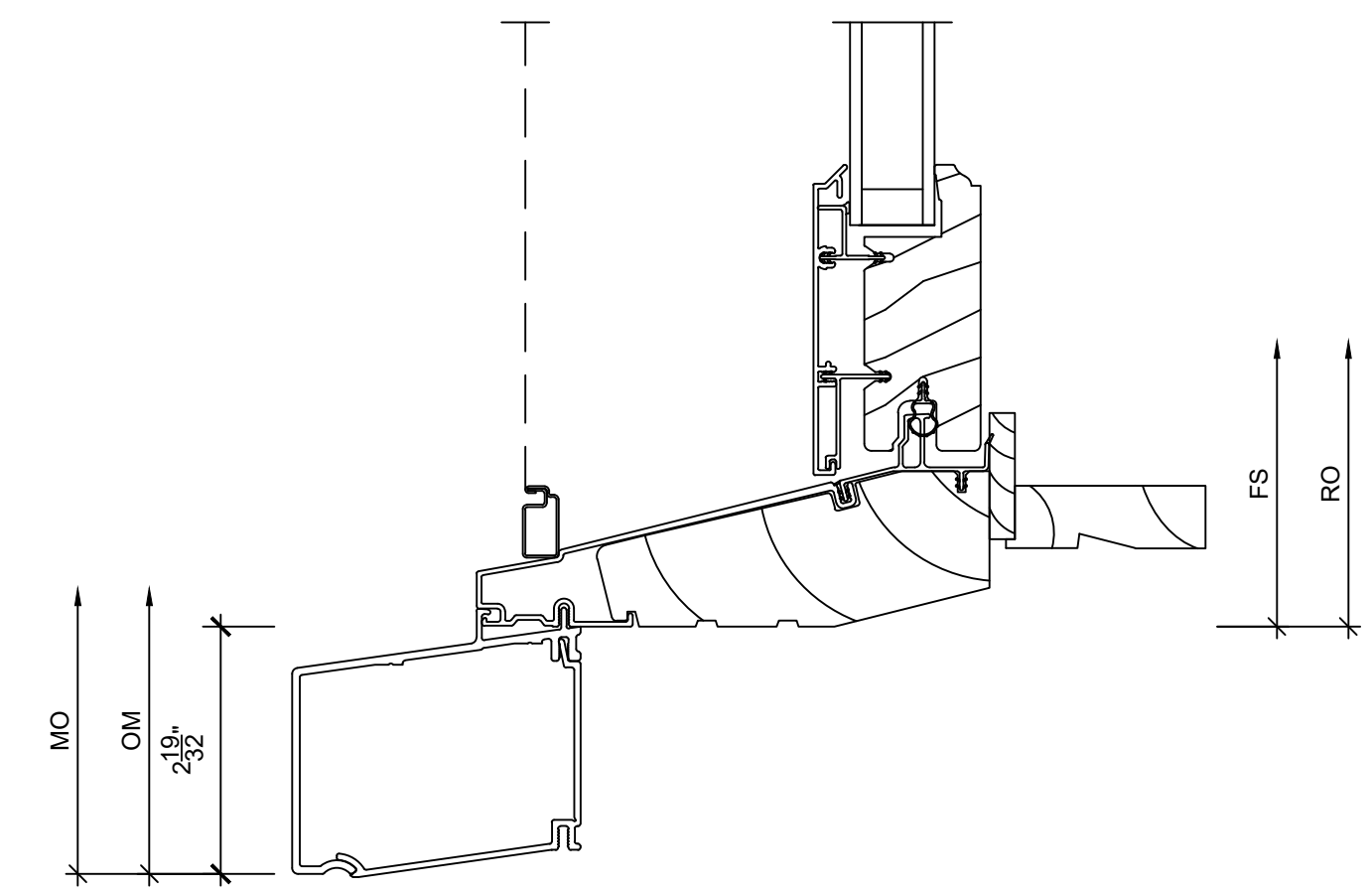
3
7 JAMB SCALE: 6" = 1'-0"



6
7 MEETING STILE SCALE: 6" = 1'-0"



9
7 HEAD SCALE: 6" = 1'-0"



12
7 SILL SCALE: 6" = 1'-0"



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SWEENEY-EISENHART (635290) /
01/04/2024-SPECIAL CASING OPTION

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN
DEALER:
CONTRACTOR:
ARCHITECT: NICKA
DRAWING NO: 169524 AWRD8XE 01/04/2024
DATE: 01/23/24 REVISION DATE:

SHEET
7
OF

2020 Chadbourne Ave. Remodel

Selections of service doors for main house and garage. All service doors will be ThermaTru smooth fiberglass and will be painted to match exterior trim and windows.



18 x 8 White Overhead door.



Garage service door.

(ThermaTru Painted Smooth Fiberglass)



Mud Room service door.

(ThermaTru Painted Smooth Fiberglass)



Sunroom to patio.

(ThermaTru Painted Smooth Fiberglass)



Dining room to patio.

(ThermaTru Painted Smooth Fiberglass)

Client name:

Sweeney Remodeling

Owner of structure:

Rock TR,
WM & Patricia

Address of structure inspected:

2020 Chaddbourne Ave
Madison, WI

Owner's billing address:

same

Year structure built:

1906

Report preparation date
& inspection date & time:

8-7-23
noon

Partial Lead-Based Paint Inspection Report

Inspection Conducted and Report Prepared By:



Testudo LLC
PO Box 259964
Madison, WI 53725

Lead company:
DHS-1374120

(608) 205-8025

Lead Risk Assessor:

Doug Dalsing
Doug Dalsing, DHS certification No.: LRA-158778

XRF Quality Control

| Calibration | PbC | Result | Calibration | PbC | Result |
|-------------|-----|--------|-------------|-----|--------|
| Beginning 1 | 1.0 | pass | Ending 1 | 1.0 | Pass |
| Beginning 2 | 1.0 | | Ending 2 | 1.0 | |
| Beginning 3 | 1.0 | | Ending 3 | 1.0 | |

Summary of Findings

The purpose of this Partial Lead-Based Paint Inspection, authorized by the owner as evident by the risk assessor's presence at the property, was to identify lead-based paint surface coatings at the subject property. During the assessment the following was determined through observation, discussion with the building owner or occupant, and XRF analysis. The following items were tested; results of lead concentration in surface coatings are provided in mg/cm² in the column labeled "PbC"; each result is then labeled "positive" or "negative."

XRF Paint Testing Results

| Room | Wall | Component | Substrate | Color | PbC | Reading |
|--------------------------|------|-----------|-----------|-------|------|----------|
| Kitchen | B | Sash | Wood | White | 12.9 | Positive |
| | | | | | 9.4 | |
| | | | | | 8.7 | |
| Dining | C | | | | 8.5 | |
| | | | | | 10.5 | |
| | | | | | 10.3 | |
| Library | D | | | | 12.6 | |
| | | | | | 13.7 | |
| | | | | | 8.9 | |
| Living | A | | | | 4.3 | |
| | | | | | 7.5 | |
| | | | | | 8.7 | |
| Half bath | B | | | | 9.1 | |
| | | | | | 8.3 | |
| | | | | | 7.5 | |
| Stair to basement | C | | | | 11.4 | |
| | | | | | 9.8 | |
| | | | | | 10.8 | |
| Basement Boilers | A | | | | 6.9 | |
| | | | | | 6.5 | |
| Basement storage | B | | | Green | 5.4 | |
| | | | | | 5.9 | |
| Laundry Basement storage | B | | | White | 6.3 | |
| | | | | | | |

Yes ADDITIONAL RESULTS PAGE? If yes, it is appended to this report.

Methods of Inspection

The assessment was performed in accordance with U.S. Environmental Protection Agency (EPA) Title 17, CCR; the U.S. Department of Housing and Urban Development (HUD) "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," revised in 2012; Wisconsin Department of Health Services Chapter DHS 163 (WI DHS 163) as published in March 2010 for lead-based paint inspection and risk assessment (these items are referred to collectively as "documented methodologies" for lead-based paint testing and lead hazard identification). An **X-ray fluorescence analyzer (XRF)** was used to measure lead concentration in surface coatings. The instrument is calibrated at the beginning and end of the inspection using a National Institute of Standards and Technology (NIST) Standard Reference Material (SRM) paint film to ensure the device operates within the manufacturer's specifications. The XRF machine used during this inspection was a Niton XLp, with serial number 7022.

Side "A" of the structure is the side adjacent to the front street; moving clockwise, the next side is labeled side "B," and so on. When multiple components of the same type are situated on the same wall (e.g., when a wall has two windows on it), they are differentiated with a number 1-5, left to right, relative to the home's interior.

Like Surfaces

It is to be assumed that any untested surface is positive for lead-based paint. Because it is time- and cost-prohibitive to test every unique painted surface in a structure, the documented methodologies used to perform this assessment or inspection rely upon the assumption that lead-based paint is present on any surface like a surface tested in the same room equivalent that has a similar painting history and that is found to be lead-based paint. For example, if lead-based paint is found on a window sash in the living room, it is assumed that other similar sashes in the room with a similar paint history are also positive for lead-based paint.

Also, per the documented methodologies, certain building components that are adjacent to each other and unlikely to have different painting histories were grouped together into a single testing combination. The following groups of components, each separated by a semicolon, are a single testing combination: window casings, sills, stops, jambs and aprons; interior window mullions and window sashes; exterior window mullions and window sashes; door jambs, stops, transoms, casings and other door frame parts; door stiles, rails, panels, mullions and other door parts; baseboards and associated trim (such as quarter-round or other caps).

Lead-Based Paint Background

Surface coatings inevitably deteriorate over time, either from shifting substrates, water damage, chewing, friction, or impact damage (among other unlisted causes). When lead-based coatings deteriorate, the result is lead-based paint chips, lead-contaminated dust or lead-contaminated soil. Also, residential remodeling activities can expose inhabitants to lead hazards, since often during these jobs lead-coated surfaces are cut into, sanded or grinded away and not properly cleaned afterwards. Inhabitants, then, have the opportunity to ingest or inhale lead, which results in a lead exposure (some research also indicates lead can be absorbed through the skin, for example, while bathing in a tub with a lead-based surface coating, for example). In turn, a bad enough lead exposure may lead to lead poisoning, which the Centers for Disease Control & Prevention (CDC) define as blood lead levels equal to or in excess of 5 µg/dL. Lead poisoning is most dangerous to children under the age of 6; however, children over the age of 6 and also adults can still become lead poisoned, as well. The only way to determine whether a person has lead poisoning is to have performed a Blood Lead Level (BLL) test. Even though the CDC labels a person "lead poisoned" when their blood lead level equals or exceeds 5 µg/dL, **it is unhealthy for any human to have any amount of lead in their body**; any amount of lead in a human's body is detrimental.

Lead-based paint was banned for residential use in 1978 by the U.S. Consumer Product Safety Commission (CPSC). There is a chance that any home constructed prior to 1978 could contain lead-based paint on any number of components, from walls, to windows, to doors and exterior components, among others. Any residential housing component, if improperly maintained or situated in a high-traffic area, has the capacity to become a lead hazard.

Recommendations

Components not tested must be monitored and maintained in their current state. Lead-based paint is a known hazard, especially to children under the age of six, and represents a threat to the health and welfare of occupants. In target housing or a child-occupied facility, as defined under Wisconsin Department of Health Services Chapter DHS 163, each item that tested positive, and any untested components, is considered leaded until removed or retested and proven to be lead-free. Any disturbance of these items that exceed WI DHS 163 minor repair amounts should be handled in a lead-safe manner. Lead-safe methods include: containing any work area by laying plastic sheeting in and around the work area to prevent dispersal of lead dust and chips; wet sanding and wet scraping when removing loose paint; collecting all paint chips and debris and properly disposing of all waste. All WI DHS 163 prohibited practices must be avoided during lead-safe renovations.

Contractor Certification

If results indicate the presence of lead-based paint or if there remain untested components in the structure, all contractors hired to perform renovation work in target housing or child-occupied facilities must, at a minimum, hold the Lead Safe Renovator certification from the State of Wisconsin DHS Asbestos and Lead Certification program when disturbing items known to contain lead or any surfaces that were not tested when the disturbance exceeds the minor repair amounts. Contractors must hold both individual certification and company certification. Furthermore, contractors must complete the renovation work in accordance with Wisconsin's Lead Safe Renovator rule, enacted in 2010. If the homeowner contracts with a construction firm to permanently eliminate lead-based paint hazards at this structure, the construction firm must be a properly licensed and certified lead abatement firm. Any questions regarding certification can be answered by calling DHS at (608) 261-6876. If results indicate lead-based paint is not present, contractors performing renovations solely on the components tested are not required to hold a Lead Safe Renovator certification from the state of Wisconsin nor are they required to follow lead-safe work practices as outline in DHS 163. However, if during the course a renovation contractors encounter untested surface coatings, they must cease work immediately to have the items tested or, as long as they carry the Lead Safe Renovator certification under WI DHS 163, proceed using lead-safe work practices.

Further Reading

For childhood lead poisoning prevention tips from the U.S. Centers for Disease Control, visit: <http://www.cdc.gov/nceh/lead/tips.htm>.

If you are planning a residential remodel job at your house, read the "Renovate Right" pamphlet produced by the EPA: <http://testudoonline.com/renovateright/>

If you are planning on buying, selling, renting or leasing a pre-1978 residence, read the "Protect Your Family From Lead in Your Home" pamphlet from the EPA: <http://www2.epa.gov/lead/real-estate-disclosure>

For a more thorough overview of worldwide lead exposure, read this pamphlet from the World Health Organization (WHO): <http://www.who.int/ceh/publications/leadguidance.pdf>

Limitations

The professional opinions found in this report were based upon site observations, interpretations of analysis, and interpretations of current regulations for the regulated materials. These opinions apply to the site conditions existing at the time of the inspection. Current regulations should always be verified prior to any work involving regulated materials such as lead-based paint. Future activities at this dwelling may alter the results of this inspection. This inspection did not include sources of lead exposure other than surface coatings on building components and soil. All untested items must be assumed to contain lead if they are coated in paint, stain, shellac or varnish and if they were installed prior to 1978. It may be assumed that any component installed after 1977 is free of lead-based paint; however, its installation after 1977 must be documented.

Definitions

Lead hazard: According to DHS 163, any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated, or present in chewable surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

Lead-based paint: Paint or any other surface coating material containing equal to or more than 0.5% lead by weight (or 5,000 ppm), calculated as lead metal, in the total nonvolatile content of liquid paint or in the dried film of applied paint, or more than or equal to 1.0 milligrams lead per square centimeter in the dried film of applied paint. All results below this regulatory definition are considered "negative" and all readings at or above this level are considered "positive."

Soil lead hazard: Soil lead hazards are present when the laboratory result for a bare soil sample shows lead concentration equal to or greater than any of the following: 400 parts per million (400 ppm) for the soil-lead concentration from a composite sample of bare soil in a play area; or 1,200 parts per million (1,200 ppm) for the arithmetic mean lead concentration from one or more composite samples of bare soil from the rest of the yard or drip line of the home or outbuildings.

Target housing: According to DHS 163, target housing is a dwelling constructed prior to 1978, except for any of the following: (a) A dwelling for the elderly or persons with disabilities unless a child under 6 years of age resides or is expected to reside in the dwelling. (b) A dwelling in which the living area is not separated from the sleeping area.

Federal Disclosure

A copy of this summary must be provided to new tenants and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and made available to new tenants. Landlords and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. State law requires Testudo LLC to disclose to a state agency, the WI Department of Health Services, the address and results from structures in which it conducts work.

Appended XRF Paint Testing Results

| Room | Wall | Component | Substrate | Color | PbC | Reading |
|------------------|------|-----------|-----------|-------|------|----------|
| Basement Storage | C | luch | Wood | gray | 10.9 | Positive |
| Upper Hallway | C | | | White | 9.4 | |
| Stair to Kitchen | A | | | | 10.5 | |
| Bed BC | B | | | | 7.7 | |
| | | | | | 7.9 | |
| | C | | | | 6.8 | |
| Full bath | C | | | | 8.1 | |
| Bed CD | C | | | | 9.3 | |
| | D | | | | 10.4 | |
| Bed D | D | | | | 11.4 | |
| | | | | | 10.5 | |
| Bed A | A | | | | 10.6 | |
| Bed AB | A | | | | 9.6 | |
| | B | | | | 8.7 | |
| Bed D | A | | | | 5.9 | |
| Attic | A | | | | 13.9 | |
| | | | | | 13.7 | |
| | D | | | | 11.8 | |
| | | | | | 10.5 | |
| | | | | | 13.4 | |
| Attic bath | B | | | | 12.9 | |
| Attic hall | C | | | | 11.8 | |
| Attic bed | C | | | | 11.8 | |
| | | | | | 11.5 | |

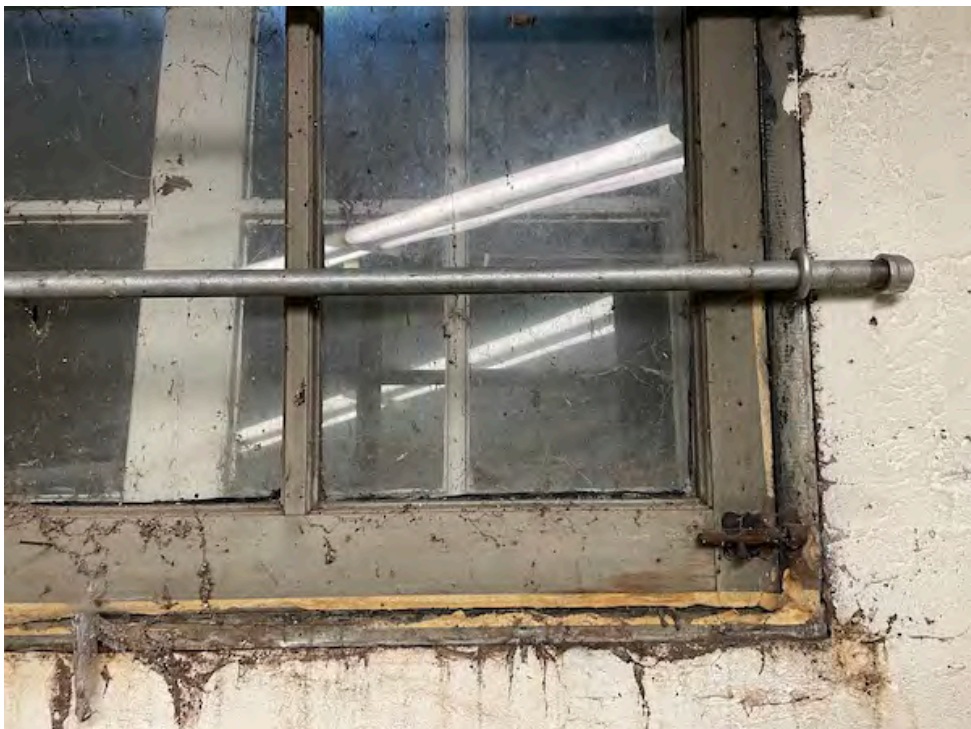
Appended XRF Paint Testing Results

| Room | Wall | Component | Substrate | Color | PbC | Reading |
|----------|------|--------------|-----------|-------|------|----------|
| Exterior | A | Window trim | Wood | Black | 4.8 | Positive |
| | B | | | | 4.3 | |
| | C | | | | 5.9 | |
| | D | | | | 4.6 | |
| | A | Stain window | | White | 21.8 | |
| | B | | | | 4.5 | |
| | C | | | | 5.8 | |
| | D | | | | 7.9 | |
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Casement window on main level



Basement window



Double-hung windows on main & upper levels



Attic windows



Exterior trim & storm



Eisenhart Remodel

2020 Chadbourne Ave. Madison, WI.

Letter Of Intent

Addition, renovation, sitework, and remodel of entire home and garage.

Address: 2020 Chadbourne Ave. Madison, WI. 53703

Design/Build Agent: Sweeney Design Remodel **Project Designer:** Linda Sweeney

Homeowners: Eric and Joann Eisenhart

To: Madison Landmarks Commission,

On behalf of Eric and Joann Eisenhart, please accept this letter regarding the proposed work at 2020 Chadbourne Ave.

Known historically as Charles H. Bunting House was originally built in 1914, part of the University Heights Historic District. It is of the Arts and Crafts Architectural style clad in Stucco with slate tile roofing.

The owner's goals are to include two additions, construction of a new garage, and to update the form and function of the home to today's standards. During both design and construction phase, the maintaining of the historic structure and the preservation of historic elements will be a priority. The scope of work includes:

- The demolition of the existing garage which is in disrepair. The location of the new garage will be moved and is noted on the Survey plan. The new overhead door, windows, and service door will have many design elements that are original to the home. Exterior cladding will be Stucco and Vermont slate roof, matching the home. Corbels will be included on the gable(s) which is an existing feature of the home.
- The removal of the concrete patio and basketball backstop fence will be removed for the future addition on the North side. (Not original to the home)
- North side face of home will be entirely demoed in preparation for the addition space. New stucco and tile roof will be installed to match existing conditions. Marvin windows

will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images.

- East side face of home will be entirely demoed in preparation for the addition space. New stucco and tile roof will be installed to match existing conditions. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images.
- South side of home will have all windows replaced. Existing chimney will remain. Inspection of chimney will be done to see if new cap will be needed. New stucco will be installed to match existing conditions in areas of new windows. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images. Size, location, and the style of windows will match exactly to the original windows.
- West side face of home will have all windows replaced including the wood front entry. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images. Size, location, and the style of windows will match exactly to the original windows. Exterior door will be custom made to match existing front entry with new jamb, threshold and weatherstripping. New stucco will match to the original conditions.
- Larger gutters and downspouts will be installed throughout the entirety of the home. Will maintain the color of the original gutters and downspouts. A larger size is needed due to the increase of storms and volume of water descending off the roof.
- Creation of a new driveway and walkway will be needed due to new location of the garage.

Notes for historical preservation:

All Marvin windows will match in color, size, and style in existing openings and will be consistent throughout the additions. Existing wood window trim is being custom matched in an extruded aluminum.

The roof of the garage and additions will have Vermont slate roofing to match existing roofing materials.

Existing Conditions:



South Elevation



Nort

North Elevation



East Elevation



West Elevation



Existing Garage



Slate Roof/Gutters/Dentil



Gutters/Dentil



House West of Property

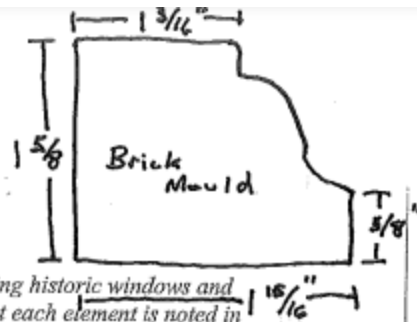


House East of Property

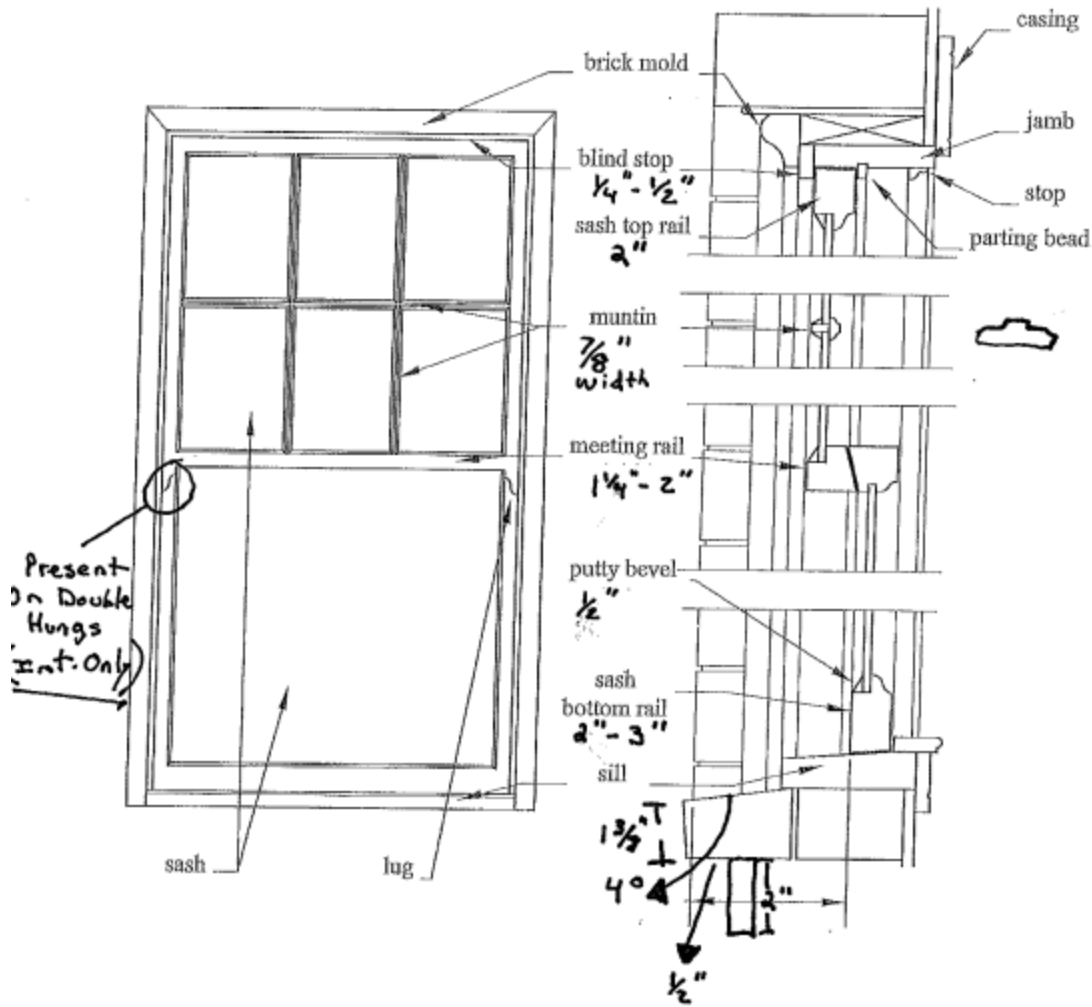


House Across Street South of Property

2020 Chadbourne Ave. Wood Windows
Madison



The drawings below show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. Note that the section drawing on the right shows the relationship of the window sash to the exterior wall plane.





④ South Elevation
1/8" = 1'-0"



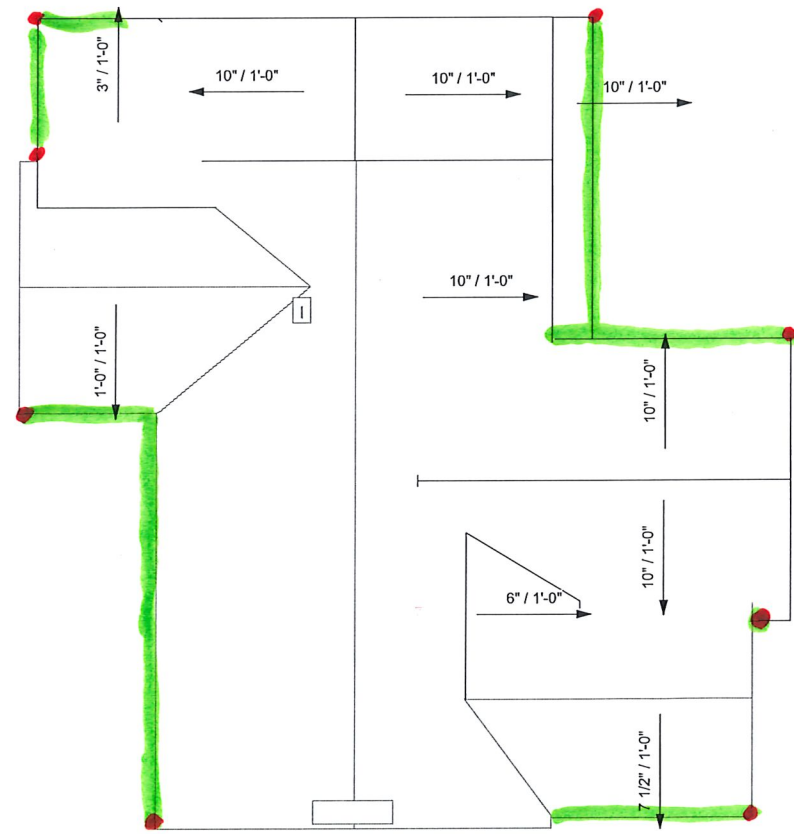
③ North Elevation
1/8" = 1'-0"



② West Elevation
1/8" = 1'-0"



① East Elevation
1/8" = 1'-0"



⑤ Roof Plan

• = Downspouts
(white in color
to blend w/ the
home)

— =
Gutter
Location



SWEENEY
DESIGN • REMODEL

1008 Fish Hatchery Road, Madison, WI 53715
Phone (608) 257-3084 Fax (608) 257-3003
Email las@sweeneyconst.com

Joann & Eric Eisenhart
2020 Chadbourne Avenue
Madison, WI 53726

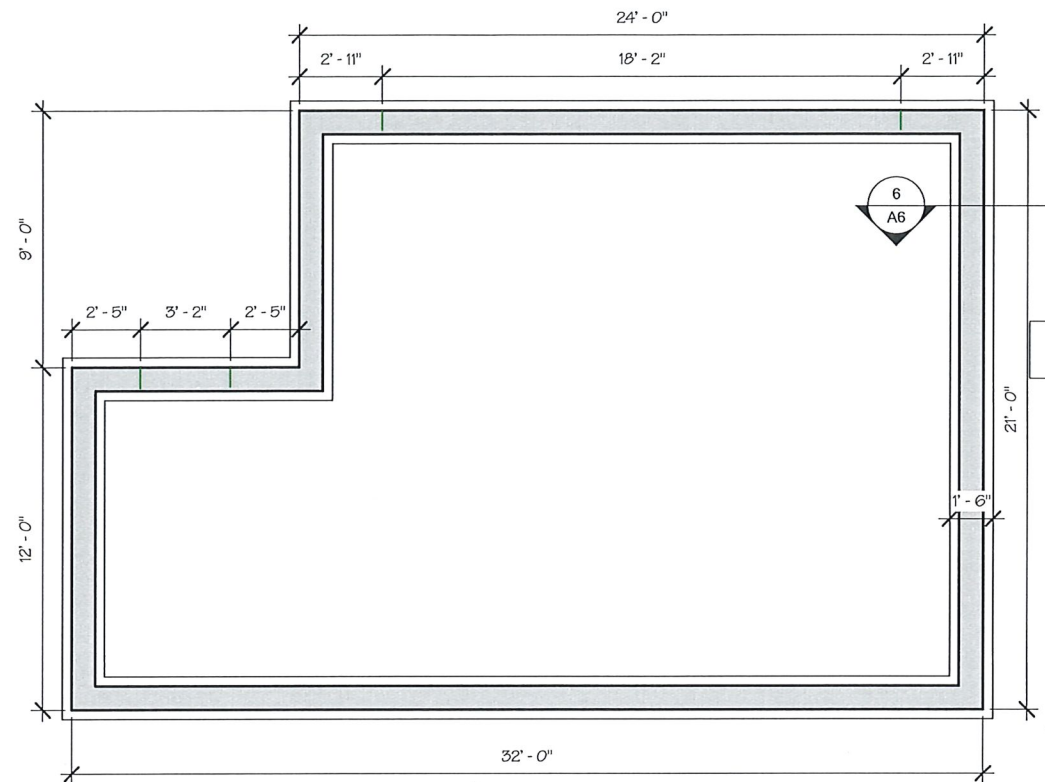
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A5

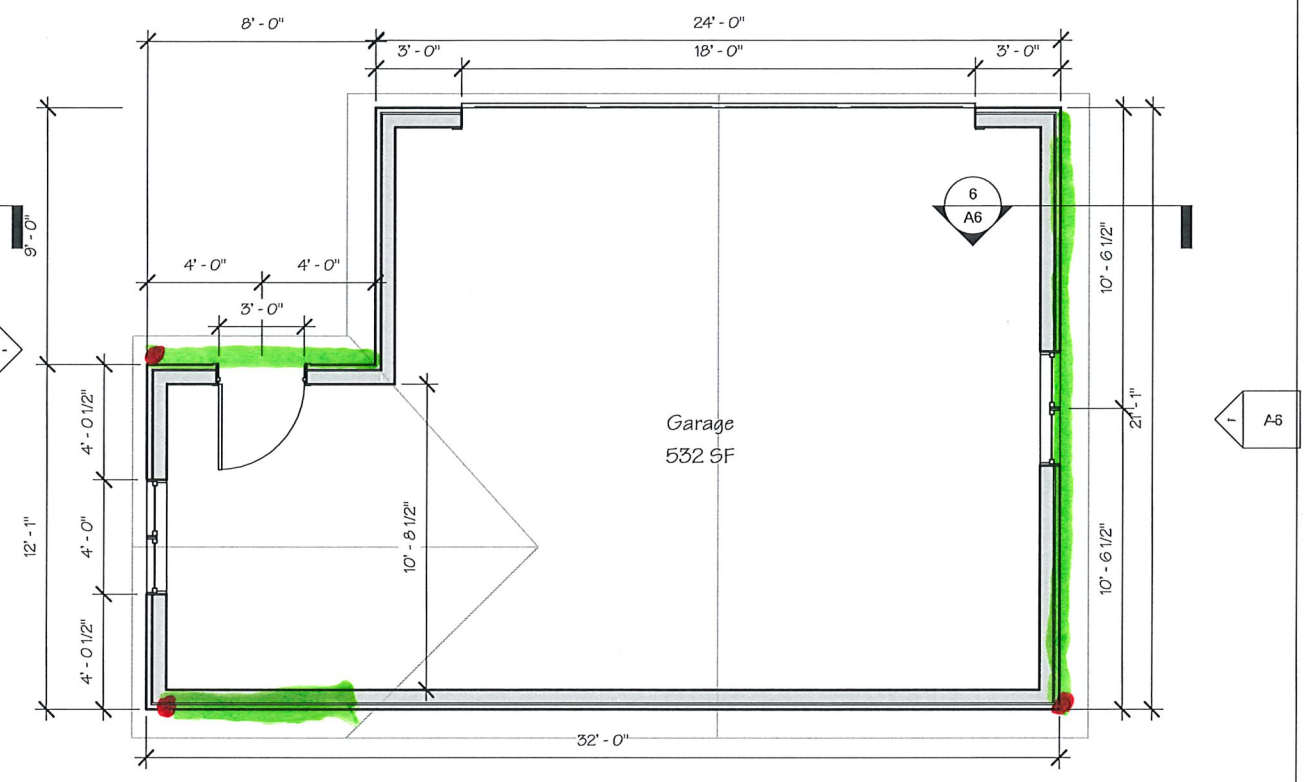
Joann & Eric Eisenhart
2020 Chadbourne Avenue
Madison, WI 53726

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A6



7 Proposed Foundation Plan of Garage
1/4" = 1'-0"



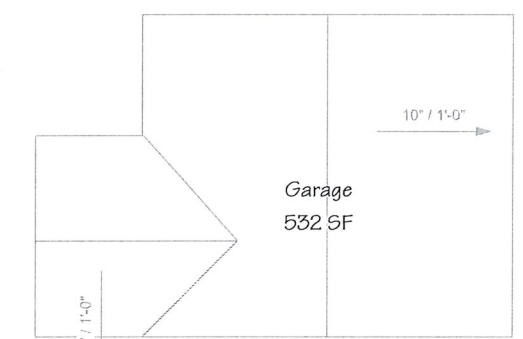
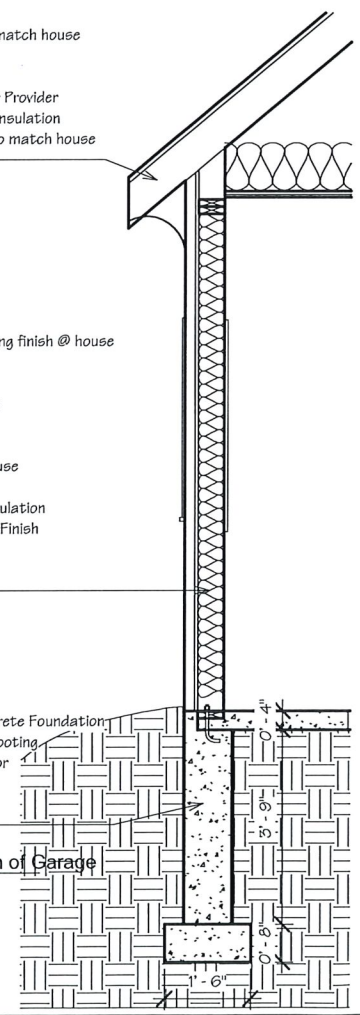
5 Proposed Plan of Garage
1/4" = 1'-0"

All exterior finishes to match house
Slate Shingles
3/4" Sheathing
Truss Design by Lumber Provider
R40 Blown In Cellulose Insulation
Facia, soffit & gutter to match house

Garage Wall:
Plaster to match existing finish @ house
1/2" OSB Sheathing
2 X 6 Double Top Plate
2 X 6 Wood Stud 16" oc
2 X 6 PT Bottom Plate
Anchor bolt
2" Stucco to match house
Tyvek House Wrap
R19 Fiberglass Batt Insulation
1/2" GWB on all Interior Finish
5/8" GWB @ Ceiling

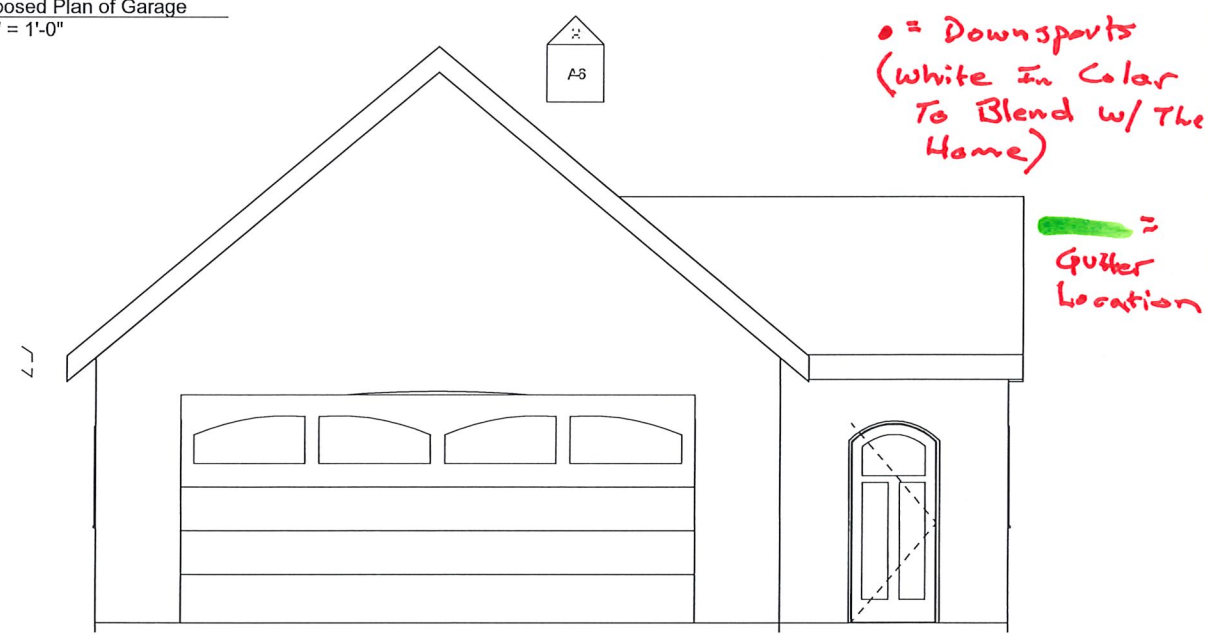
Foundation
3'-9" X 8" Poured Concrete Foundation
8" X 8" X 8" Concrete Footing
4" Poured Concrete Floor
6 Mil Vapor Barrier

6 Wall Section of Garage
1/2" = 1'-0"

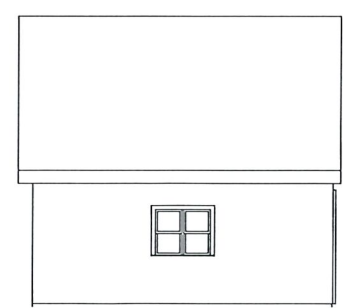


8 Roof Plan of Garage
1/8" = 1'-0"

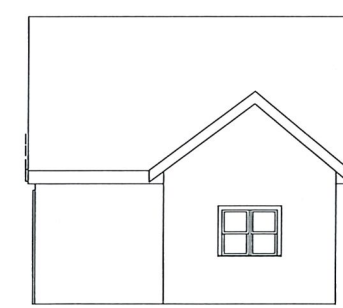
See truss design from Lumber company for roof system of garage.



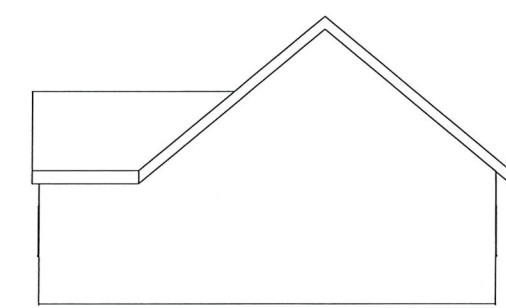
3 Garage South Elevation
1/4" = 1'-0"



4 Garage West Elevation
1/8" = 1'-0"



1 Garage East Elevation
1/8" = 1'-0"



2 Garage North Elevation
1/8" = 1'-0"



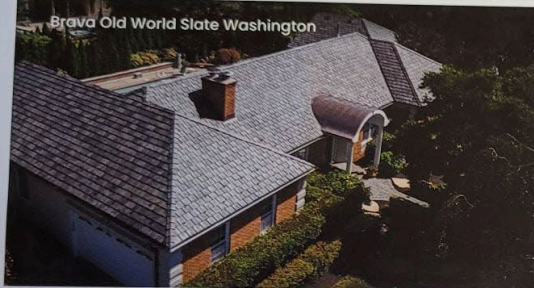
Brava Old World Slate



Brava Old World Slate Light Arendale



Brava Old World Slate Onyx



Brava Old World Slate Washington



Brava Old World Slate Atlantic

Beautifully authentic high-performance roofing.

The beautiful look of a slate roof without the maintenance.

Truly realistic

Our proprietary process creates the most authentic-looking old world slate on the market.

Superior performance

Brava is designed to withstand even the most severe weather, boasting the highest hail resistance rating in the industry.

Enhanced curb appeal

Curb appeal directly correlates with owner satisfaction and higher property value.

Maintenance free

Brava's proprietary formulation ensures extreme durability.

Color technology

Brava's proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product.

Fully sustainable

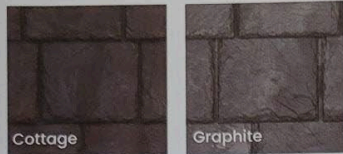
Brava uses recycled material to create a roof that is fully recyclable.

Complete

Brava offers a complete line of accessory tiles.

bravarooftile.com • (844) 290-4196 • info@bravarooftile.com

Unparalleled Performance



Note: Premium Blend and Title 24 Cool Roof Colors are available as an upcharge from Standard Color pricing. Please consult your sales representative for additional information.

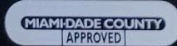
| Description | Weight | Dimensions |
|-----------------------------|----------|-------------------|
| 6" Field Tile | 1.4 lbs. | 6" x 22" |
| 9" Field Tile | 1.8 lbs. | 9" x 22" |
| 12" Field Tile | 2.7 lbs. | 12" x 22" |
| Starter | 1.6 lbs. | 12" x 12" |
| Hip & Ridge | 2.0 lbs. | 5 5/8" x 6" x 16" |
| Solid Multi-Width Accessory | 4.5 lbs. | 12" x 22 7/8" |

| | |
|---------------------------------------|--------------|
| Weight Per Square (Standard Slate) | 311 lbs./sq. |
| Weight Per Square (Multi-Width Slate) | 305 lbs./sq. |

| Aesthetics | Brava Old World Slate | Natural Slate |
|--|-----------------------|-------------------------|
| Authentic Look | ✓ | ✓ |
| 1" Thickness | ✓ | ✗ |
| Multi-Colored Variegated | ✓ | Only the most expensive |
| Solid Accessories for Realistic Installation | ✓ | ✗ |

| Performance | Brava Old World Slate | Natural Slate |
|------------------------------------|-----------------------|--|
| Fire Retardant: Class A or Class C | ✓ | ✓ |
| Wind Resistance: 188+ mph* | ✓ | ✗ |
| Impact Resistance: Class 4 | ✓ | Varies by product |
| Freeze/Thaw Resistant | ✓ | May spall in alpine regions |
| Maintenance-Free | ✓ | Requires inspection and repair throughout the life cycle |
| Colorfast | ✓ | Only some varieties |
| Hail Warranted | ✓ | Varies by product |

| Installation | Brava Old World Slate | Natural Slate |
|----------------------------|-----------------------|--|
| Lightweight | ✓ | ✗ |
| Estimated Waste Factor | Low | High; slates with hairline cracks or broken during install will be discarded |
| Gun Nailed in Cold Weather | ✓ | ✗ |



© Brava 2023 OWS.SS.V9.1223

*Brava tiles are tested and approved to withstand wind speeds of up to 188 mph with nails and up to 211 mph with high wind / screw installation.

Tolerances + or - 1/32". All specifications subject to change without notice.

The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.

bravarooftile.com • (844) 290-4196 • info@bravarooftile.com





Project Name & Address: 2020 Chadbourne Avenue

Application Type(s): Certificate of Appropriateness for a demolition, new construction, and additions

Legistar File ID # [82208](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: April 1, 2024

Summary

Project Applicant/Contact: Brett Clarke, Sweeney Design Remodel

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the demolition of a garage, construction of a new garage, and two additions.

Background Information

Parcel Location/Information: The subject property is in the University Heights historic district.

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.
- (2) Demolition or Removal. In determining whether to approve a certificate of appropriateness for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
 - (a) Whether the structure is of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.

- (b) Whether a landmark's designation has been rescinded.
- (c) Whether the structure, although not itself a landmark structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.
- (d) Whether demolition or removal of the subject property would be contrary to the policy and purpose of this ordinance and/or to the objectives of the historic preservation plan for the applicable historic district as duly adopted by the Common Council.
- (e) Whether the structure is of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
- (f) Whether retention of the structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.
- (g) The condition of the property, provided that any deterioration of the property which is self-created or which is the result of a failure to maintain the property as required by this chapter cannot qualify as a basis for the issuance of a certificate of appropriateness for demolition or removal.
- (h) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the historic resources of the historic district in which the subject property is located, or if outside a historic district, compatible with the mass and scale of buildings within two hundred (200) feet of the boundary of the landmark site.

Prior to approving a certificate of appropriateness for demolition, the Landmarks Commission may require the applicant to provide documentation of the structure. Documentation shall be in the form required by the Commission.

41.25 STANDARDS FOR ALTERATIONS.

(1) General

- (a) Alterations are defined as any change to any portion of the exterior of a building or site that replaces existing materials or changes its appearance. This section provides standards for building alterations.
- (b) Materials and Features
 - 1. Alterations shall be in keeping with the original design and character of the building.
 - 2. The removal of historic features on elevations visible from the developed public right-of-way is prohibited.
 - 3. The introduction of conjectural architectural features without historic precedent on the building is prohibited.

(e) Lead Paint

- 1. Window replacement due to lead may not be eligible for state preservation tax credits. In order to replace a feature due to lead paint, the proposal must meet the following conditions:
 - a. A test result that demonstrates that a feature has tested positive for lead.
 - b. Documentation of the existing original feature, including profiles, dimensions, configuration, etc. This documentation should include drawings, photographs, and any other relevant documentation.
 - c. Documentation of the proposed replacement feature, which includes a cut sheet or shop drawing of the proposed replacement feature, and a detailed description of the profile, dimensions, configuration, material, finish, etc.

- (3) Exterior Walls
 - (a) Masonry
 - 1. Masonry not previously covered shall not be covered with stucco, exterior insulation and finish systems (EIFS), paint, or other covering.
- (4) Roofs
 - (b) Materials.
 - 1. A roof feature may be replaced in kind if it is too deteriorated to repair.
 - 2. Replacement materials shall replicate the appearance of historic roofing materials found on the structure or be compatible with roofing found on historic resources in the district.
 - (d) Chimneys
 - 1. Removing a chimney visible from the developed public right-of-way or altering its appearance, is prohibited.
- (5) Windows and Doors
 - (a) Openings
 - 2. New window openings may be added to elevations not visible from the developed public right-of-way.
 - 3. The new openings and the windows or doors in them shall be compatible with the overall design of the building.
 - (c) Windows
 - 2. Only when original windows are too deteriorated or hazardous to repair may they be replaced with new windows that replicate all design details.
 - 3. Replacement multi-light windows shall use true divided lights or simulated divided lights with window grids on the exterior and interior with spacer bars between the panes of glass.
 - (d) Pedestrian Doors
 - 1. Historic entrance doors or those dating from the period of significance may be replaced with a door that blends with the character of the structure when the original is beyond repair.

41.26 STANDARDS FOR ADDITIONS.

- (1) General
 - (a) General
 - 1. New additions on the front of the principal structure are prohibited, except for restoring or reconstructing missing historic features that can be documented.
 - 2. A new addition shall be designed to be subordinate and compatible with the character of the structure.
 - 3. The addition shall be visually separated from the principal building.
 - 4. The alignment, rhythm, and size of the window and door openings of the new addition shall be similar to those of the historic building.
 - (b) Materials and Features
 - 1. A new addition shall be constructed on a secondary or non-character defining elevation so that historic materials and features are not obscured, damaged or destroyed.
 - 2. New additions that destroy significant historic materials or character-defining features are prohibited.
- (2) Building Site
 - (a) General
 - 1. Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.

- (3) Exterior Walls
 - (a) General
 - 1. Materials used for exterior walls of the addition 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.
- (4) Roofs
 - (a) General
 - 1. The form and pitch of the addition roof shall be similar to and compatible with the existing roof form and pitch.
 - (b) Materials
 - 1. Visible roof materials shall be similar to the historic roof materials on the structure.
- (5) Windows and Doors
 - (a) General
 - 1. Openings and the windows or doors in them shall be compatible with the overall design of the historic building.
 - 2. The new openings shall have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.
 - (b) Windows and Storm Windows
 - 1. Simulated divided lights are permitted with window grids on the exterior and interior with spacer bars between the panes of glass.
 - 2. Storm windows shall minimally obscure the window beneath and have a non-reflective coating.
 - (c) Entrance Doors and Storm Doors
 - 1. Doors shall be compatible with the overall design of the building.
 - 2. New door openings shall have a similar height to width ratio, components, and finish as the historic doors of the structure.
 - 3. Storm doors shall be full-light or full-view and have a non-reflective coating.

41.27 STANDARDS FOR NEW STRUCTURES.

- (1) General
 - (a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

 - 1. Building Placement. When determining visual compatibility for building placement, the Landmarks Commission shall consider factors such as lot coverage, setbacks, building orientation, and historic relationships between the building and site.
 - 2. Street Setback. When determining visual compatibility for street setbacks, the Landmarks Commission shall consider factors such as the average setback of historic resources on the same block face within two hundred (200) feet, and the setback of adjacent structures.
 - 3. Visual Size. When determining visual compatibility for visual size, the Landmarks Commission shall consider factors such as massing, building height in feet and stories, the gross area of the front elevation (i.e., all walls facing the street), street presence, and the dominant proportion of width to height in the façade.
 - 4. Building Form. When determining visual compatibility for building form, the Landmarks Commission shall consider factors such as building type and use, roof shape, symmetry or asymmetry, and its dominant vertical or horizontal expression.
 - 5. Architectural Expression. When determining visual compatibility for architectural expression, the Landmarks Commission shall consider factors such as the building's

modulation, articulation, building planes, proportion of building elements, and rhythm of solids to voids created by openings in the façade.

- (b) Accessory Structures
 - 1. Comply with requirements for new primary structures with other historic accessory structures serving as comparables.
 - 2. Minimally visible from the developed public right-of-way, or be minimally visible from the front of the property for corner lots.
 - 3. Clearly be secondary to the primary structure.
- (3) Exterior Walls
 - (a) General
 - 1. Materials used for new structures shall be similar in design, scale and architectural appearance to materials that date to the period of significance on historic resources within two hundred (200) feet, but differentiated enough so that it is not confused as a historic building.
- (4) Roofs
 - (a) Form
 - 1. Roof form and pitch shall be similar to the form and pitch of the roofs on historic resources within two hundred (200) feet.
 - (b) Materials
 - 1. Roof materials shall replicate materials found on historic resources within two hundred (200) feet.
- (5) Windows and Doors
 - (a) General
 - 1. Door and window styles should both match the style of the new structure and be compatible with those on historic resources within two hundred (200) feet.
 - (b) Windows and Storm Windows
 - 1. Multi-light windows shall have true divided lights or simulated divided lights with muntin grids on the exterior and interior with spacer bars between the panes of glass.
 - (c) Entrance Doors and Storm Doors
 - 1. Sliding glass doors shall not be installed on the ground floor elevation along any street frontage.
 - (d) Shutters
 - 1. Shutters shall be allowed if they are found on historic resources in the district, and shall replicate their operable appearance.
 - (f) Garage Doors
 - 1. Garage doors shall be similar in design, scale, architectural appearance, and other visual qualities prevalent within the historic district.
- (6) Entrances, Porches, Balconies and Decks
 - (a) Porch Elements
 - 1. Entrances and porches shall be of a size and configuration consistent with the historic resources in the district.
 - 2. The primary entrance for the structure shall be located on the front elevation, or, structures on a corner lot may have a corner entrance.

Analysis and Conclusion

The proposed project is to demolish an existing garage, construct a new garage, and construct two additions to the principal structure in addition to alterations to the principal structure, including replacement of windows and

door that have tested positive for lead paint, replacing failing stucco cladding, replacing existing gutters to accommodate increased capacity, and replacing the existing slate roof with materials in-kind. For site work, the existing driveway will be removed and replaced to address the new garage configuration, and an existing patio and basketball backstop fence will be removed. Plans show the intention for future retaining wall to be constructed in the rear yard and a separate Certificate of Appropriateness will need to be issued to cover that work when those details are finalized.

The subject property features an Arts and Crafts house that was constructed in 1914 for UW Pathology professor, Charles Bunting. The stucco building features corbels at the roofline, shuttered windows, and distinctive arched windows interspersed with more typical paired double-hung windows.

On the principal structure, the window and door replacements meet the standards for replacement of features with positive lead results. The slate roof has been evaluated and it is at the end of its serviceable life, which often occurs after a century. The new roof will feature comparable replacement slate tiles. The two additions include lengthening the rear (north) wing of the house and a second projecting wing on the side (east) of the house, located behind (to the north) of the existing projecting wing, substantially set back from the front (south) of the house. In adding onto the rear wing of the house, some of the windows on that wing are proposed to be reconfigured, but the locations are compatible with the window configurations found on the existing structure. With the window replacements and construction of additions as well as failed areas of the existing stucco cladding, the project proposed to remove all stucco, insulate, and then reclad the exterior with stucco. There are currently no details on the style of replacement gutters or information on if their locations will be changed.

The existing garage is small and does not accommodate current vehicle sizes. Its replacement will be in keeping with similar precedents in the historic district. The existing garage is architecturally similar to the historic house, with brackets under the eaves, stucco cladding, and multi-light windows with shutters. The proposed replacement garage is proposed to replicate many of those details. The proposed vehicle door has multi-light windows that replicate the arched window configurations found on the house. The roof of the garage is proposed to be asphalt shingles.

A discussion of relevant standards follows:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

[For proposed demolition of the garage]

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (2) Demolition or Removal. In determining whether to approve a certificate of appropriateness for any demolition or removal of any landmark or structure within a historic district, the Landmarks Commission shall consider all of the following, and may give decisive weight to any or all of the following:
 - (a) The existing garage is not of such architectural or historic significance that its demolition or removal would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
 - (b) This property is not a designated landmark.
 - (c) The existing garage does not inherently contribute to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State.

- (d) The demolition of this garage is in keeping with longstanding precedent of replacing garages that no longer accommodate current uses.
- (e) The garage structure is not of such old and unusual or uncommon design, method of construction, or material that it could not be reproduced or be reproduced only with great difficulty and/or expense.
- (f) Retention of the garage structure would not promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage.
- (g) The garage structure is proposed for replacement due to its small size and the need to accommodate current vehicle sizes.
- (h) The proposed replacement garage appears to meet the historic district standards for new construction.

Staff does not believe that additional photographic documentation should be required prior to the demolition of the existing garage.

41.25 STANDARDS FOR ALTERATIONS.

[For alterations to the principal structure]

- (1) General
 - (a) Alterations are defined as any change to any portion of the exterior of a building or site that replaces existing materials or changes its appearance. This section provides standards for building alterations.
 - (b) Materials and Features
 - 1. The proposed alterations appear to be in keeping with the original design and character of the building.
 - 2. No historic features on elevations visible from the developed public right-of-way are proposed to be removed.
 - 3. The proposed alterations are compatible with the architectural style of the building, but do not introduce conjectural features.
 - (e) Lead Paint
 - 1. Window replacement due to lead may not be eligible for state preservation tax credits. In order to replace a feature due to lead paint, the proposal must meet the following conditions:
 - a. Application materials include a positive lead test result that demonstrates that the windows and front door have tested positive for lead.
 - b. the application materials include documentation of existing window and door features.
 - c. Documentation of the proposed replacement windows and door includes information on how the replacement will replicate the historic.
- (3) Exterior Walls
 - (a) Masonry
 - 1. The proposed stucco will be replaced with stucco, not EIFS.
- (4) Roofs
 - (b) Materials.
 - 1. The historic slate roof is proposed to be replaced with similar slate tiles.
 - 2. The replacement materials will replicate the appearance of the historic roofing material found on the historic resource.
 - (d) Chimneys

1. Both existing chimneys are visible from the developed public right-of-way and they will be retained.

(5) Windows and Doors

(a) Openings

2. Reconfigured window openings are proposed for the rear wing of the structure.
3. The new openings and the windows or doors in them appear to be compatible with the overall design of the building.

(c) Windows

2. The windows are proposed for replacement because of their positive lead test result.
3. The replacements will feature simulated divided lights with window grids on the exterior and interior with spacer bars between the panes of glass.

(d) Pedestrian Doors

1. The historic entrance door is proposed to be replicated.

41.26 STANDARDS FOR ADDITIONS.

[For additions to the principal structure]

(1) General

(a) General

1. The new additions are to the side and rear of the principal structure, not the front.
2. the side addition follows the form of an existing cross gable. While it extends past the edge of the existing side wing, it is significantly stepped back from the front, allowing it to read as subordinate to the rest of the historic structure. The rear addition extends the existing rear wing and is compatible with the character of the structure.
3. The side addition is visually separate from the principal structure due to the different wall planes and the extension of the projecting roof gable. The rear addition will be difficult to differentiate from where it began beyond the documentation in the files, but the extension of the roof gable on the east side, creating a slight asymmetrical appearance will help to provide forensic evidence that the rear of the building has evolved.
4. The alignment, rhythm, and size of the window and door openings of the new addition appear to be similar to those of the historic building.

(b) Materials and Features

1. The additions are to be constructed on a secondary or non-character defining elevation so that historic materials and features are not obscured, damaged or destroyed.
2. the additions will not destroy significant historic materials or character-defining features.

(2) Building Site

(a) General

1. The exterior additions to the historic building appear to be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.

(3) Exterior Walls

(a) General

1. The additions will be clad in the same stucco as the rest of the house.

(4) Roofs

(a) General

1. The form and pitch of the addition roofs are projecting gables, which will largely follow the existing form and pitch of the existing gables on the building. The

exception of the slight asymmetrical form of the rear gable, however it is compatible and will help to differentiate this addition from the historic.

- (b) Materials
 - 1. The additions will be clad in the same slate tiles as the rest of the building.
- (5) Windows and Doors
 - (a) General
 - 1. Openings and the windows or doors in them appear be compatible with the overall design of the historic building, using an Arts and Crafts vocabulary.
 - 2. The new openings appear to have similar dimensions, operation, components, and finish as the historic windows or doors of the structure. The rear basement windows for the addition are proposed to be multi-light slider windows, which will help to differentiate the addition from the historic basement window operations.
 - (b) Windows and Storm Windows
 - 1. The new windows will have simulated divided lights.
 - (c) Entrance Doors and Storm Doors
 - 1. Doors appear to be compatible with the overall design of the building.
 - 2. New door openings have a similar height to width ratio, components, and finish as the historic doors of the structure.
 - 3. Storm doors shall be full-light or full-view and have a non-reflective coating.

41.27 STANDARDS FOR NEW STRUCTURES

[For the new garage structure]

- (1) General
 - (a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

 - 1. Building Placement. The new garage will be in located on the rear of the property in approximately the same location as the existing garage.
 - 2. Street Setback. The garage is similarly set back from the street as other accessory structures in the district.
 - 3. Visual Size. The new accessory structure is larger than the existing, but is visually compatible with the principal structure and of a similar scale to other new garages constructed in the district.
 - 4. Building Form. The gable-front and wing design is reminiscent of a scaled-down version of the principal structure.
 - 5. Architectural Expression. The architectural details on the garage will both replicate the character of the existing garage and include architectural references to the principal structure.
 - (b) Accessory Structures
 - 1. The new accessory structure appears to comply with the standards for primary structure.
 - 2. Located at the rear of the lot, the garage will be minimally visible from the developed public right-of-way.
 - 3. As it is located at the rear of the property and is of a much smaller scale, it is clearly secondary to the primary structure.
- (3) Exterior Walls
 - (a) General
 - 1. Ther materials for the garage are similar in design, scale and architectural appearance to materials that date to the period of significance on historic resources

within two hundred (200) feet, but differentiated enough so that it is not confused as a historic building.

- (4) Roofs
 - (a) Form
 - 1. The form and pitch of the roof is similar to that of the historic structure and of other historic resources in the vicinity.
 - (b) Materials
 - 1. The roof of the garage is proposed to have asphalt shingles, which will be compatible with the roofing on the historic resource and is of a similar material to other accessory structures within two hundred (200) feet.
- (5) Windows and Doors
 - (a) General
 - 1. Door and window styles both match the style of the new structure and be compatible with those on historic resources within two hundred (200) feet, namely they replicate the materials of the principal structure on the property.
 - (b) Windows and Storm Windows
 - 1. The multi-light windows will have simulated divided lights with muntin grids on the exterior and interior with spacer bars between the panes of glass.
 - (d) Shutters
 - 1. No shutters are shown on any of the drawings, but the historic principal structure has shutters and the existing garage has shutters. This is a key architectural feature of this property and the new garage should replicate that design feature.
 - (f) Garage Doors
 - 1. The garage doors are similar to others found in the district, although this door will have slightly more decorative windows as it will replicate the arched windows found on the principal structure.
- (6) Entrances, Porches, Balconies and Decks
 - (a) Porch Elements
 - 1. The simple pedestrian entrance to the garage is of a size and configuration consistent with the historic resources in the district and on the principal structure.
 - 2. The primary entrance for the structure will be located on the front elevation.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project with the following conditions:

- 1. The historic windows will retain their shutters and new window openings will replicate the shutter configurations found on the principal structure.
- 2. Final gutter specifications and locations to be approved administratively by staff.
- 3. Any exterior lighting or mechanicals proposed as part of this project scope will need a Certificate of Appropriateness.