

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: 1803 Regent St Aldermanic District: 5

2. PROJECT

Project Title/Description: Exterior upgrade + window realignment

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 of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP  11/11/20 5:42 pm
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Janice + Paul Ferguson Company: _____

Address: 1803 Regent St Madison WI 53726
Street City State Zip

Telephone: 608-283-9227 Email: janicefergusm24@gmail.com

Property Owner (if not applicant): _____

Address: _____
Street City State Zip

Property Owner's Signature: [Signature] Date: 11/09/2020

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



11 November 2020

LETTER OF INTENT

Project Location:

1803 Regent Street
Madison, WI

TO LANDMARKS COMMISSION:

The property listed above is known as the Henry + Bessie David House from 1927 and is listed in the State Register of Historic Places. The intent of the proposed scope of work by the current owners, Janice and Paul Ferguson, is to perform critical maintenance on the property while preserving its historical significance. The entry "box" has rotten beams and windows sills/frames, and single pane windows so these elements need to be replaced. The space will be transformed into an entry foyer and mudroom with heated tile floor and new energy efficient windows. The exterior elevations show the proposed look for the new entry which maintains windows flanking each side of the existing entry door as well as windows at each side corner. The solid infill walls closest to the house on each side will be used for hooks/cubbies and match existing siding.

The kitchen window on the exterior side wall by the driveway does not show up on the interior of the house because it is covered with wall surface. As part of the project, the kitchen will be renovated, and the window opening will be utilized on the inside. We are proposing to lower the window to align with the heads of the rest of the windows on the first floor. According to field measurements taken from the outside, the head of that window is located at the ceiling on the inside, eliminating the possibility for any trim at the top of the window. The stucco/horizontal trim board will be repaired to match existing.

In the rear of the house, the bay window will be removed and replaced with two double hung windows to match the look of the existing windows. The bay window is not original to the house. The exterior wall will be filled in with siding to match. The door on the second floor is unsafe and will be replaced with a double hung window to match the windows on either side. The proposed windows for the areas listed are Marvin Elevate with simulated divided lights in a bronze exterior clad finish. The exterior stucco and trim will be repaired as required and the entire house will be painted to match existing garage.

Thank you for your consideration of this project. Photos of the existing property as well as exterior elevations of the proposed new work and the demo/floor plan are attached with this submission. Please contact me for any additional information required.

Denise Pine Clearwood

600 Chapman Street • Madison, WI 53711
P 608.630.9100 C 608.354.6288

pineclear.com
pineclear@charter.net



FRONT ENTRY "BOX"

FRONT ENTRY BOX

Proposed work: New mudroom

1. Replace rotten beam on left side shown in photo below.
2. Remove unequal size windows on left side of entry box to provide wall for cubbies/hooks
3. Reduce size of windows at each side of front door to increase size of corner columns, replace with new insulated double hung windows.
4. Replace windows on sides of entry box with new insulated double hung windows/wall infill



RIGHT SIDE VIEW OF ENTRY "BOX"



ROTTEN BEAM AT LEFT SIDE OF "BOX"



ROTTEN SILLS LEFT SIDE OF "BOX"

PROPOSED SCOPE OF WORK page two of three
1803 REGENT STREET MADISON, WI

GENERAL EXTERIOR WORK:

1. repair stucco and wood siding where required
2. Repaint entire house to match paint scheme of garage.
3. Maintain shutters on two windows at front of house.



EXISTING GARAGE REPRESENTING
NEW PAINT SCHEME FOR HOUSE



BLOCKED UP KITCHEN WINDOW



BAY WINDOW TO BE REPLACED

SIDE/REAR ELEVATION

Proposed work:

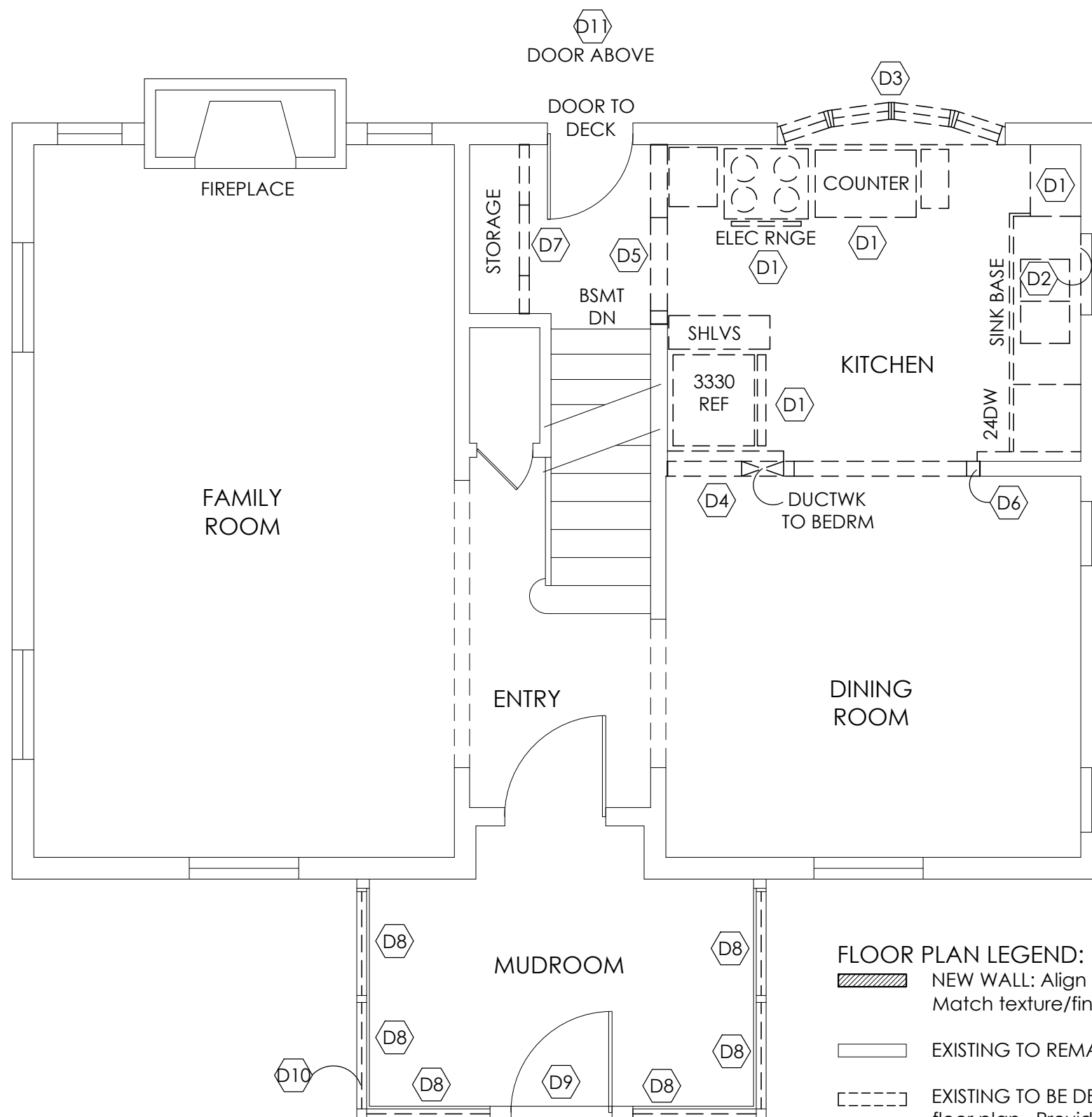
1. Expose side window at interior, shift head of window down to align with two dining room windows below the existing trim. Based on exterior elevations, the head of existing window is located at interior ceiling with no interior trim. Lowering head of window will make more sense at interior while maintaining a window on exterior. Exterior Trim and stucco to be replaced to match existing.

2. Remove bay window that is not original to the house and replace with new windows to match existing double hung windows sized to work with new kitchen layout. See rear elevation.

3. Replace door to nowhere on second floor with new double hung window and patch stucco as required.



REAR ELEVATION



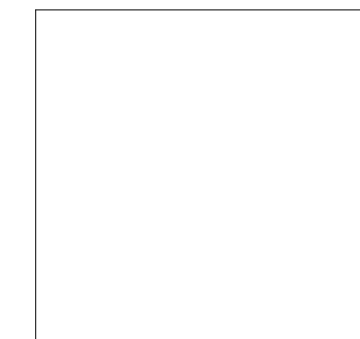
DEMOLITION KEY NOTES:

- D1 REMOVE KITCHEN COUNTER/CABINETS/APPLIANCES. COORDINATE W/RESTORE FOR DONATION.
- D2 REMOVE WALL SURFACE BLOCKING UP EXISTING WINDOW. HEAD OF WINDOW EXISTS AT CEILING. REWORK HEADER TO ALIGN WITH WINDOWS IN DINING ROOM.
- D3 REMOVE BAY WINDOW AND SILL. PROVIDE NEW WINDOWS AS SHOWN AND SCHEDULE ON REAR ELEVATION. PROVIDE TRIM TO MATCH EXISTING.
- D4 REMOVE WALL. REWORK DUCTWORK TO SECOND FLOOR AS REQUIRED.
- D5 REMOVE WALL AND OPENING TO PROVIDE WIDER ENTRY INTO KITCHEN.
- D6 CUT EXIST. WALL BACK TO INCREASE PASSAGE AT NEW ISLAND. FIELD VERIFY EXIST. PLUMBING TO REMAIN.
- D7 REMOVE WALLS OF STORAGE. OPEN UP SPACE TO PROVIDE NEW SHELVING.
- D8 REMOVE EXIST. SINGLE PANE WINDOWS IN ENTRY VESTIBULE TO PROVIDE NEW WINDOWS AND SOLID WALL FOR MUDRM.
- D9 EXISTING DOOR TO REMAIN.
- D10 REMOVE ROTTED STRUCTURE AND REWORK AS REQ'D.
- D11 REMOVE UNSAFE EXTERIOR DOOR ON SECOND FLOOR AND REPLACE W/NEW WINDOW.

FLOOR PLAN LEGEND:

- NEW WALL: Align flush w/adjacent surface. Match texture/finish.
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED: Coordinate with new floor plan. Provide structural headers where req'd.
- PLAN KEY NOTE
- INTERIOR ELEVATION REFERENCE Drawing number/Sheet number
- DIMENSION LINE Hatch line refers to FINISHED FACE OF WALL, typical,

1 FIRST FLOOR - EXISTING/DEMO
1/4"=1'-0"

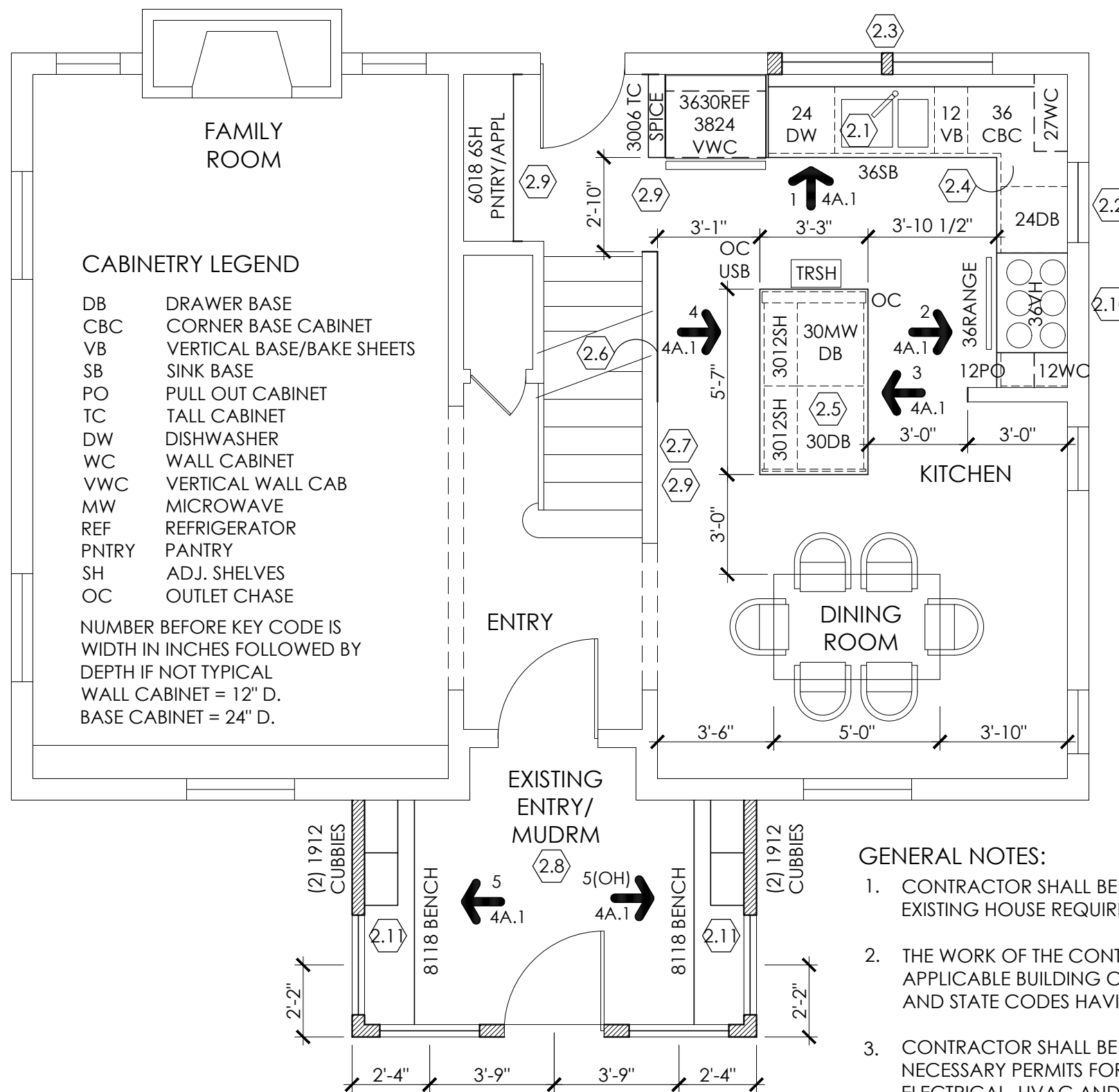


REVISIONS:

PROJECT:
FERGUSON RESIDENCE
1803 REGENT STREET
MADISON, WI

DATE:	11.10.20
SCALE:	AS NOTED
PROJECT NO.:	FERG20

SHEET:
1A.0
FIRST FLOOR
EXISTING



FIRST FLOOR KEY NOTES:

- 2.1 REWORK PLUMBING FOR NEW SINK AND DISHWASHER LOCATION.
- 2.2 NEW WINDOW IN EXISTING OPENING. LOWER HEAD OF WINDOW TO ALIGN W/DINING ROOM WINDOWS. TRIM TO MATCH EXISTING.
- 2.3 NEW WINDOWS IN EXISTING BAY WINDOW OPENING. REUSE EXIST. HEADER. TRIM TO MATCH EXISTING. PROVIDE WALL INFILL FLUSH W/ ADJACENT SURFACE.
- 2.4 NEW GRANITE COUNTER AND CABINETS, STYLE TO BE DETERMINED.
- 2.5 NEW GRANITE ISLAND W/CABINETS BELOW.
- 2.6 REMOVE WALL SURFACE TO ALIGN SURFACE CONTINUOUS AND FLUSH W/ADJACENT WALL IN DINING ROOM.
- 2.7 REWORK DUCT TO SECOND FLOOR WITHIN STAIR WALL IF POSSIBLE.
- 2.8 NEW ELECTRIC HEAT MAT AND THERMOSTAT IN MUDROOM. PROVIDE NEW TILE FLOOR, \$8.00/MATERIAL ALLOWANCE.
- 2.9 PATCH WD. FLOOR WHERE WALLS REMOVED AND REFINISH.
- 2.10 NEW VENT HOOD TO EXTERIOR.
- 2.11 NEW CUBBIES AND BENCH EACH SIDE OF MUDROOM.

REVISIONS:

FERGUSON RESIDENCE
1803 REGENT STREET
MADISON, WI

PROJECT:

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION OF EXISTING HOUSE REQUIRED TO COMPLETE THE SCOPE OF WORK.
2. THE WORK OF THE CONTRACTOR(S) SHALL MEET ALL APPLICABLE BUILDING CODE REGULATIONS, BOTH LOCAL AND STATE CODES HAVING JURISDICTION OVER THIS PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK OF THIS CONTRACT, INCL. ELECTRICAL, HVAC AND PLUMBING.
4. ANY UNDOCUMENTED DETAILING AND UNFORESEEN CONDITIONS TO BE HANDLED ON SITE W/OWNER, CONTRACTOR + ARCHITECT.
5. CONTRACTOR TO MATCH EXISTING DETAILING/TRIM PROFILES/ STAIN MATCHES UNLESS NOTED OTHERWISE.

DATE:	11.10.20
SCALE:	AS NOTED
PROJECT NO.:	FERG20

SHEET:

1A.1
FIRST FLOOR
PROPOSED

1 FIRST FLOOR - PROPOSED
1/4"=1'-0"



EXTERIOR GENERAL NOTES

1. ALL MODEL NUMBERS SPECIFIED REFER TO MARVIN ELEVATE DOUBLE HUNG. EXTERIOR: BRONZE, INTERIOR: UNFINISHED PINE TO BE STAINED TO MATCH EXISTING TRIM.
2. GLASS SHALL BE LOW E4 WITH ARGON INSULATING GLASS. PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.
3. MATCH EXISTING HORIZONTAL SIDING, TRIM DETAILS AT KITCHEN WINDOW INFILL.
4. EXISTING SIDING AND STUCCO TO BE PAINTED TO MATCH NEW GARAGE EXTERIOR.

EXTERIOR KEYNOTES

- E1 REPAIR EXISTING MUDROOM STRUCTURE AS REQ'D TO REPLACE ROTTED WOOD.
- E2 PROVIDE SIDING INFILL TO MATCH EXISTING.
- E3 PROVIDE PAINTED WD. TRIM TO MATCH EXISTING
- E4 EXISTING SHUTTERS TO REMAIN.
- E5 EXISTING DOOR TO REMAIN.
- E6 REMOVE EXISTING SINGLE PANE WINDOWS. REFRAME MUDROOM TO RECEIVE NEW WINDOWS.
- E7 REMOVE EXISTING KITCHEN WINDOW TO LOWER HEAD OF NEW WINDOW AND ALIGN W/ADJACENT WINDOWS. INFILL STUCCO TO MATCH.
- E8 REMOVE BAY WINDOW. REUSE EXISTING HEADER FOR NEW WINDOWS AS SHOWN. PROVIDE SIDING INFILL TO MATCH AND ALIGN W/ADJACENT SURFACE.
- E9 REMOVE DOOR AS SECOND FLOOR. INFILL OPENING W/NEW WINDOW TO MATCH ADJACENT WINDOWS AT EACH SIDE. FIELD VERIFY. INFILL STUCCO TO MATCH.

REVISIONS:

PROJECT:

**FERGUSON
RESIDENCE**
1803 REGENT STREET
MADISON, WI

DATE: 11.10.20

SCALE: AS NOTED

PROJECT NO.: FERG20

SHEET:

3A.1
FRONT ELEVATION



1 FRONT ELEVATION - PROPOSED
1/4"=1'-0"

WINDOW SCHEDULE A					
KEY	WINDOW			ASSEMBLY	MODEL #
	W	H	TYPE		
A	3'-0"	4'-6"	DOUBLE HUNG	SINGLE	ELDH3656
B	2'-6"	3'-4"	DOUBLE HUNG	SINGLE	ELDH3040
C	3'-0"	3'-4"	DOUBLE HUNG	SINGLE	ELDH3640
D	2'-6"	4'-0"	DOUBLE HUNG	SINGLE	ELDH3048*

* FIELD VERIFY WIDTH OF DOOR OPENING FOR NEW WINDOW. MATCH ADJACENT WINDOWS ON EITHER SIDE.



EXTERIOR GENERAL NOTES

1. ALL MODEL NUMBERS SPECIFIED REFER TO MARVIN ELEVATE DOUBLE HUNG. EXTERIOR: BRONZE, INTERIOR: UNFINISHED PINE TO BE STAINED TO MATCH EXISTING TRIM.
2. GLASS SHALL BE LOW E4 WITH ARGON INSULATING GLASS. PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.
3. MATCH EXISTING HORIZONTAL SIDING, TRIM DETAILS AT KITCHEN WINDOW INFILL.
4. EXISTING SIDING AND STUCCO TO BE PAINTED TO MATCH NEW GARAGE EXTERIOR.

EXTERIOR KEYNOTES

- E1 REPAIR EXISTING MUDROOM STRUCTURE AS REQ'D TO REPLACE ROTTED WOOD.
- E2 PROVIDE SIDING INFILL TO MATCH EXISTING.
- E3 PROVIDE PAINTED WD. TRIM TO MATCH EXISTING
- E4 EXISTING SHUTTERS TO REMAIN.
- E5 EXISTING DOOR TO REMAIN.
- E6 REMOVE EXISTING SINGLE PANE WINDOWS. REFRAME MUDROOM TO RECEIVE NEW WINDOWS.
- E7 REMOVE EXISTING KITCHEN WINDOW TO LOWER HEAD OF NEW WINDOW AND ALIGN W/ADJACENT WINDOWS. INFILL STUCCO TO MATCH.
- E8 REMOVE BAY WINDOW. REUSE EXISTING HEADER FOR NEW WINDOWS AS SHOWN. PROVIDE SIDING INFILL TO MATCH AND ALIGN W/ADJACENT SURFACE.
- E9 REMOVE DOOR AS SECOND FLOOR. INFILL OPENING W/NEW WINDOW TO MATCH ADJACENT WINDOWS AT EACH SIDE. FIELD VERIFY. INFILL STUCCO TO MATCH.

REVISIONS:

PROJECT:
**FERGUSON
RESIDENCE**
1803 REGENT STREET
MADISON, WI

DATE:	11.10.20
SCALE:	AS NOTED
PROJECT NO.:	FERG20

SHEET:
3A.2
SIDE ELEVATION
PROPOSED



1 WEST SIDE ELEVATION - PROPOSED
1/4"=1'-0"

WINDOW SCHEDULE A					
KEY	WINDOW			ASSEMBLY	MODEL #
	W	H	TYPE		
A	3'-0"	4'-6"	DOUBLE HUNG	SINGLE	ELDH3656
B	2'-6"	3'-4"	DOUBLE HUNG	SINGLE	ELDH3040
C	3'-0"	3'-4"	DOUBLE HUNG	SINGLE	ELDH3640
D	2'-6"	4'-0"	DOUBLE HUNG	SINGLE	ELDH3048*

* FIELD VERIFY WIDTH OF DOOR OPENING FOR NEW WINDOW. MATCH ADJACENT WINDOWS ON EITHER SIDE.



EXTERIOR GENERAL NOTES

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3. MATCH EXISTING HORIZONTAL SIDING, TRIM DETAILS AT KITCHEN WINDOW INFILL.
4. EXISTING SIDING AND STUCCO TO BE PAINTED TO MATCH NEW GARAGE EXTERIOR.

EXTERIOR KEYNOTES

- E1 REPAIR EXISTING MUDROOM STRUCTURE AS REQ'D TO REPLACE ROTTED WOOD.
- E2 PROVIDE SIDING INFILL TO MATCH EXISTING.
- E3 PROVIDE PAINTED WD. TRIM TO MATCH EXISTING
- E4 EXISTING SHUTTERS TO REMAIN.
- E5 EXISTING DOOR TO REMAIN.
- E6 REMOVE EXISTING SINGLE PANE WINDOWS. REFRAME MUDROOM TO RECEIVE NEW WINDOWS.
- E7 REMOVE EXISTING KITCHEN WINDOW TO LOWER HEAD OF NEW WINDOW AND ALIGN W/ADJACENT WINDOWS. INFILL STUCCO TO MATCH.
- E8 REMOVE BAY WINDOW. REUSE EXISTING HEADER FOR NEW WINDOWS AS SHOWN. PROVIDE SIDING INFILL TO MATCH AND ALIGN W/ADJACENT SURFACE.
- E9 REMOVE DOOR AS SECOND FLOOR. INFILL OPENING W/NEW WINDOW TO MATCH ADJACENT WINDOWS AT EACH SIDE. FIELD VERIFY. INFILL STUCCO TO MATCH.

REVISIONS:

PROJECT:
FERGUSON RESIDENCE
 1803 REGENT STREET
 MADISON, WI

1 REAR ELEVATION - PROPOSED
1/4"=1'-0"

WINDOW SCHEDULE A					
KEY	WINDOW			ASSEMBLY	MODEL #
	W	H	TYPE		
A	3'-0"	4'-6"	DOUBLE HUNG	SINGLE	ELDH3656
B	2'-6"	3'-4"	DOUBLE HUNG	SINGLE	ELDH3040
C	3'-0"	3'-4"	DOUBLE HUNG	SINGLE	ELDH3640
D	2'-6"	4'-0"	DOUBLE HUNG	SINGLE	ELDH3048*

* FIELD VERIFY WIDTH OF DOOR OPENING FOR NEW WINDOW. MATCH ADJACENT WINDOWS ON EITHER SIDE.

DATE:	11.10.20
SCALE:	AS NOTED
PROJECT NO.:	FERG20

SHEET:

3A.3

REAR ELEVATION
PROPOSED



REPLACE ROTTEN WOOD
FRAMING. CLOSE UP
SIDE WALL FOR NEW
MUDROOM. PROVIDE NEW
SIDING TO MATCH EXISTING.

EXTERIOR GENERAL NOTES

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- E9 REMOVE DOOR AS SECOND FLOOR. INFILL OPENING W/NEW WINDOW TO MATCH ADJACENT WINDOWS AT EACH SIDE. FIELD VERIFY. INFILL STUCCO TO MATCH.

REVISIONS:

PROJECT:

**FERGUSON
RESIDENCE**
1803 REGENT STREET
MADISON, WI

1 EAST SIDE ELEVATION - PROPOSED
1/4"=1'-0"

WINDOW SCHEDULE A					
KEY	WINDOW			ASSEMBLY	MODEL #
	W	H	TYPE		
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B	2'-6"	3'-4"	DOUBLE HUNG	SINGLE	ELDH3040
C	3'-0"	3'-4"	DOUBLE HUNG	SINGLE	ELDH3640
D	2'-6"	4'-0"	DOUBLE HUNG	SINGLE	ELDH3048*

* FIELD VERIFY WIDTH OF DOOR OPENING FOR NEW WINDOW. MATCH ADJACENT WINDOWS ON EITHER SIDE.

DATE: 11.10.20
SCALE: AS NOTED
PROJECT NO.: FERG20

SHEET:

3A.4

SIDE ELEVATION
PROPOSED