

## Bailey, Heather

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**From:** Richard Larson <larsonbuildersllc@yahoo.com>  
**Sent:** Monday, October 16, 2023 9:57 AM  
**To:** Bailey, Heather  
**Cc:** Susan Mickel  
**Subject:** Re: Conditions of approval  
**Attachments:** Utility Layout.pdf; Existing full light exterior and storm doors to be relocated.jpg; Existing or similar light beside new door location.jpg; Possible light in peak to light up back of property.jpg

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hi Heather,

Please review below and attached for specs, notes, pics, and details of those areas (bear with me as scanner was giving me some issues):

1. Railings - Azek Decking products if / where able to replicate the front railings. New railing spacing to be a bit closer together to meet current codes. If product match or workability is not there, then cedar and paint/stain railings would be done to match front. (See pics attached):
2. Porch decking - Azek Decking boards (See pics of stair treads of existing)
3. Porch screening - Heated living space with Screens on Anderson windows to match the existing home.
4. Stair materials - Azek Decking boards and rails to match as described above.
5. Windows -Anderson windows to match the existing home with white aluminum clad exterior and wood interiors.
6. Doors - Reusing back exterior door and storm door with full light glass / screen and brown color.
7. Siding - Smartside siding to match in size, texture, and color of existing.
8. Lighting - Reuse back light for next to new back door. Possible gable light for the back yard/garden
9. Mechanical / Venting - To be positioned in location on southwest side that out of sight as much as possible.
10. Some future email/s to follow with more pics

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**From:** Bailey, Heather <HBailey@cityofmadison.com>  
**Sent:** Wednesday, September 20, 2023 11:38 AM  
**To:** Richard Larson <larsonbuildersllc@yahoo.com>  
**Subject:** Conditions of approval

Rick,

Here are the conditions of approval from Monday's Landmarks Commission meeting:

1. Final specifications for railings, porch decking, porch screening, stair materials, windows, doors, and siding be approved by staff.
2. Any new exterior lighting or mechanical/venting on the addition will need to either be submitted as part of this Certificate of Appropriateness or come in separately for an approval prior to being able to secure a building permit.

You have a year to meet the conditions of approval and for us to issue the CoA. Let us know if you have any questions as you proceed.



**Heather L. Bailey, Ph.D.** *(she/her)*

Preservation Planner

Neighborhood Planning, Preservation + Design Section

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Department of Planning + Community + Economic Development

Planning Division

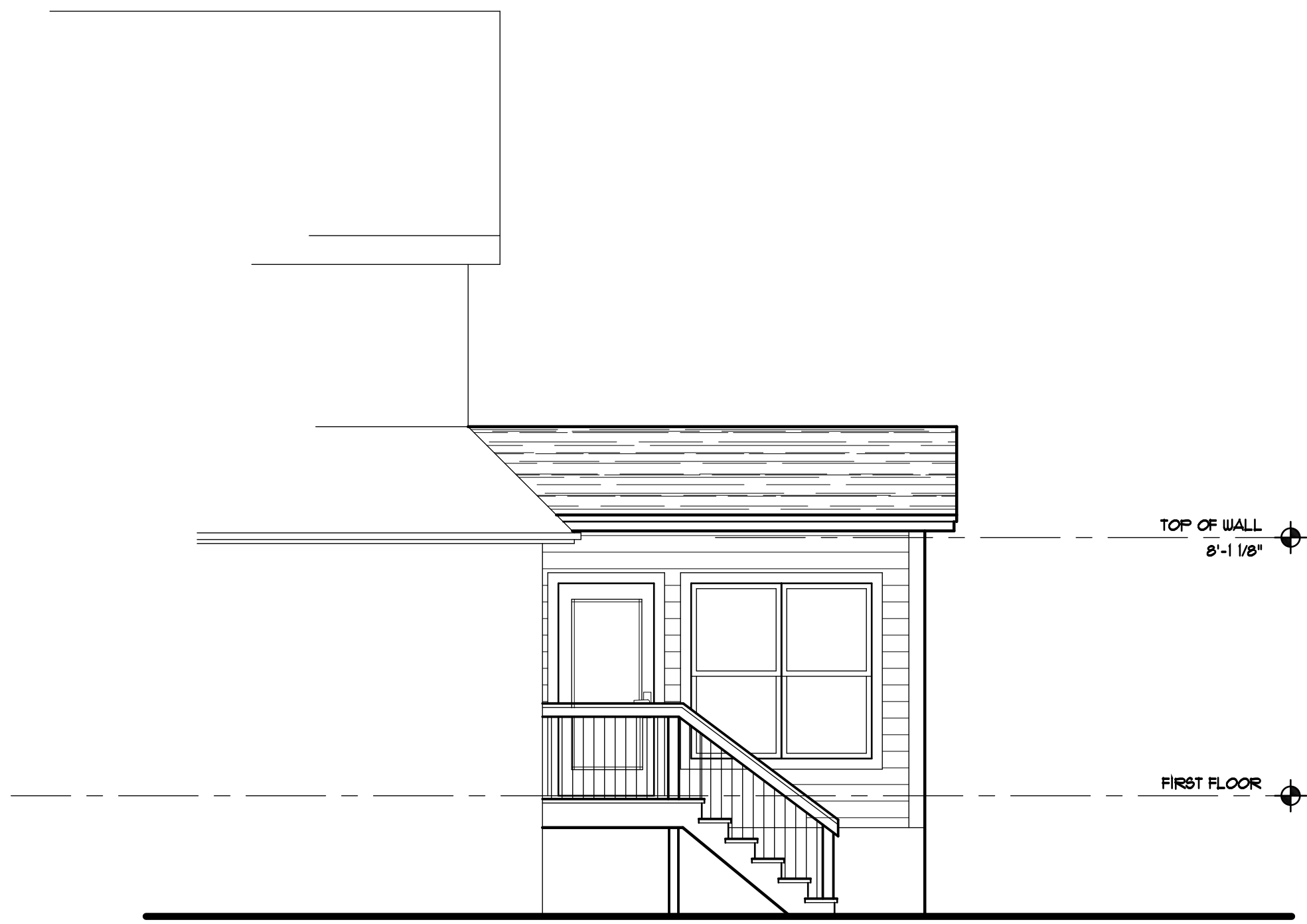
215 Martin Luther King, Jr. Blvd.; Suite 017

PO Box 2985

Madison WI 53701-2985

Email: [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) Phone: 608.266.6552

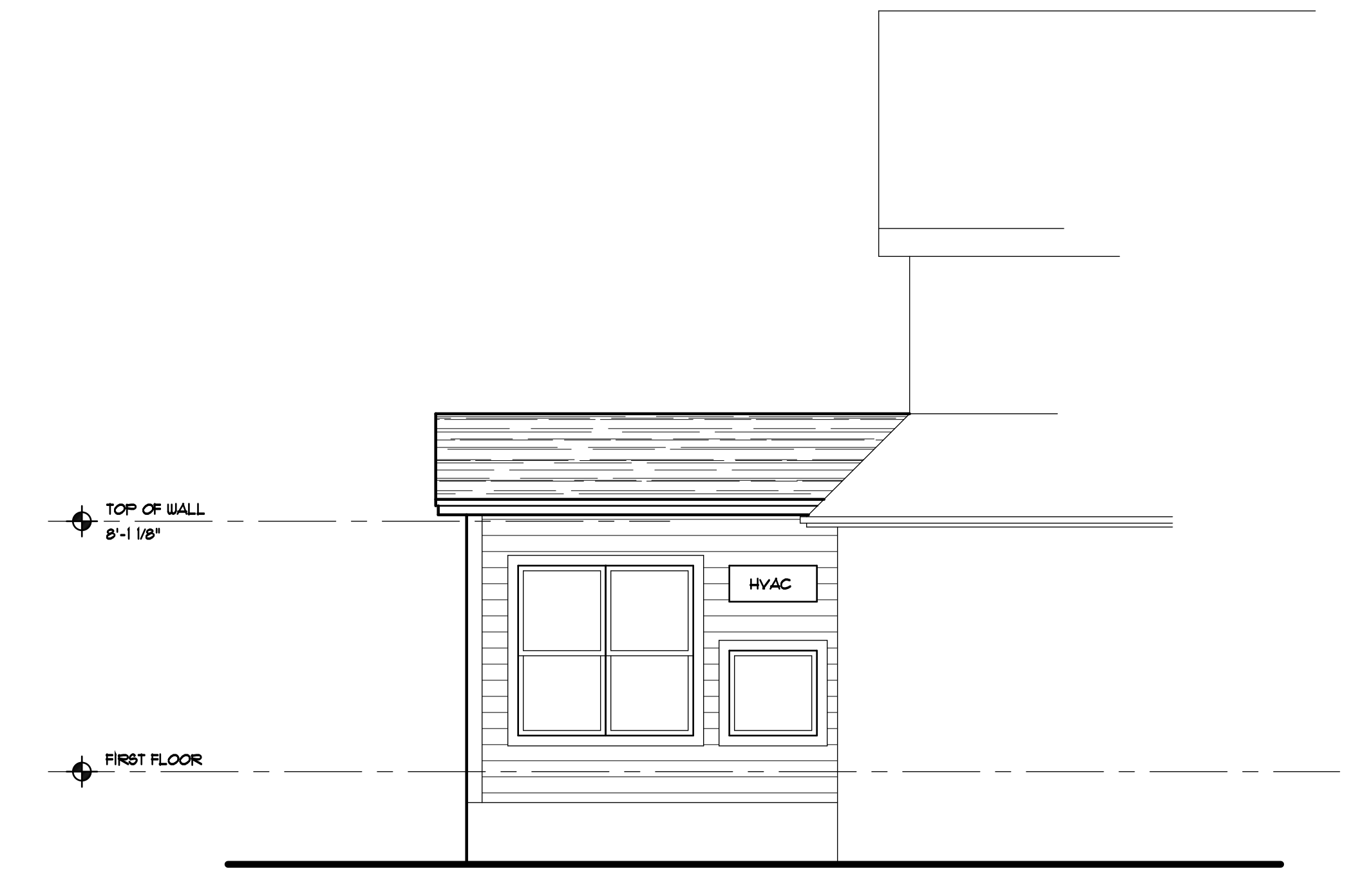
NOTE: ALL INTERIOR DIMENSIONS ARE TO STUD FACE. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUDS. ALL FOUNDATION WALL DIMENSIONS ARE TO FACE OF WALL.



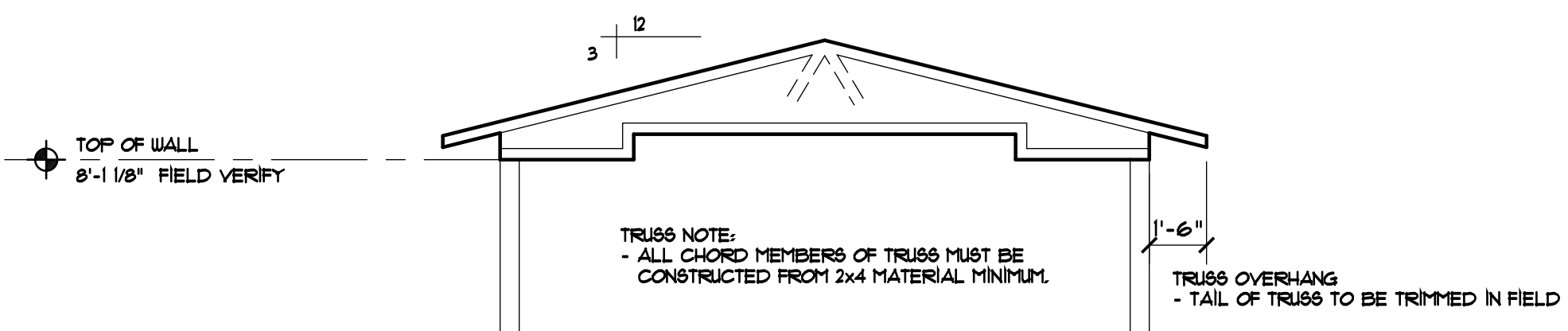
**1** NORTHEAST ELEVATION  
AI SCALE: 1/4" = 1'-0"



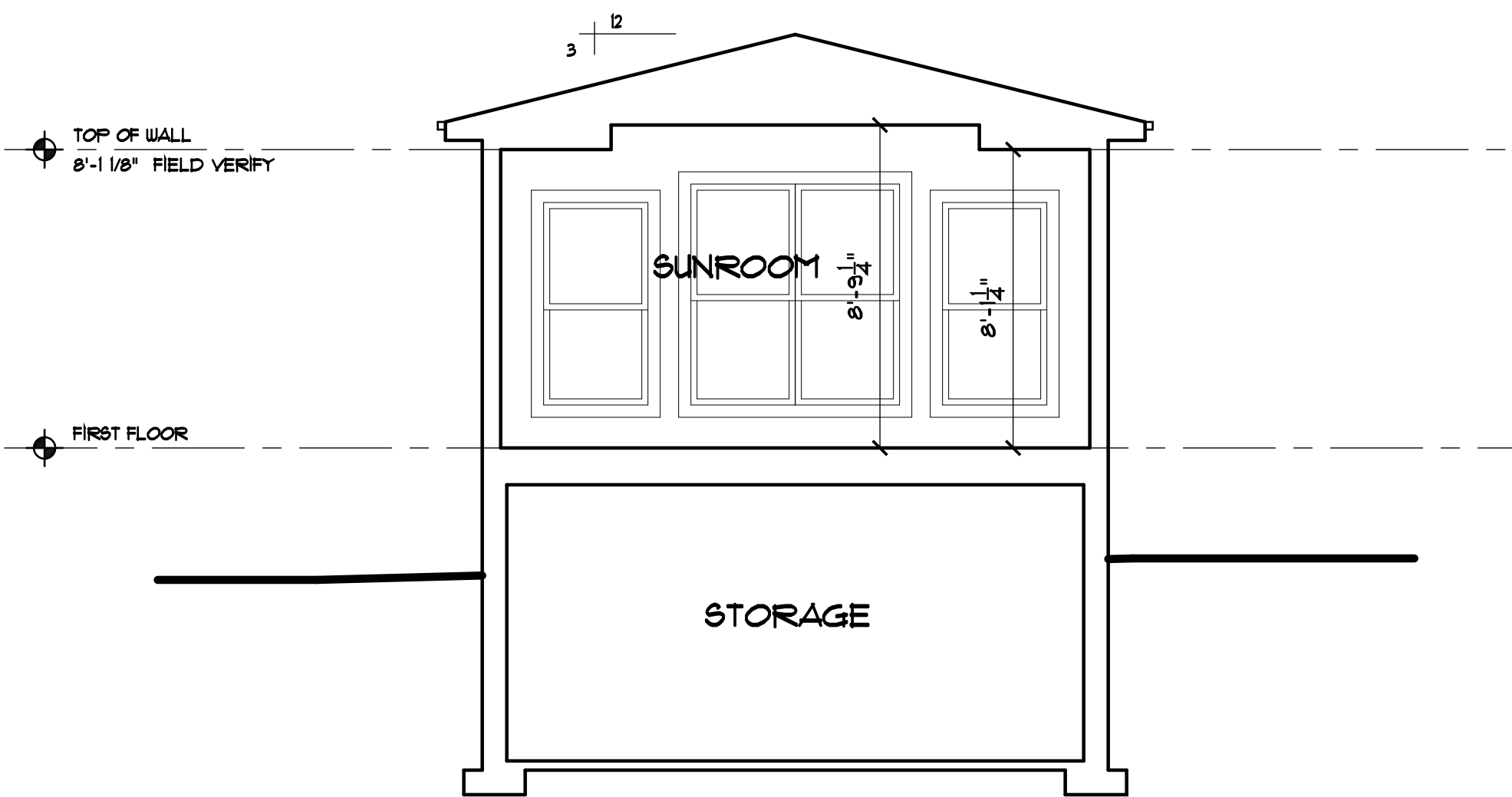
**2** NORTHWEST ELEVATION  
AI SCALE: 1/4" = 1'-0"



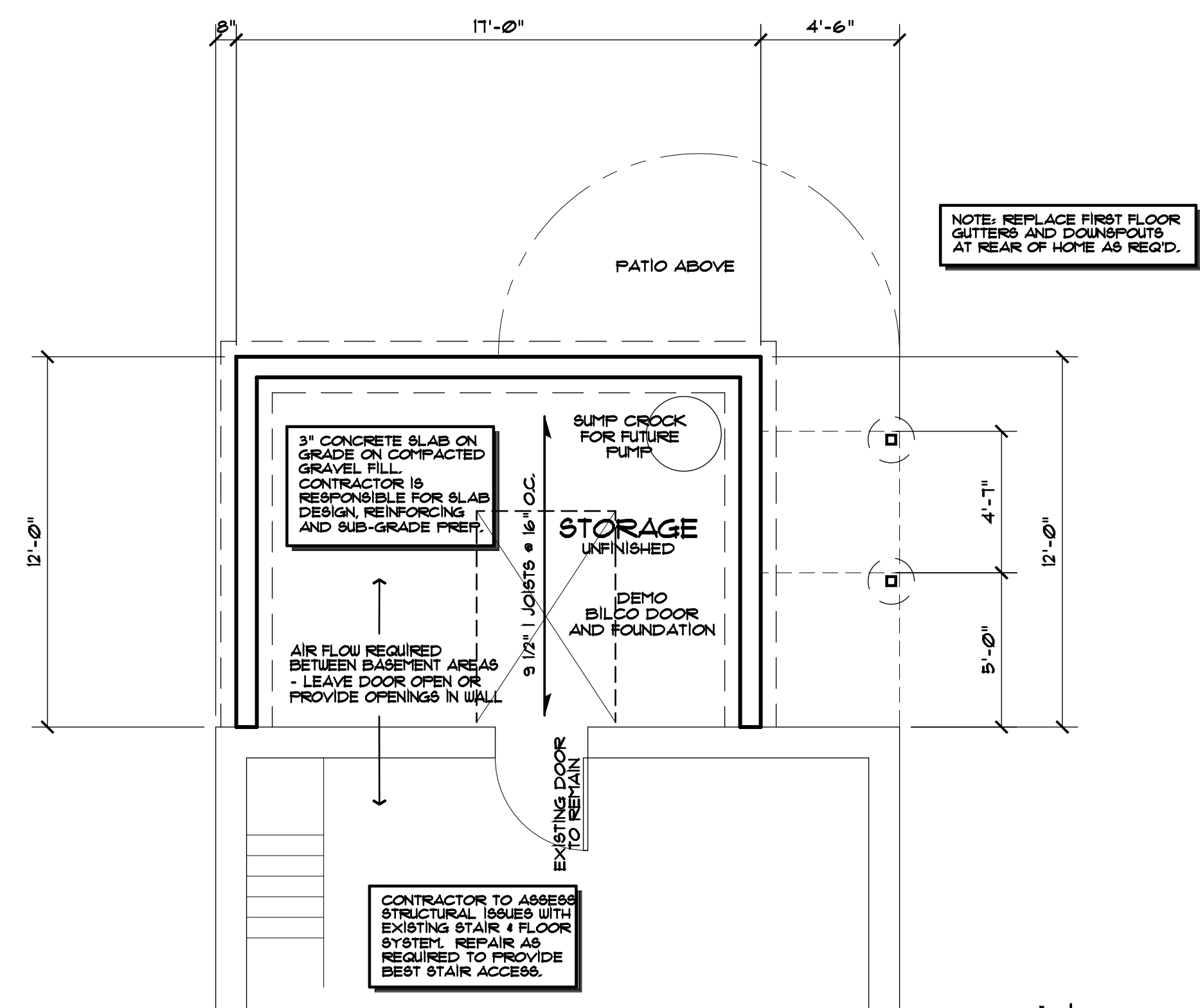
**3** SOUTHWEST ELEVATION  
AI SCALE: 1/4" = 1'-0"



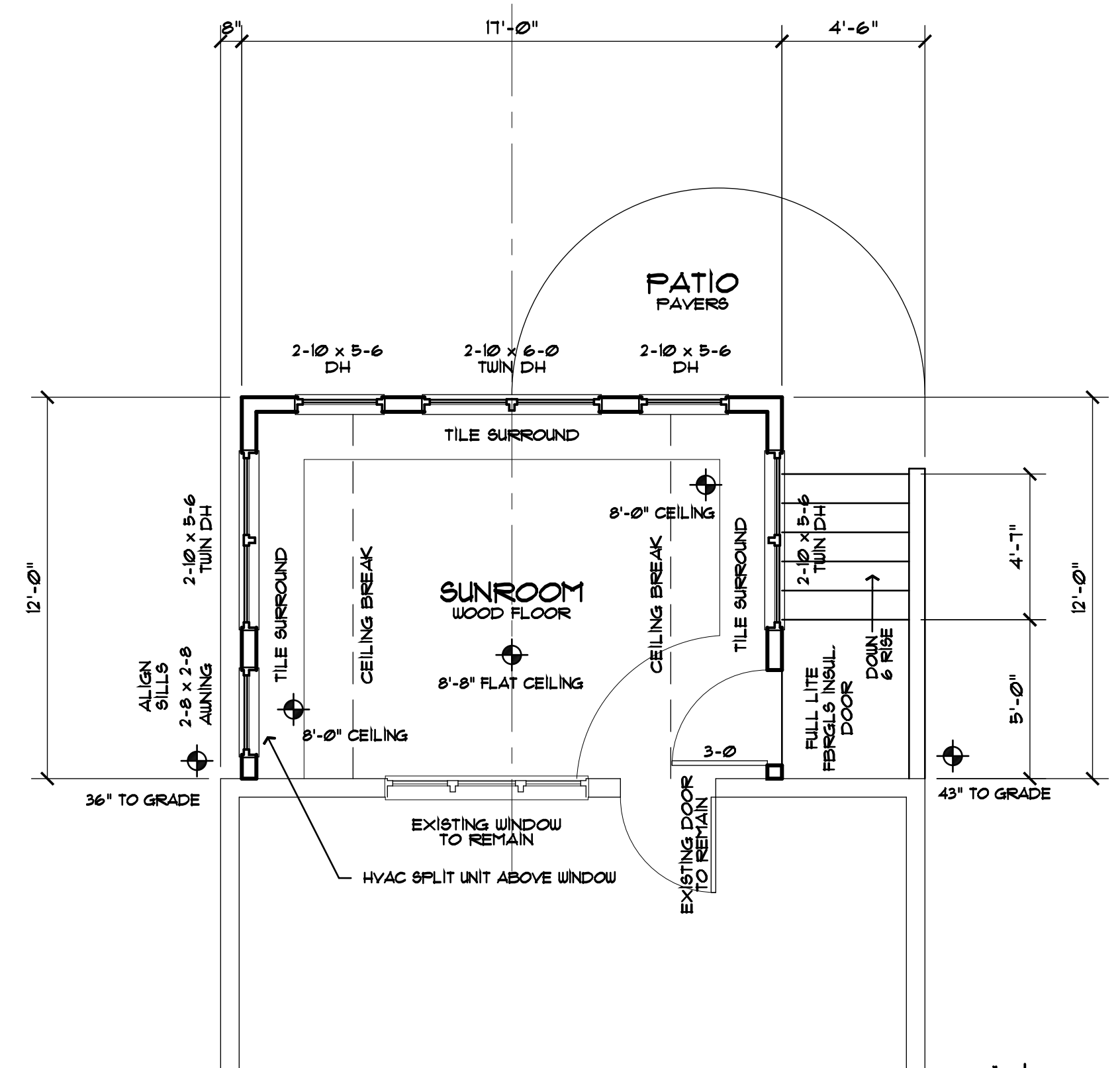
**7** TRUSS DETAIL  
AI SCALE: 1/4" = 1'-0"



**4** BUILDING SECTION  
AI SCALE: 1/4" = 1'-0" LOOKING NORTHWEST




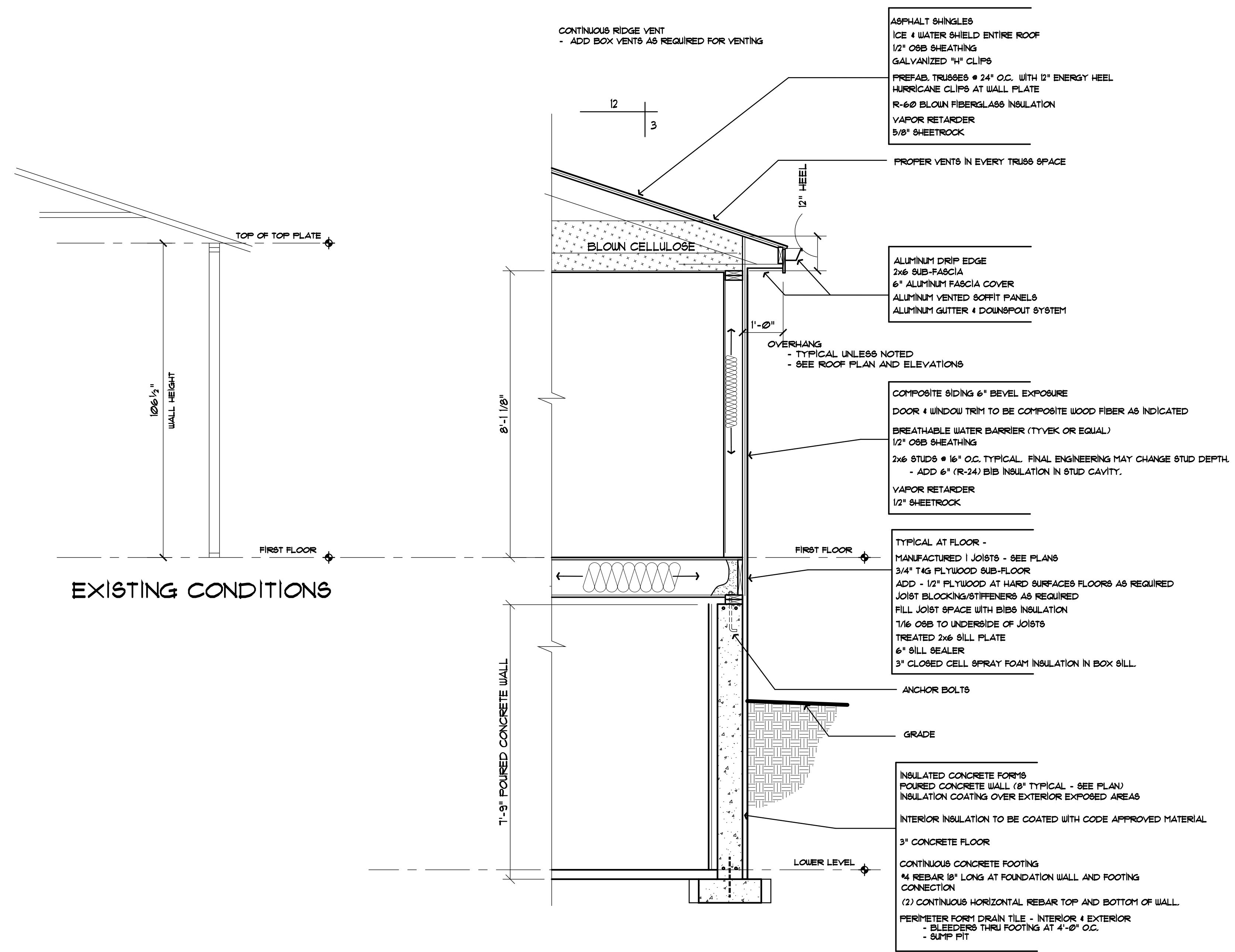
**5** PARTIAL BASEMENT FLOOR PLAN  
AI SCALE: 1/4" = 1'-0"



**6** PARTIAL FIRST FLOOR PLAN  
AI SCALE: 1/4" = 1'-0"


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	<p>DATE 11-10-2023</p> <p>DESIGN BY: STEVEN M. CONNOR, A560C, AIA</p>	<p>LOCATION 1142 SPAIGHT STREET MADISON, WI</p> <p>SHEET NO. <b>A1 of A2</b></p>

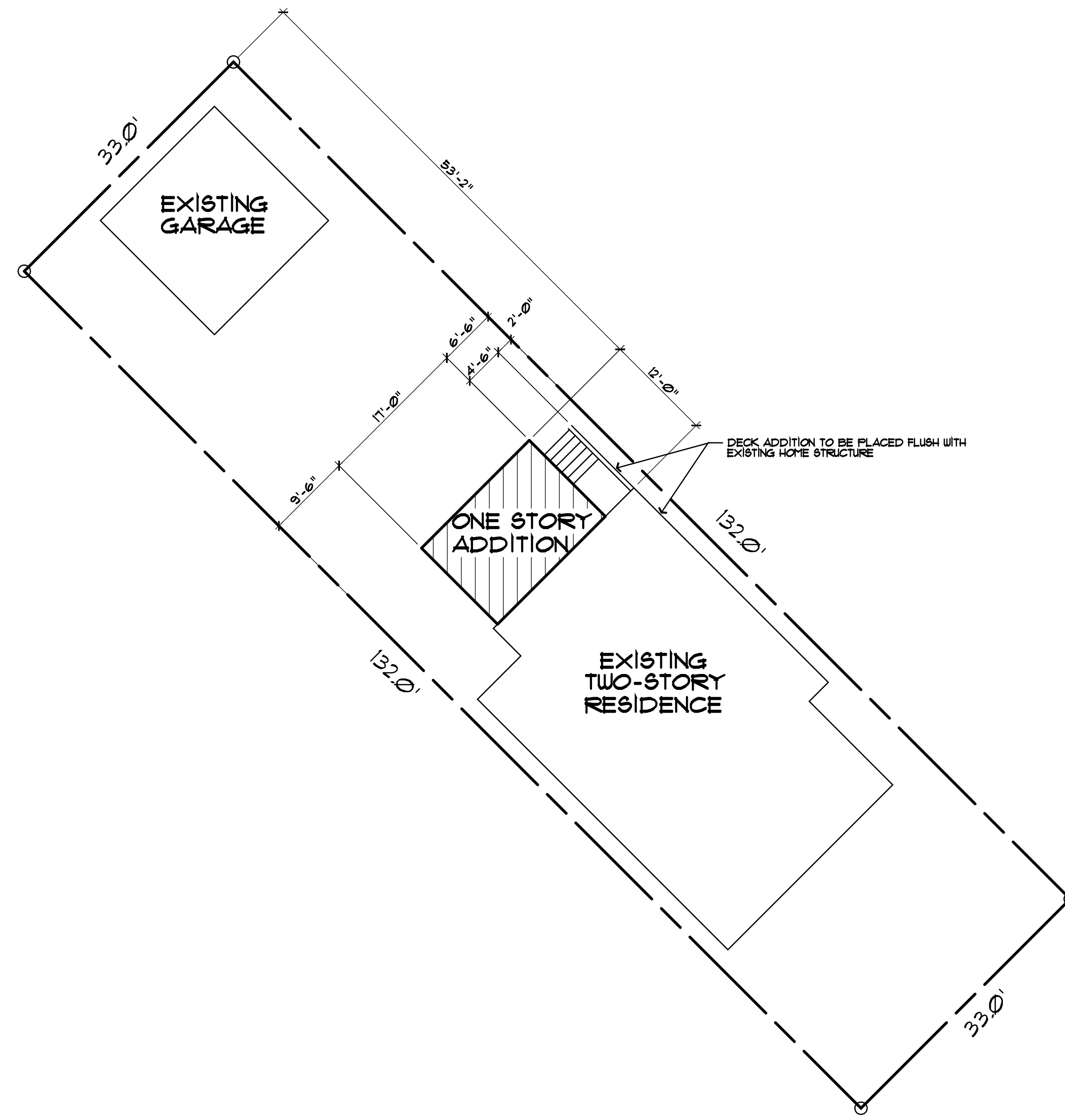


1 TYPICAL WALL SECTION  
A2 SCALE: 1/2" = 1'-0"

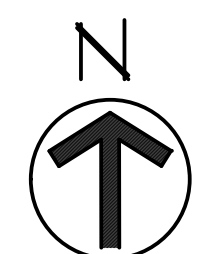
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<p>DATE 11-06-2023</p>	<p>LOCATION 1142 SPAIGHT STREET MADISON, WI</p>	<p>SHEET NO. <b>A2 of A2</b></p>
<p>DESIGN BY: STEVEN M. CONNOR, A.S.S.C., AIA</p>		





1 SITE LAYOUT PLAN  
 CI SCALE: 1" = 10'-0"



NOTE: INFORMATION ON THIS PLAN WAS DERIVED FROM CITY OF MADISON DCI MAPPING DATED 11-06-2023.  
 ALL PROPERTY LINES, SETBACKS, AND DIMENSIONS SHALL BE VERIFIED BY OTHERS PRIOR TO START OF CONSTRUCTION.

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	GENERAL CONTRACTOR AND SUB-CONTRACTORS RESPONSIBLE FOR NOTIFYING DESIGNER OF ANY ON-SITE ISSUES OR MODIFICATIONS OF DESIGN.	PROJECT <b>4 SEASON ROOM</b>	
DATE 11-10-2023	DESIGN BY: STEVEN M. CONNOR 608-444-4315	LOCATION 1142 SPALIGHT STREET MADISON, WI	SHEET NO. <b>C1 of C1</b>

















Maintenance  
FREE

50,000  
HOURS  
LIFE

\$720  
avg. savings  
over life\*

LED motion security light  
Foco de Movimiento de Seguridad LED

# HIGH PERFORMANCE FLOODLIGHT

Motion  
Activated



Perimeter Protection  
Motion Sensor for  
Added Security  
Sensor de Movimiento de  
Protección Perimetral  
para Mayor Seguridad

LED  
1200  
lumens

LITHONIA  
LIGHTING

















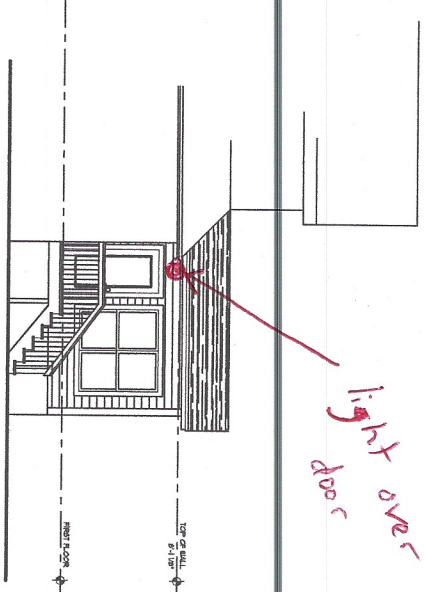


IN THIS HOUSE, WE BELIEVE  
**BLACK LIVES MATTER**  
FOR HUMAN RIGHTS AND HUMAN RIGHTS  
**SCIENCE IS REAL**  
**LOVE IS LOVE**  
WITH



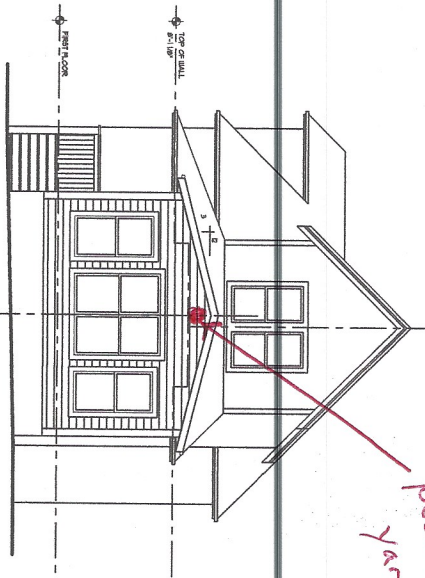


NOTE: ALL WINDOWS SHOWN ARE 20" HIGH. ALL WINDOWS ARE TO BE SET INTO EXISTING FACE OF STUD. ALL EXISTING WALL, CEILING & FLOOR ARE TO BE REFINISHED.



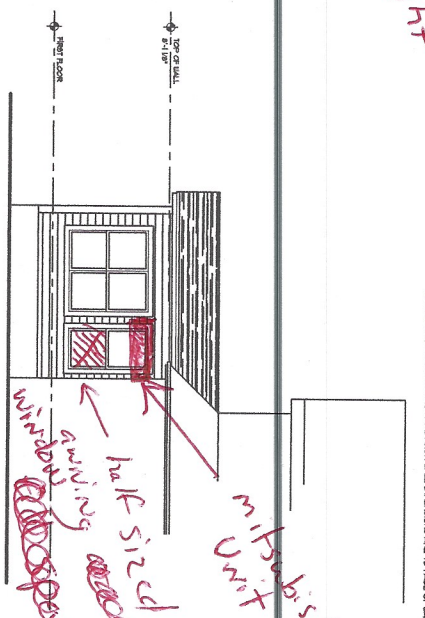
1 NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"

*light over door*



2 SOUTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"

*possible yard light*

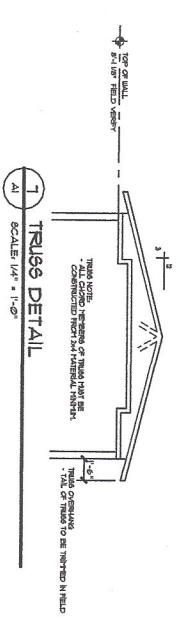


3 NORTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"

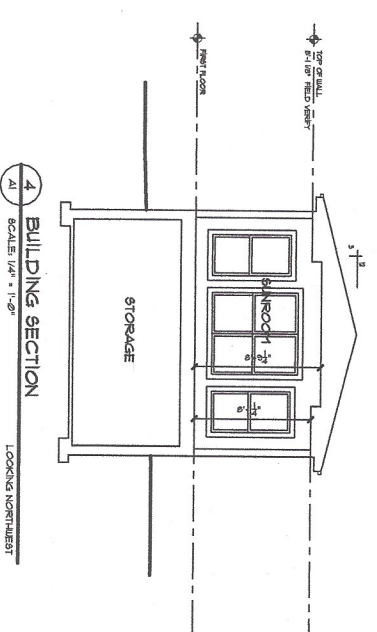
*Mitsubishi unit*

*half sized window*

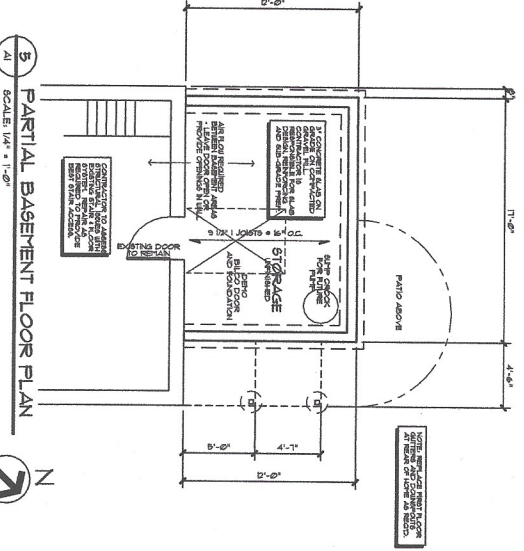
*minimum spacing*



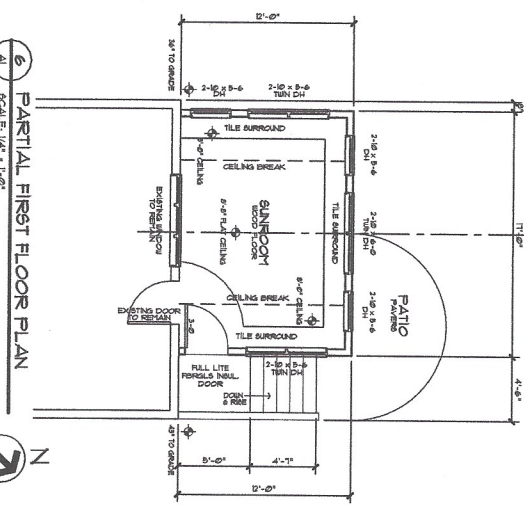
4 TRUSS DETAIL  
SCALE: 1/4" = 1'-0"



5 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



6 PARTIAL BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



7 PARTIAL FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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	<p>OWNER: GUSAN MICHEL PROJECT: 4 SEASON ROOM LOCATION: HILDCOCK STREET SHEET NO: A1 OF A2</p>	<p>OWNER: GUSAN MICHEL PROJECT: 4 SEASON ROOM LOCATION: HILDCOCK STREET SHEET NO: A1 OF A2</p>	<p>OWNER: GUSAN MICHEL PROJECT: 4 SEASON ROOM LOCATION: HILDCOCK STREET SHEET NO: A1 OF A2</p>