

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: 126 N. Spooner Street

Aldermanic District: 5

2. PROJECT

Project Title/Description: Garage and 4-Season Room Addition and General Repairs

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**
- Alteration/Addition to a building 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.)
- Other (specify):**

DPCED USE ONLY	Registrar #:
	DATE STAMP <p style="text-align: right; margin-top: 10px;">6/29/22 8:48 pm</p>
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Meri Tepper Company: Associated Housewrights

Address: 1217 Culmen St Madison. Wi 53713
Street City State Zip

Telephone: 608-658-6002 Email: meri.tepper@housewrights.com

Property Owner (if not applicant): Jeremy Foltz and Erin McBride

Address: 126 N. Spooner Street Madison WI 53726
Street City State Zip

Property Owner's Signature: Jeremy Foltz Digitally signed by Jeremy Foltz Date: 2022.06.29 20:49:48 -04'00' Date: 6/29/2022

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner. 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

Letter of Intent
28 Jun 2022

To: Landmarks Commission - City of Madison Planning Division

Contractor: Associated Housewrights
Project Designer: Meri Tepper
Homeowners: Jeremy Foltz and Erin McBride

Project name

Garage Reconstruction and Sun Room Addition.

Project address and select history

126 N. Spooner St.

The property (Andrew T. Weaver House) is situated in the University Heights Historic District. Built in 1923, the house is of the Tudor Revival style by Architect Frank Riley.

Project description (Addition)

Associated Housewrights has been commissioned to design and build a replacement garage at basement level and a new fully conditioned 4-season room above.

The proportions and massing of the proposed design will integrate and complement the existing house and will enhance the Tudor Revival style. The existing “thermally isolated” sunroom, built in the late 1960’s is not in keeping with the historic style. The permit application from 1967 described the scope of work as “enclose existing porch”.

The footprint of the work slightly larger than the existing garage and sunroom because the existing 1923 garage is not sufficiently sized to fit a modern car. The front and rear walls of the garage / foundation will remain in the same locations and the goal is to widen the garage/foundation and sunroom above by 2’-1” to “just” accommodate a car.

The roof of the sunroom will be hipped to complement the existing house. The hipped profile, although steeper, will appear less massive due to the receding profiles of the roof planes. The roofing material will match the existing asphalt shingles on the high roof.

The siding for the new sunroom is to be stucco and painted trim. This is more appropriate than the existing structure which has painted plywood siding. The intention is to create a new room that looks more in keeping with the other porch-like rooms seen in University Heights. The stucco walls of the 4-season room will match the existing texture of the main house. The trim will be painted Boral synthetic composite to match the existing profiles and color. The windows for the 4-season room will be Marvin Signature aluminum clad windows and will match the other windows which have already been replaced on the house. The garage door is proposed to be an Amarr Hillcrest as rendered on drawing sheet 4.

The addition will require a zoning variance, which will be applied for after Landmark’s review. A preliminary meeting with the Zoning Administrator has occurred and there is preliminary staff support as conceived.

Project Description (Repair & Replace)

There is a need to replace the concrete retaining walls on either side of the driveway. The western wall has structural failure and needs to be replaced. The eastern wall is proposed to move towards the east to provide more space for both the diver and passage to open doors for unloading.

All of the windows openings on the home, except 3, have already received replacement windows. These are Aluminum clad Marvin Signature Casement. This application seek replacement of 2 windows on the front and 1 on the back. (see drawings and contractor's conditions report).

The existing front door has a wooden storm door which is planned to replace with a new wooden storm door custom made at Brunsell lumber. The door would be painted oak and would match the existing exactly.

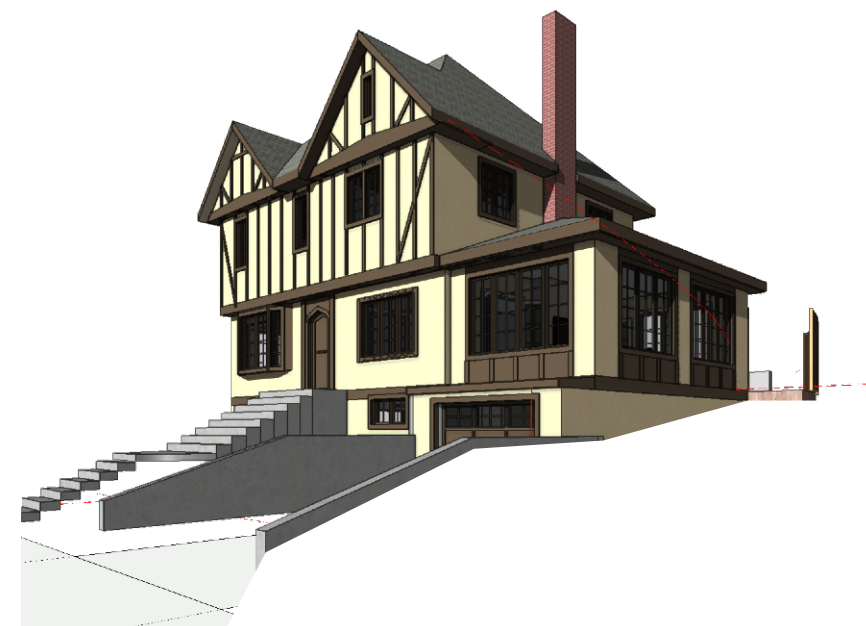
There is a lot of general rot in the existing woodwork which will require repair and or replacement. Any wood that is not rotted beyond reasonable repair will be prepped and painted. There are several areas highlighted in the attached photos which will requirement restoration and or replacement with new wood.

Respectfully,

Meri Tepper
Director of Design
Associated Housewrights



ARTISTIC MODEL REPRESENTATION OF EXISTING GARAGE AND SUNROOM ABOVE

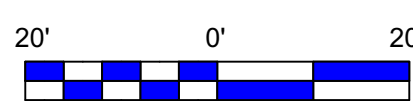


ARTISTIC MODEL REPRESENTATION OF PROPOSED GARAGE AND FAMILY ROOM ADDITION ABOVE

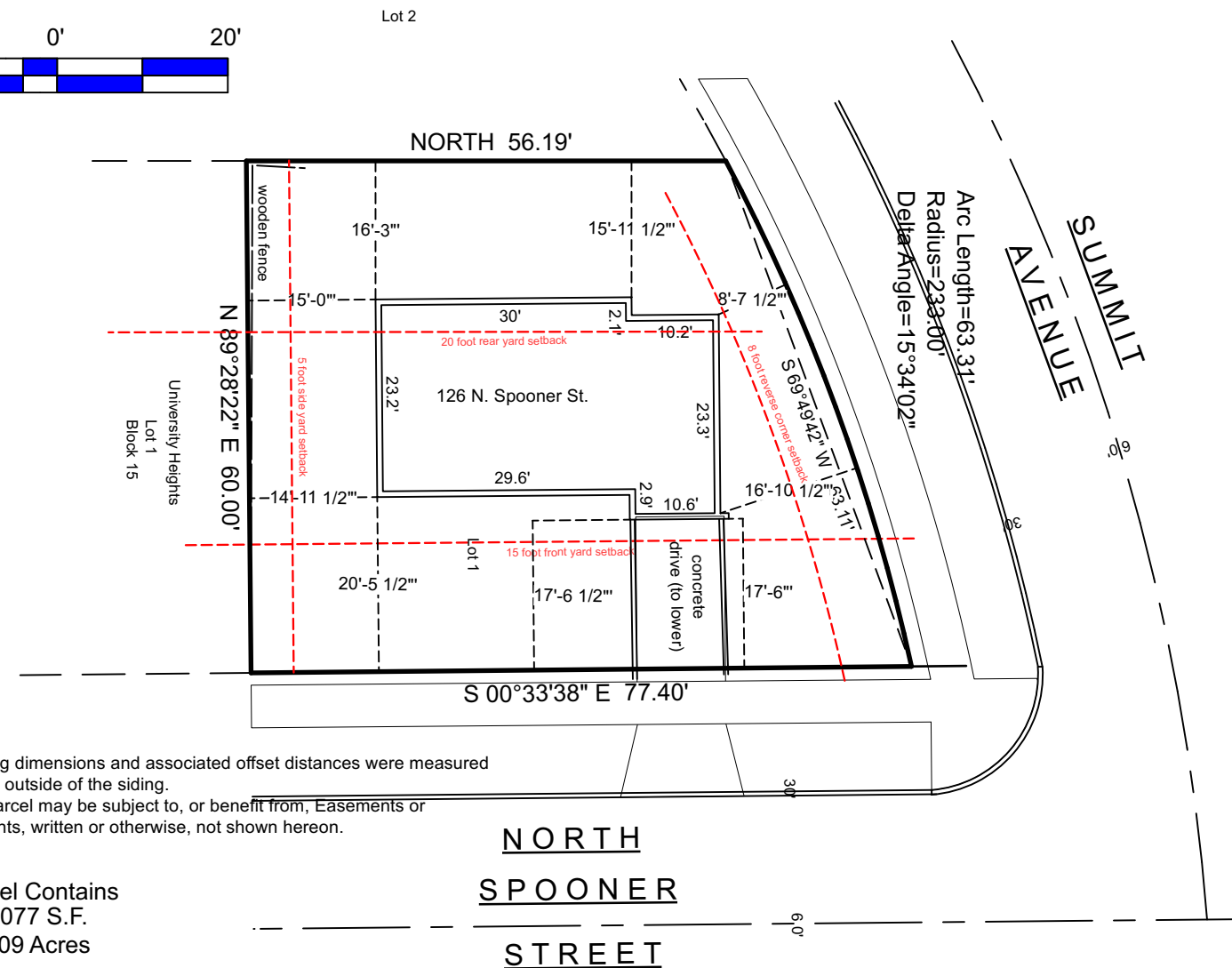
Site Plan

Located In:

Lot 1, Block 15, University Heights, in the City of Madison, Dane County, Wisconsin



EXISTING HOUSE PICTURE



Notes:

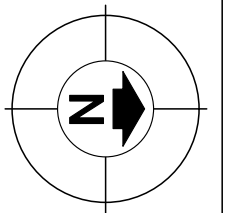
- 1. Building dimensions and associated offset distances were measured along the outside of the siding.
- 2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

Parcel Contains
4,077 S.F.
0.09 Acres

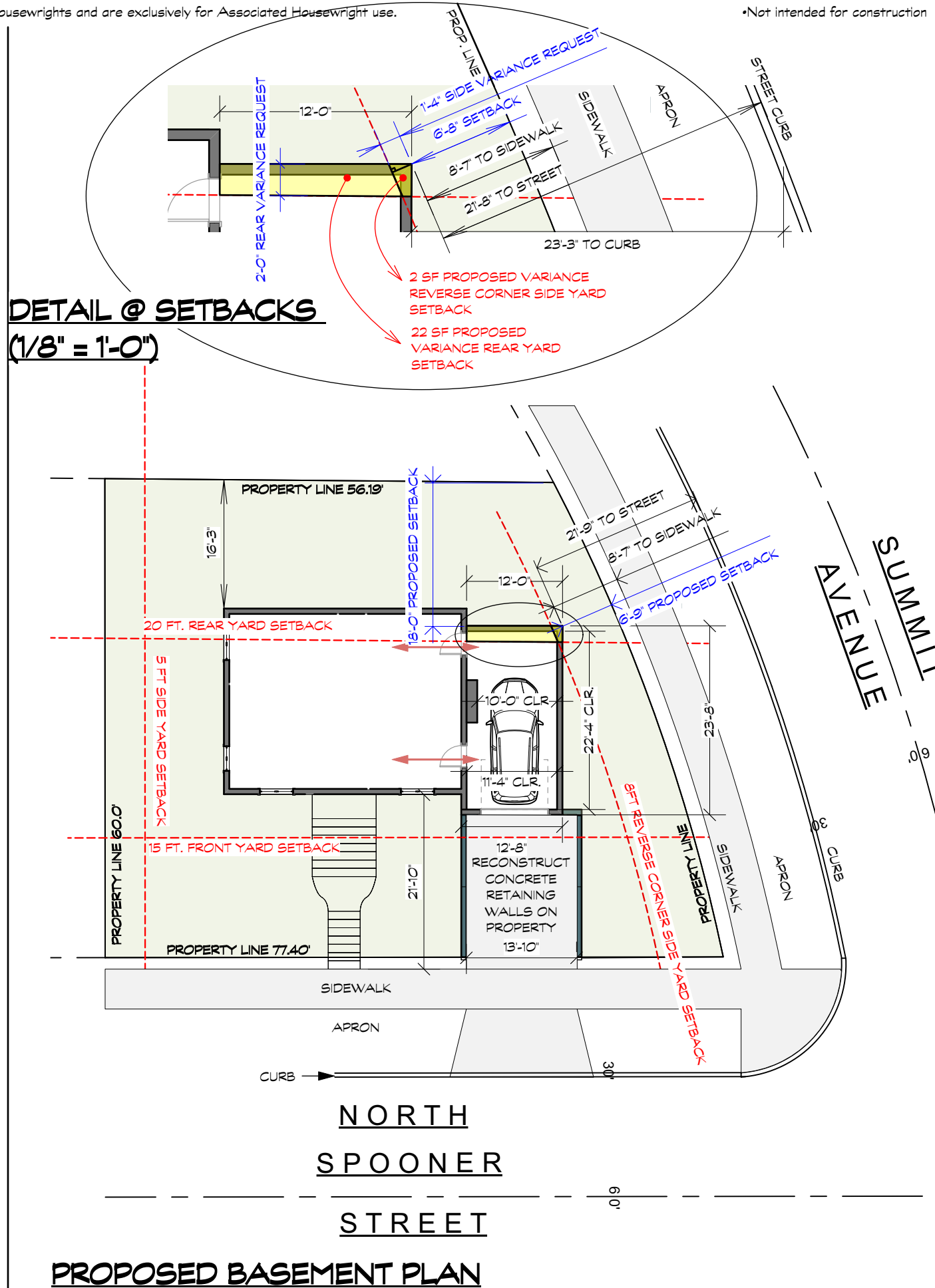
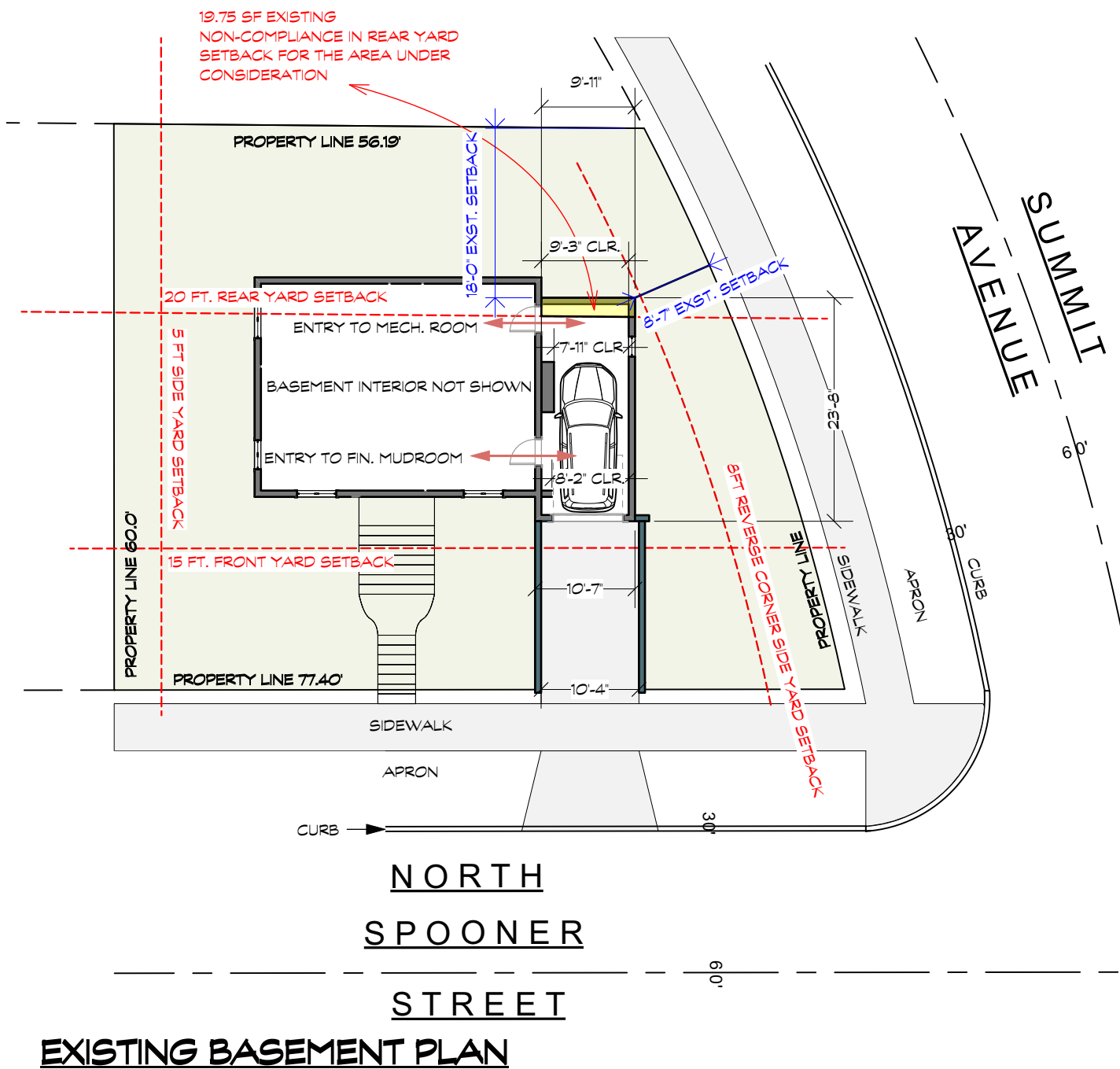
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LANDMARKS
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6.28.22
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**GARAGE/SUNROOM
REPLACEMENT**
JEREMY AND ERIN FOLTZ
126 N. SPOONER ST
MADISON, WI. 53726

**ASSOCIATED
HOUSEWRIGHTS**
1217 Calmen St. Madison, WI. 53713
www.housewrights.com
(608) 238-7519



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1 of 8

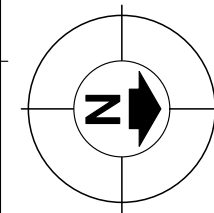


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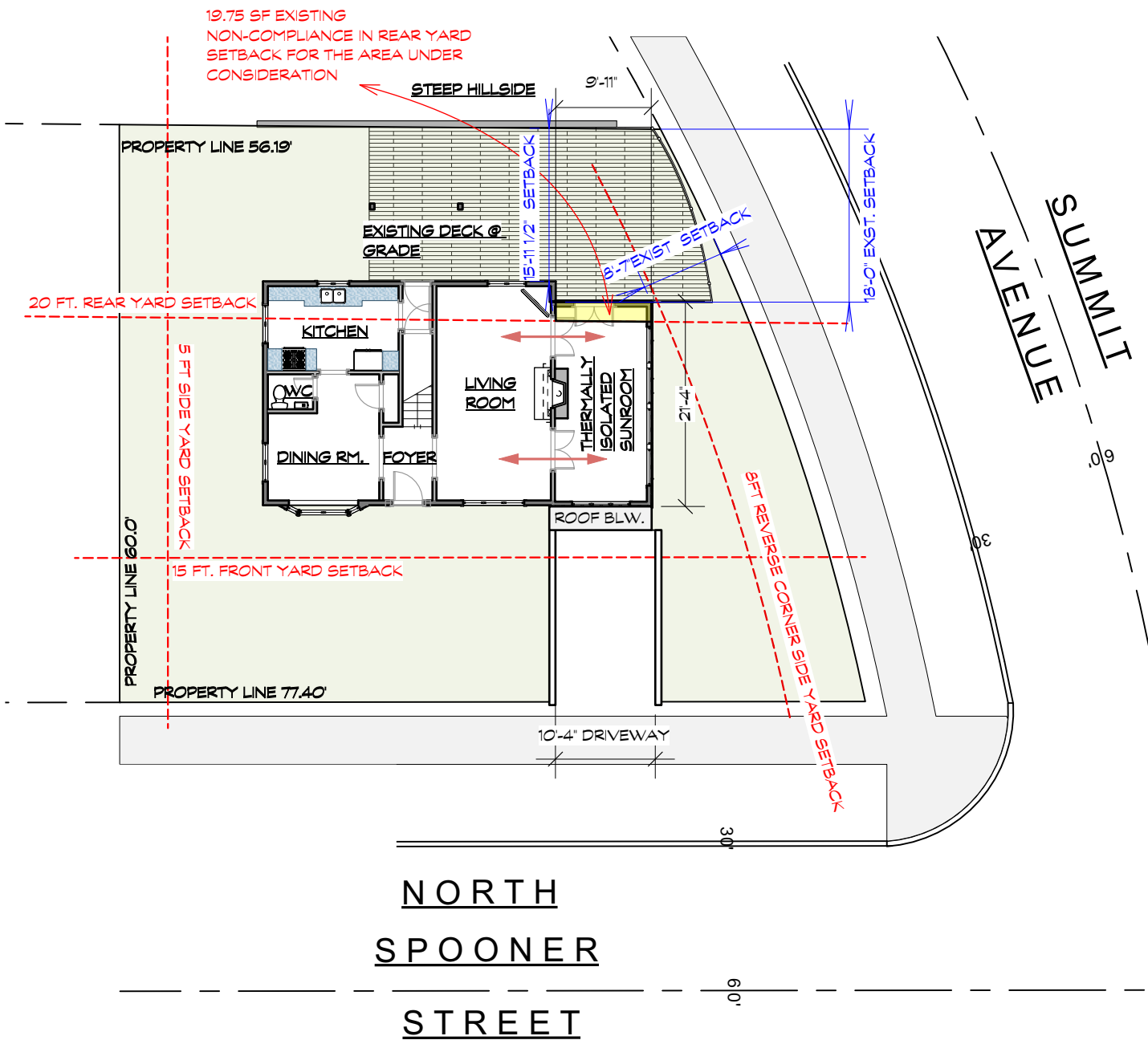
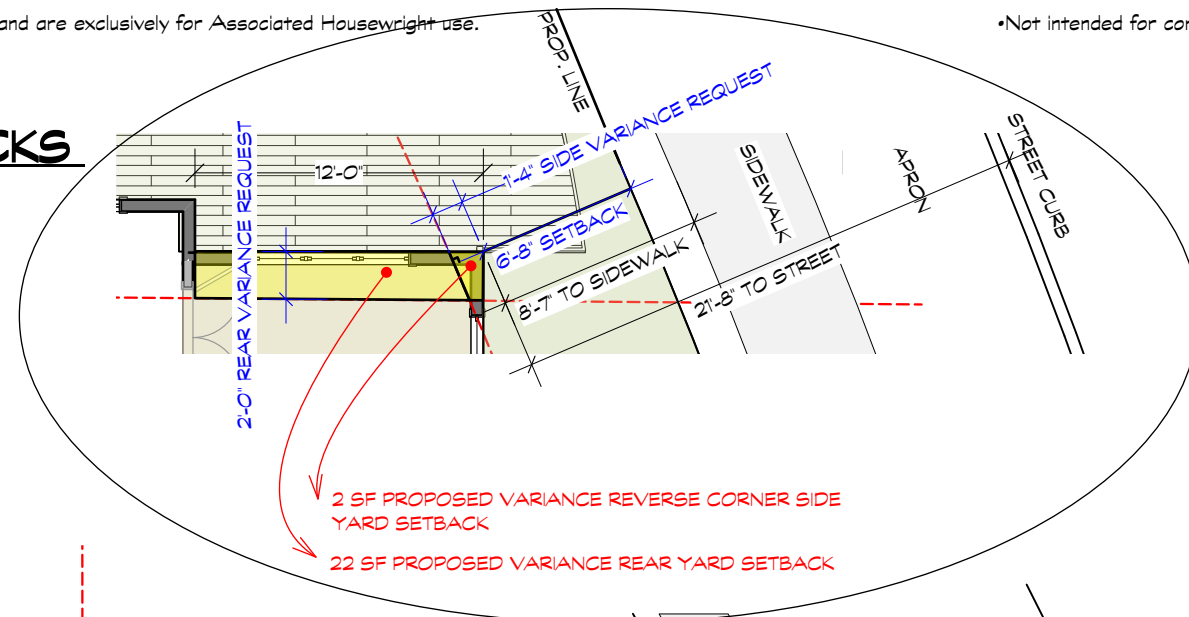
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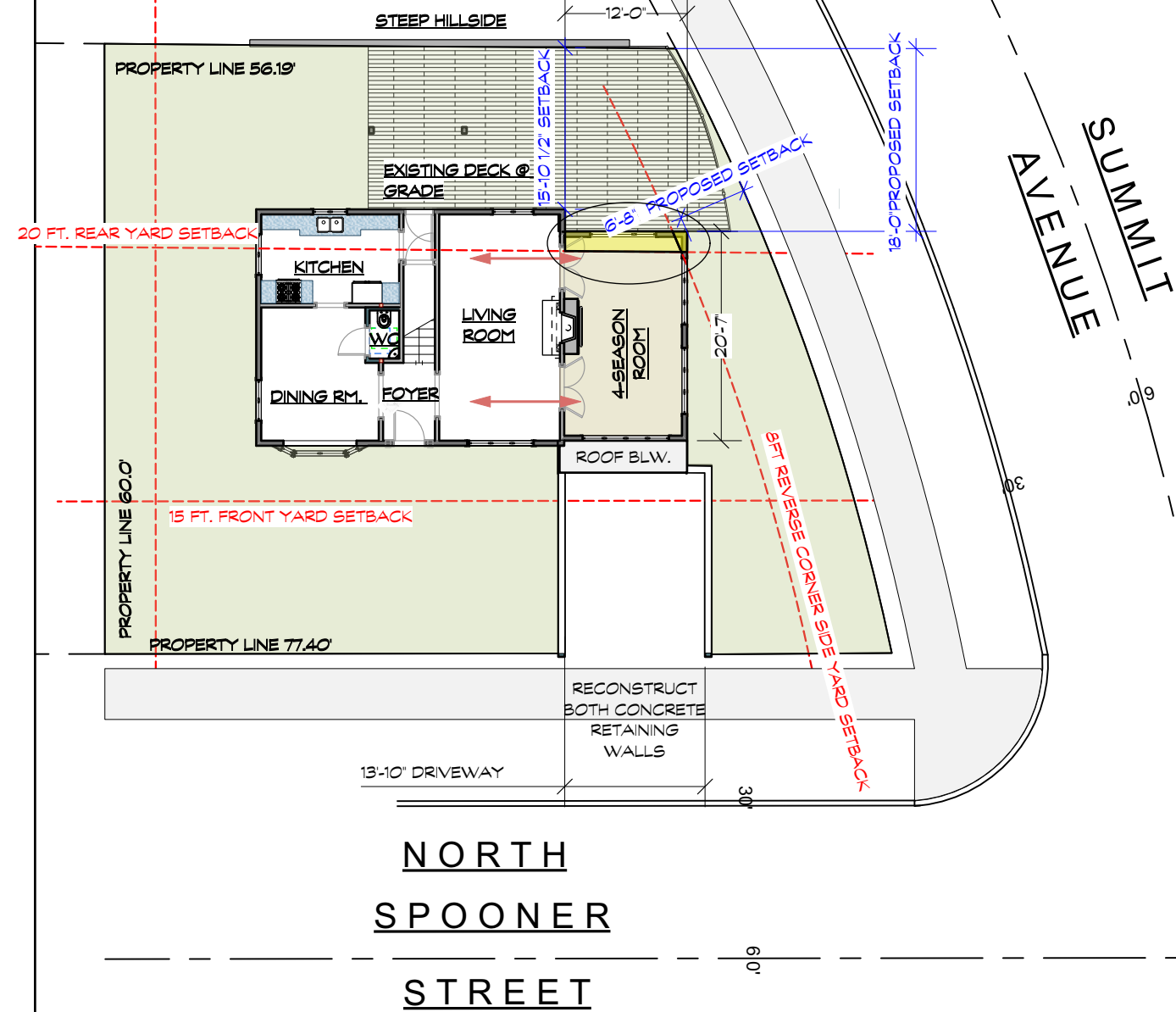


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Page/Drawing **2 of 8**

DETAIL @ SETBACKS (1/8" = 1'-0")



EXISTING FIRST FLOOR PLAN

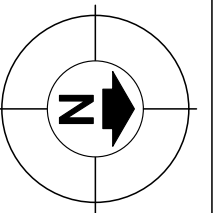


PROPOSED FIRST FLOOR PLAN

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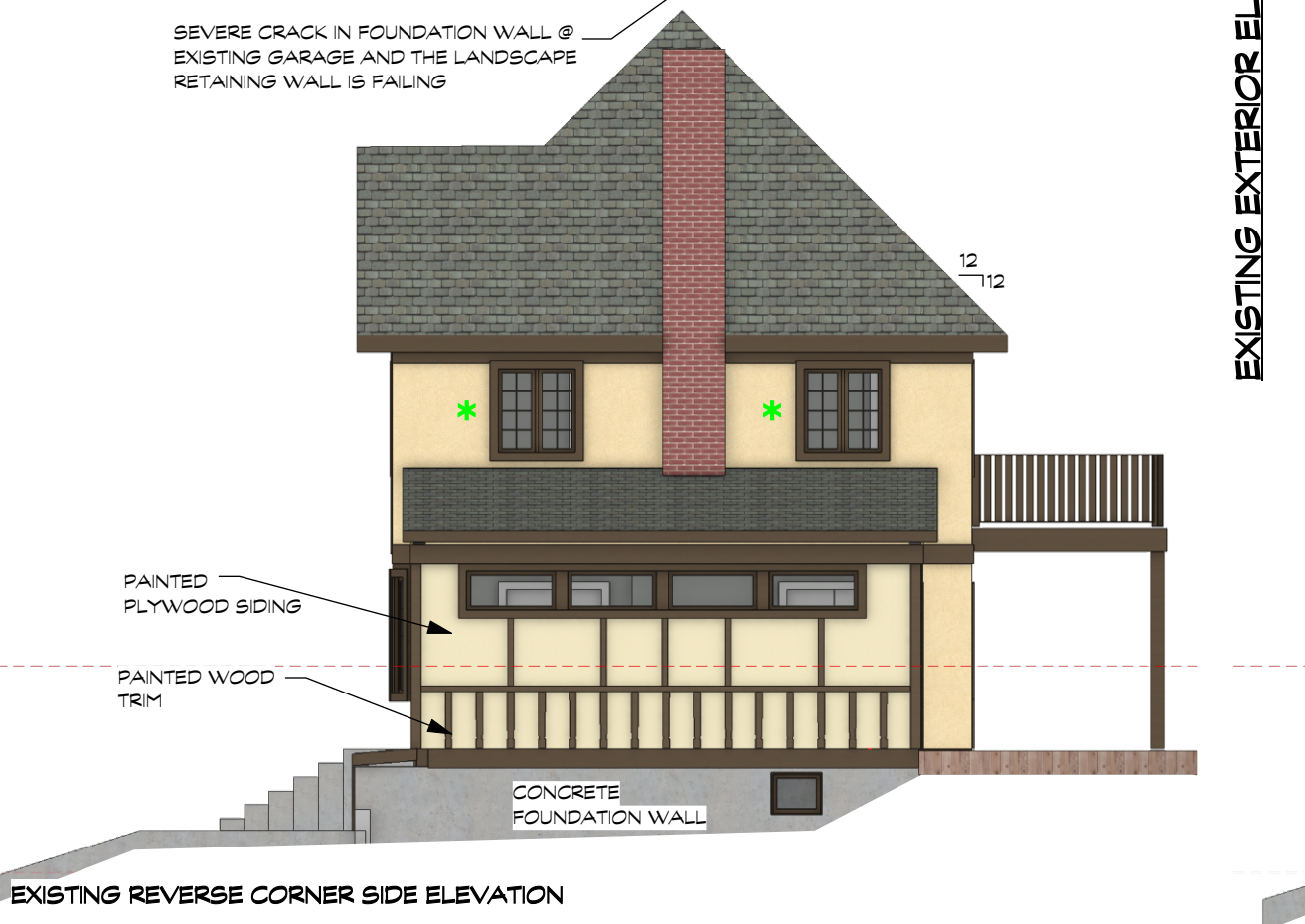
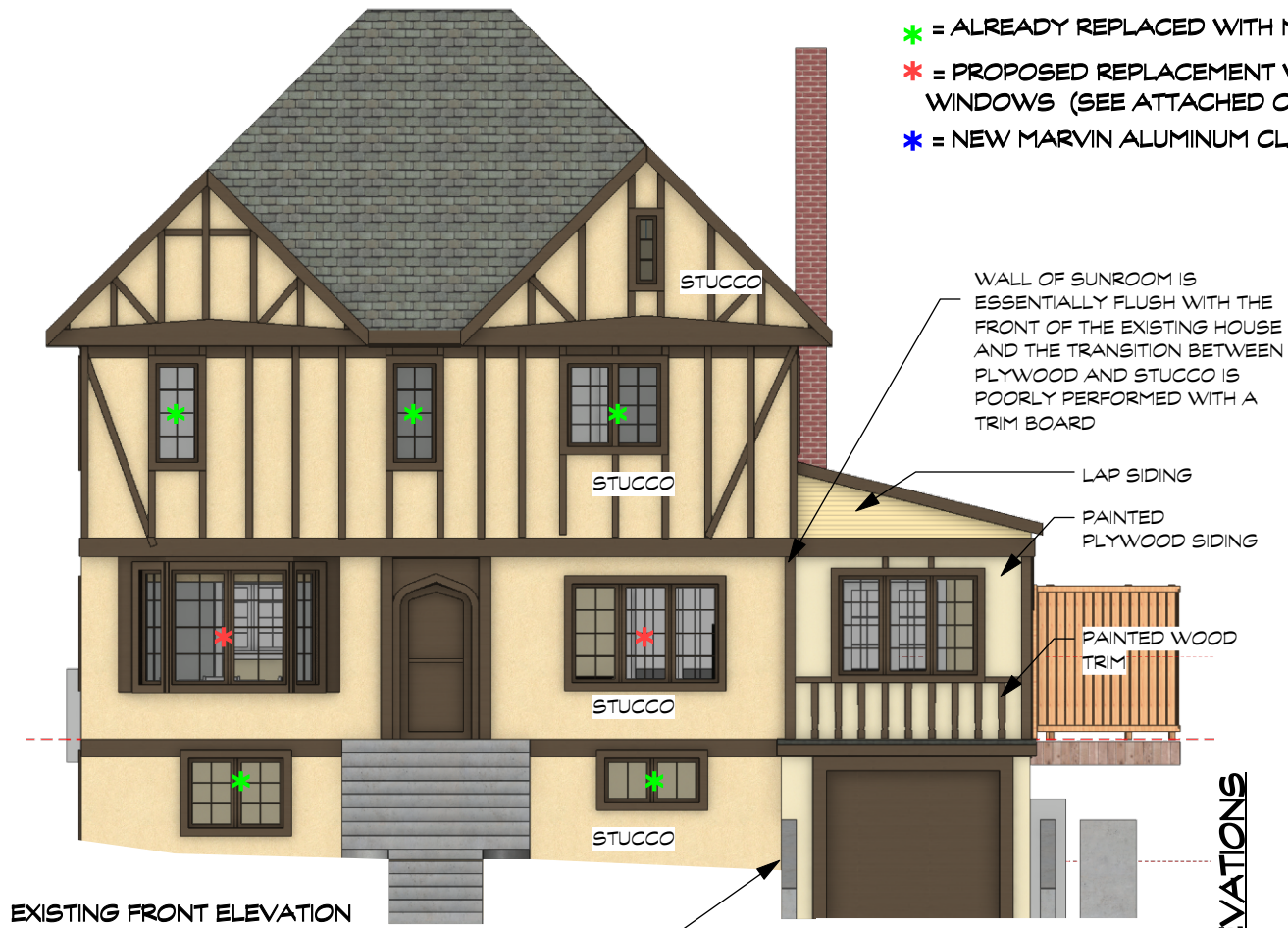
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Page Size: **11 x 17**
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Page/Drawing **3 of 8**

- * = ALREADY REPLACED WITH MARVIN ALUMINUM CLAD WINDOW
- * = PROPOSED REPLACEMENT WITH MARVIN ALUMINUM CLAD WINDOWS (SEE ATTACHED CONDITIONS REPORT)
- * = NEW MARVIN ALUMINUM CLAD WINDOWS AT ADDITION



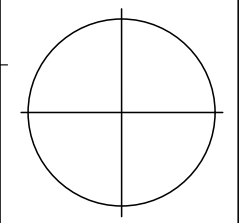
EXISTING EXTERIOR ELEVATIONS

PROPOSED EXTERIOR ELEVATIONS

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4 of 8

- * = ALREADY REPLACED WITH MARVIN ALUMINUM CLAD WINDOW
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- * = NEW MARVIN ALUMINUM CLAD WINDOWS AT ADDITION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION (NO CHANGE)

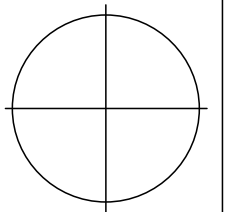
EXISTING EXTERIOR ELEVATIONS

PROPOSED EXTERIOR ELEVATIONS

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Page
 Size: **11x17**
 Scale:
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 Page/Drawing
5 of 8

+5
+4
+3
+2
+1
0
-1
-2
-3
-4
-5

EXISTING HOUSE PHOTOS

EXISTING SUNROOM PHOTOS



REVERSE CORNER SIDE YARD



REVERSE CORNER SIDE YARD



REAR YARD



SIDE YARD

THE ORIGINAL SCREEN PORCH WAS TURNED INTO A THERMALLY ISOLATED SUN ROOM IN THE 1960'S. THE SIDING IS PAINTED PLYWOOD AND PAINTED WOOD TRIM.

THE PROPOSED ADDITION TO REPLACE THIS STRUCTURE WILL BE STUCCO AND PAINTED SYNTHETIC WHICH WILL NOT ROT. PART OF THE PLAN IS ALSO TO CLEAN UP THE SIDE OF THE HOUSE BY RELOCATING THE AC TO THE OTHER SIDE YARD AND REMOVING THE LINE SETS FROM THIS MORE PROMINENT STREET FRONT.

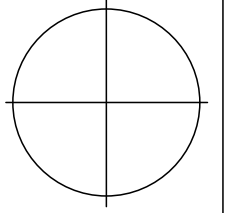


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Page/Drawing
6 of 8

WINDOW REPLACEMENT

* = ALREADY REPLACED WITH MARVIN ALUMINUM CLAD WINDOW

* = PROPOSED REPLACEMENT WITH MARVIN ALUMINUM CLAD WINDOWS (SEE ATTACHED WINDOW CONDITIONS REPORT)



FRONT

AREA OF REMODEL/ADDITION OUTLINED IN RED



REVERSE CORNER SIDE YARD



VIEW OF DRY ROT AND DISINTEGRATION FROM INTERIOR AND EXTERIOR. THE EXTERIOR FRAMES ARE OUTSWING CASEMENT WINDOWS, THE INTERIOR FRAMES ARE THE STORM WINDOWS. THE EXTERIOR WINDOWS HAVE NOT OPENED SINCE THESE HOMEOWNERS PURCHASED THE HOUSE.



REAR YARD



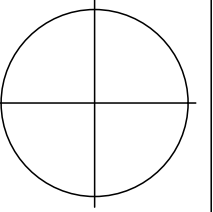
SIDE YARD



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Page/Drawing
7 of 8

RETAINING WALL REPLACEMENT



STRUCTURAL FAILURE OF THIS WALL



CRACKED FOUNDATION INSIDE GARAGE

FRONT STORM DOOR REPLACEMENT



REPLACE WITH NEW STORM DOOR OF REPLICA DESIGN IN PAINTED OAK.



ROTTED SILL AND BASE OF STORM DOOR

CONDITION OF THE EXISTING HOUSE TRIM TO BE REPLACED/REPAIRED WITH PAINTED WOOD OR BORAL COMPOSITE



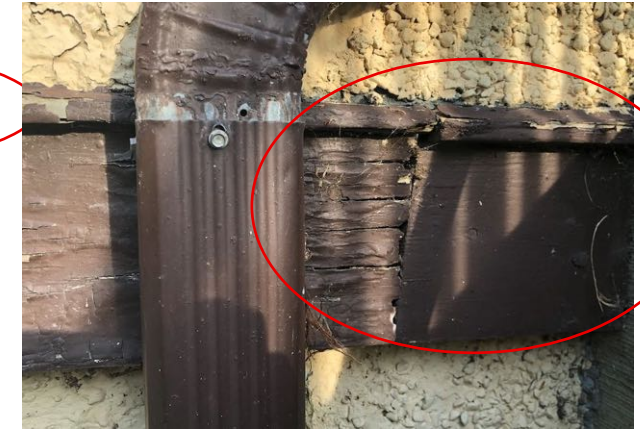
EXAMPLE OF CORBEL FALLING OFF HOUSE (BIRD'S NEST IN THE GAP)



ROTTING DRIP EDGE AND FASCIA OVER BRACKETS



ROTTING FASCIA BOARDS



ROTTING DRIP EDGE AND BRAND BOARD AT WATER TABLE DETAIL



ROTTING DRIP EDGE AND BRAND BOARD AT WATER TABLE DETAIL



ROTTING FASCIA BOARDS

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Page

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Page/Drawing

8 of 8

126 N Spooner Street - University Heights

Landmarks Window Replacement Request

Associated Housewrights – Diana Etmanczyk (Project Manager)

There are 3 windows addressed in this evaluation. One 4-casement 30° bay and one 3-wide casement and one 2-wide casement. All other windows (on all 4 sides of the home) were previously replaced in the last 10 years with clad exterior Marvin equivalents.

Considering the three remaining original windows none exhibits notably unique or decorative elements. Sashes are flush or slightly set back from the exterior casings/mullions which are, themselves, simple flat stock. Sills are typically dimensioned for their era. All members are painted so as to render the underlying material aesthetically undiscernible.

All three windows are in similarly poor condition with only subtle differences in the precise location and extent of their problems. Therefore the individual descriptions and recommendations are quite similar. Our examination was not overly invasive at this point which may have caused under-reporting the extent of deterioration in this document. In all three cases the cost of restoring the windows to their original functionality and maintenance prospects is estimated to be more than replacing them with new windows.

Window #1 – 4 Casement 30° bay



- Location: front left 1st story as viewed from exterior.
- Age: appears to be original to the 1923 home
- Presence of Lead Paint: highly likely given the year built.
- Component evaluations:
 - Jambs/sill & exterior trim are in typical condition for a 100 year old window poorly maintained off and on through the years; not holding paint well with underlying wood surface showing deterioration. Repair would entail complete stripping, repair (fillers/epoxy stabilizers) sanding, prime and paint.
 - Outer sashes are in very poor condition: currently inoperable due to paint buildup and sash component and joinery deterioration/failure especially along the bottom rails where interior and exterior water problems typically manifest. Sticking has lost definition to

deterioration so as to be unrecognizable in sections. Repair would entail complete sash rebuilds with some rails, stiles &/or muntins fully replaced. Complete reglazing. Weatherstripping likely needing replaced – assumed copper. Complete stripping, sanding, prime and paint. Completely new sashes may be indicated upon disassembly/more invasive investigation.

- Inner storms are in better shape. Repair would entail joinery inspection and reinforcement &/or reglue as needed, strip, sand, prime and paint plus complete reglaze.
- Glass: most panes appear original/wavy and could be reused if successfully extracted.
- **Recommendation:** Replacement. Marvin Signature window custom sized to replicate the original windows ODs, with simulated divided light pattern and exterior trim details that match existing and with sashes and muntins that closely approximate the existing in dimension. These will also match the previous replacements bringing uniformity to the fenestration. Note: in the case of this bay the brackets, seat board and head framing will likely all remain and experience repair/rehab.



Window #1 - Typical condition of interior of outer sash. Peeling paint revealing deteriorated substrate. Sash sag is evident in the top rail to jamb taper. Horizontal muntin definition lost to deterioration (condensation the likely culprit). Note: inner storm sash slightly ajar with blinds resting atop in this photo.



Window #1 - Even worse deterioration along bottom rails where water collection is most intense inside and out. Inner storm sash in foreground in good shape needing new glazing and lead paint

reme



Window #1 - Another bottom rail in poor condition. Lower stile ends also compromised and rail/stile joinery suspect in most instances.

Window #2 – 3-Wide Casement



- Location: front right 1st story as viewed from exterior.
- Age: appears to be original to the 1923 home
- Presence of Lead Paint: highly likely given the year built.
- Component evaluations:
 - Jamb/sill & exterior trim are in typical condition for a 100 year old window poorly maintained off and on through the years; not holding paint well with underlying wood surface showing deterioration. Repair would entail complete stripping, repair (fillers/epoxy stabilizers) sanding, prime and paint.
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Window #2 – Interior view of 3-wide casement.



Window #2 – Deterioration of lower rail and rail/stile joinery evident.



Window #2 – Interior paint deterioration.



Window #2 – Exterior glazing deterioration.

Window #3 – 2 wide casement



- Location: back left 1st story as viewed from exterior.
- Age: appears to be original to the 1923 home
- Presence of Lead Paint: highly likely given the year built.
- Component evaluations:
 - Jamb/sill & exterior trim are in typical condition for a 100 year old window poorly maintained off and on through the years; not holding paint well with underlying wood surface showing deterioration. Repair would entail complete stripping, repair (fillers/epoxy stabilizers) sanding, prime and paint.
 - Outer sashes are in poor condition: currently inoperable due to paint buildup and sash component and joinery deterioration/failure especially along the bottom rails where

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Window #3 – Exterior view of the 2-wide casement. Note exterior sill has lost thickness to deterioration. Lower end of stile has rotted away all the way back to the rail tenon compromising joinery strength.



Window #3 – Exterior muntins & glazing needs complete replacement. Deterioration of underlying wood requires more aggressive rehab to get to suitable paint substrate.



Window #3 – Another exterior showing glazing failure and, in the lower left, degradation of the rail/stile joinery.



Window #3 – Interior view also suggest rail/stile joinery failure.



Window #3 – Interior view documents the sticking deterioration along with sash joinery failure.