



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

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 1438 Rutledge St, Madison 53703 Aldermanic District: 6 (Rummel)

2. PROJECT

Date Submitted: 4-18-16

Project Title / Description: Front Steps to Home

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: Rob Van Navel Company: N/A
 Address: 1438 Rutledge St. City/State: Madison, WI Zip: 53703
 Telephone: 608-335-4821 (m) E-mail: robvanavel@yahoo.com
 Property Owner (if not applicant): —
 Address: — City/State: — Zip: —

Property Owner's Signature: [Signature] Date: 4/18/16

GENERAL SUBMITTAL REQUIREMENTS

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

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

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

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

Marquette Bungalows Historic District
1438 Rutledge Street
Project Narrative Description
April 18, 2016

Request

We are seeking a certificate of appropriateness from the Landmarks Commission so we can get a permit issued for an alteration to the front steps leading up to our home. We believe the proposed work to be compatible with the historic character of our home and its neighborhood. In fact, the only material changes to the design and layout of the proposed front steps are minor changes intended to comply with current building code expectations. In all other respects, we and our contractors (Ageless Concrete and High Point Masonry) aim to use materials (brick, mortar and concrete) that mimic, as close as possible, the existing materials that we believe to be original to the home.

Background & Additional Information

We plan to replace our existing concrete driveway, walkway leading from the city maintained sidewalk to our front door, and the steps leading to our front door. Our understanding is that the steps leading to the front door require Landmarks Commission approval in order to obtain a building permit since the stairs are technically "attached" to the home structure. The driveway permit can be issued separately from the city and does not require Landmarks Commission approval. Please see attached Proposal and Project Plan/Layout for reference. Both documents were prepared by Ageless Concrete owner, Aaron Kinas.

We believe the front stairs to be original materials dating back to the original construction of the house. Over the years weather and use have caused the bricks and concrete to deteriorate significantly. Photos on the subsequent pages visually document the following issues:

- Steps structure has separated from the home
- Top step has caved in
- Bricks are disintegrating/decomposing
- Handrails have deteriorated beyond repair (one is missing entirely)
- Brick columns that flank the stairs have detached from the stairs entirely and are at risk of collapsing
- Contractor indicates that footing that supports the brick columns is not to code with current standards and is contributing to the deterioration of the structure
- Rise and run of the stairs is not to code with current standards

In addition to the needs described above, we were contacted by Kyle Bunnow, City of Madison Housing Inspection Supervisor on April 23, 2015 with a request to inspect our building. See attached document for reference. Please note that the handwritten notes on the document were made by me, Rob Van Nevel, to

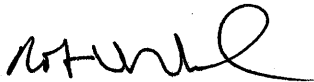
document a follow-up call I made to a City of Madison employee, Dave, giving him permission to come onto our property and complete the inspection. Homeowner Tony Jamieson was on site at our home during the inspection that Dave completed. Dave told Tony, upon completion of the inspection, that he would be issuing a letter to us mandating replacement of the front stairs based on their deteriorating state. He told Tony that the City would be flexible in terms of the timing of the repair, recognizing it to be a costly repair. To date, we have never received any follow up correspondence from Dave, Kyle Bunnow, or anyone else at the Housing Inspection Office. Still, we believe that Dave's verbal communication of the need to replace the front stairs to be applicable and in effect. We have not followed up with the Housing Inspection Office on this matter as we believe it is their responsibility to follow through on their verbal commitments.

The owner of Ageless Concrete, Aaron Kinas, indicated that he is happy to answer any questions (ph: 608.242.2446; email: aaron@agelessconcrete.com) that Amy Scanlon or members of the Landmarks Commission may have with regard to the project.

It should be noted that our next door neighbors, John Krause & Lisa Wilson, replaced their driveway and front walkway to their house located at 1434 Rutledge Street in 2015. They used Ageless Concrete to complete their project. The quality of Ageless Concrete's craftsmanship is evident in their completed project.

Please contact me with any questions about the project.

Regards,

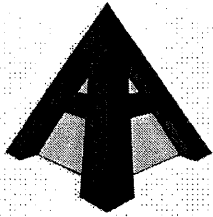


Rob Van Nevel

608.242.2446
[Redacted]







AGELESS CONCRETE®

PROPOSAL / CONTRACT

Ageless Concrete, LLC
 5518 Cty Rd CV
 Madison, WI 53704
 608.242.2446
 aaron@agelessconcrete.com

Submitted To: (Customer)

Date: 3-28-16

Name:	Rob Van Nevel	Day Phone:	608-335-4821
Address:	1438 Rutledge St.	Eve Phone:	
	Madison, WI 53703	Email:	robvannevel@yahoo.com
Project:	Concrete Driveway, Walkways, Stoop & Steps, Brick Walls & Optional Garage Floor Slab		

We hereby submit Specifications and Estimate for:

1. Concrete Installation: Removal of materials includes: demolition, excavation, equipment, trucking, and dumping fees. All flatwork will be placed on 3/4" crushed limestone sub-base (6 inches thick), graded, and compacted. All redi-mix concrete will be an air entrained, 6-Bag mix (4000psi)*. All concrete will be reinforced with fiber mesh and 1/2" diameter steel reinforcing bar, tied in 4'x4' grid throughout concrete. We will install 1/2" expansion joint material, epoxy coated rebar dowels, and control joints where necessary. All flatwork will be sealed with cure and seal compound. *Please note that all colored and stamped concrete will include integrally colored concrete, with colored antiquing, and stamp pattern of your choice. All colored and stamped concrete will be sealed with 2 coats of industrial strength decorative concrete sealer with traction additive for slip resistance.

Options	Sub-Total
a) <ul style="list-style-type: none"> Remove and dispose necessary materials. Install broom finished concrete driveway; poured 5" thick. Approx 1,114 sq.ft. Install broom finished concrete front and back walkways; poured 4" thick. Approx 152 sq.ft. Install broom finished concrete stoop & steps; poured as thick as is necessary. Includes (5) 12"x48" concrete post footings. Approx 53 sq.ft. Install (2) concrete footings beneath brick walls; poured 6" thick. Approx 14 sq.ft. Build (2) masonry walls on sides of front steps, using new brick and mortar to match existing brick as close as possible. Wall dimensions: Approx 7'x4'x1' Install new limestone caps. Caps will overhang walls by 1-1/2". 	
b) <ul style="list-style-type: none"> Remove and dispose necessary materials. Install trowel finished concrete garage floor slab; poured 5" thick. Approx 336 sq.ft. 	

2. *Additional Projects/ Items: Any additional projects/ items to be included in this proposal must be listed here.

Options	Add to Total
a) Add on for Yard Restoration. Includes graded topsoil, seeded and covered in straw.	
b)	

We hereby propose to furnish labor and materials, complete in accordance with the above specifications, for the sum of:

⬇⬇ (Please initial the box next to the Option(s) you would like to proceed with)

<input checked="" type="checkbox"/> Option 1 Total		Includes Option(s) 1a: Concrete Driveway, Walks, Stoop, and Brick Walls
<input checked="" type="checkbox"/> Option 2 Total		Includes Option(s) 1b: Concrete Garage Floor Slab
<input type="checkbox"/> Option 3 Total		Includes Option(s)
<input checked="" type="checkbox"/> *Option 4 Total		Additional Project(s)/ Item(s) 2a: Add on for Yard Restoration
<input type="checkbox"/> *Option 5 Total		Additional Project(s)/ Item(s)
(Please Add Up All Options and List Project Total Here) →		

Please Read our Terms and Conditions on the Back of this Proposal/ Contract before Signing.

ACCEPTANCE OF PROPOSAL- The above prices and specifications are satisfactory and are hereby accepted. I have read the terms and conditions page (Pg. 2 of 2), of this proposal/contract and agree to all of them. Ageless Concrete, LLC is authorized to do the work as specified. Payment will be made as outlined in the terms and conditions.

Proposal Authorized By:

Aaron Kinast, Owner

Date: 3-28-16

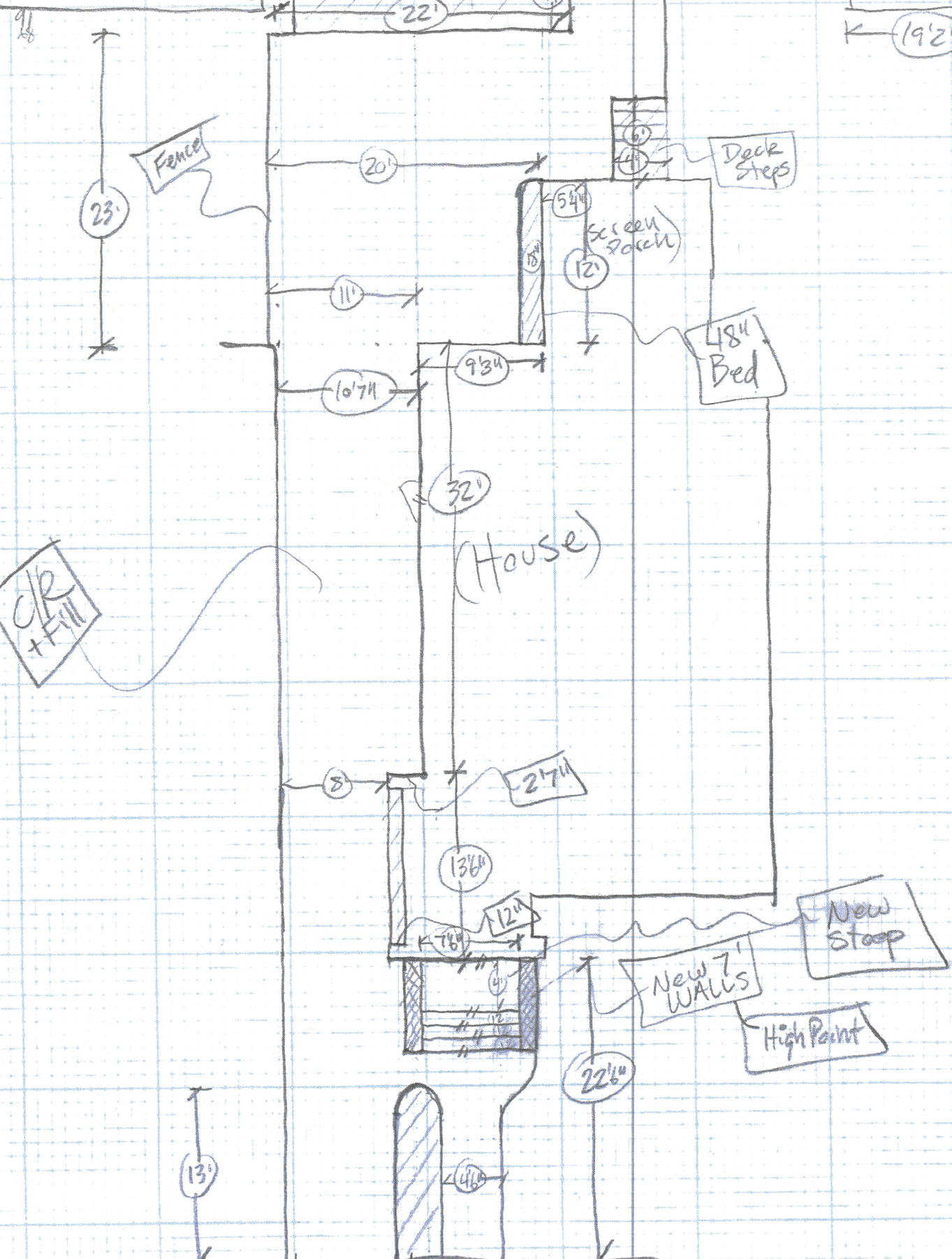
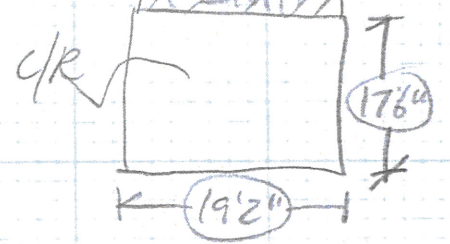
Accepted By: Customer Signature:

Date: 4/4/16

3/21/16
Rob Van Nevel
1438 Rutledge St.
Madison, WI 53103
<rob.vannevel@yahoo.com>

*Eric High Point

*Optional Garage





Department of Planning & Community & Economic Development

Building Inspection Division

Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, WI 53701-2984
Phone: (608) 266-4551
Fax: (608) 266-6377
www.cityofmadison.com

April 23, 2015

VAN NEVEL ROB A
& ANTON S JAMIESON
1438 RUTLEDGE ST
MADISON WI 53703

RE: 1438 Rutledge ST
Case No: CB2015-110-04901

Dear Property Owner :

The City of Madison Building Inspection Division routinely conducts systematic inspections of buildings in the City for compliance with the City of Madison's Minimum Housing and Property Maintenance Code. These inspections are required by Section 27.09(3)(c) of the Minimum Housing Code.

Your building located at 1438 Rutledge ST is in the current systematic inspection area. Please call David Wise on or before May 7, 2015, at (608) 266-4834, to schedule a time and date for this inspection. You may also contact David Wise via email at DWise@cityofmadison.com to arrange for this inspection. Inspectors are in the office Monday through Friday, between 8:00 AM and 9:30 AM.

Inspectors will inspect the exteriors of all buildings in the systematic inspection area. Exterior Building Code problems are usually associated with the deterioration of stairways, porches, doors, windows, siding, paint, soffit, roofing, and chimneys. Also included are unsightly yard conditions, accumulation of trash and debris, and inoperable vehicles parked on the property.

Inspectors will also inspect the common areas of residential buildings that contain rental dwelling units and the interior of all rental dwelling units. The inspectors will review interiors for Code violations regarding health, safety, security and maintenance. Interior inspections of the common areas and rental dwelling units will insure that the plumbing, heating and electrical systems meet minimum standards and are properly maintained. Walls, floors and ceilings must be in proper repair. Windows and doors must operate properly and be equipped with required security devices. The occupancy of the dwelling must not exceed the maximum permitted by the Code. During the inspection, all Code violations will be discussed and appropriate due dates will be established to make the necessary corrections.

We look forward to working with you for better housing and an improved neighborhood environment.

Sincerely,

Kyle Bunnow
Housing Inspection Supervisor

- Called Dave 4/28/15 @ 8:05 a.m.
- learned city has our property identified as owner-occupied two-unit.
- Interior inspection not required.
- gave Dave permission to come onto our property to view exterior
- He will research @ his end how to correct city records & will communicate back to U.S.