

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: 1039 SPAIGHT STREET Alder District: 6 (Marsha R)

2. PROJECT

Project Title/Description: Screen Porch above existing Garage (ZBA Approved)

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

3. APPLICANT

Applicant's Name: Chris Hacker Company: Chads Design Build

Address: 3212 Commerical Avenue Madison WI 53714
Street City State Zip

Telephone: 608.445.9711 Email: Chris@chadsdesignbuild.com

Property Owner (if not applicant): Simon & Leah Balto

Address: 1039 SPAIGHT STREET MADISON WI 53703
Street City State Zip

Property Owner's Signature: Date: 8/28/2023

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

To Landmarks Commission,

Property Owners Simon & Leah Balto are intending to build an historically appropriate **screen porch** above their existing garage, at

1039 Spaight st, Madison, WI 53703.

- Gable roof with matching asphalt shingles,
- Wood framed ridge & rafters,
- Stained cedar posts & railing.
- 5/8" diameter round spindle baluster, made from aluminum for longevity, and painted black
- Wood toned Trex Decking and fascia board
- Antique Bronze roof fascia and gutter to match existing home

This project required a variance due to the application of zoning code setbacks, and was approved by unanimous ZBA vote.

The plan-set attached in the same email as this letter of intent, lists the intended materials & their sizes, as well as provides perspective, elevation drawings, roof plan, floor plan, and site plan.

Heather Bailey had mentioned that proposed skylights on the front roof facet were not appropriate, and so were removed.

Thank you for your consideration,



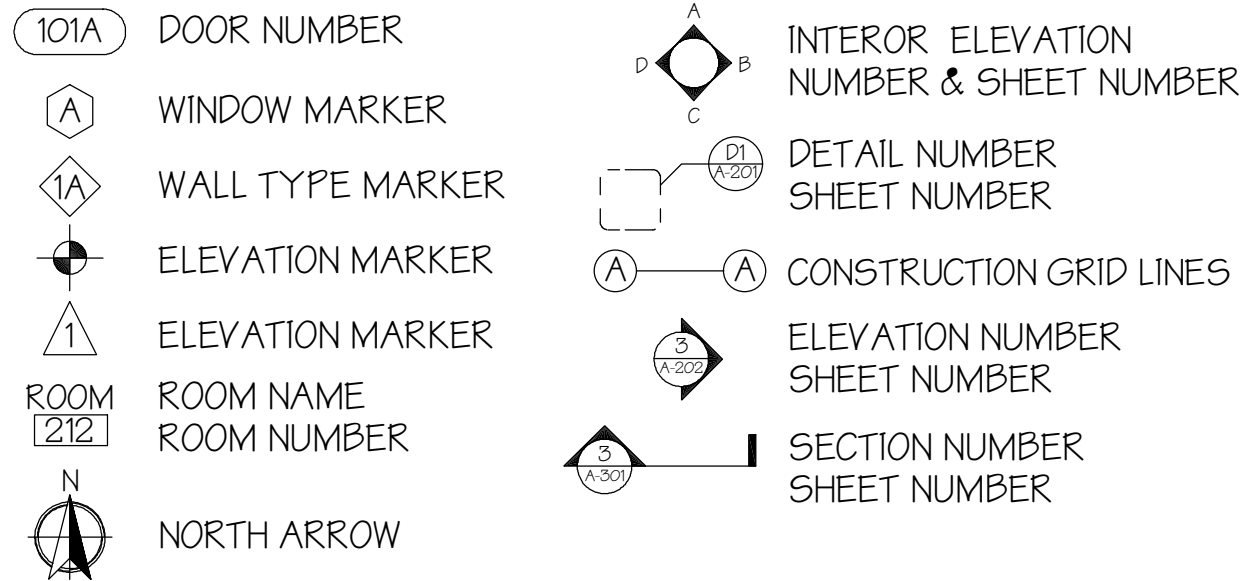
Chris Hacker CDC, UDCP
Development Team mgr
Chads Design Build

BALTO SCREEN PORCH ADDITION

SCOPE OF WORK:

- ENSURE EXISTING ROOF IS FREE OF ROT AND WATERPROOF
- SECURE 6X6 POSTS TO EXISTING LOAD BEARING WALLS
- BUILD NEW ELEVATED SCREENED PORCH OVER GARAGE

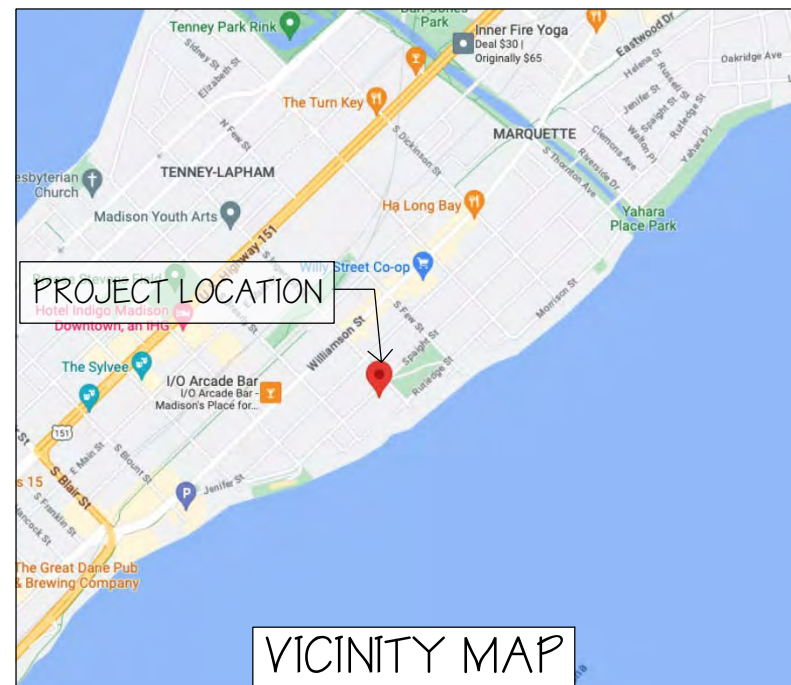
DRAWING SYMBOLS



TRADE PARTNER LIST			
DIVISION	COMPANY	CONTACT	PHONE
ELECTRICAL	NICK ELECTRIC	NICK ROSSING	608.574.8769
EXCAVATION	HELLENBRAND	DEAN HELLENBRAND	608.849.8675
GLAZING	HELLENBRAND GLASS	KATHY JOWETT	608.849.8675
HVAC	RG HEATING & AC	BRENT GREIBER	608.849.6728
PAINTING	HARE PAINTING	DAVID HARE	608.332.7408
PAINTING	BRETTINGEN PAINT	AARON BRETTINGEN	608.575.5979
ROOFING	WEATHERTIGHT	KRIS POPKE	608.221-4447



1 OVERVIEW



DRAWING INDEX		
PAGE	ID	TITLE
1	G-001	COVER SHEET
2	C-001	SITE PLAN
3	A-101	AS-BUILT PLAN
4	A-102	AS-BUILT (2ND)
5	A-103	PROPOSED PLAN
6	A-201	ELEVATIONS
7	A-202	ELEVATIONS
8	A-203	ELEVATIONS
9	A-104	FLOOR FRAMING
10	A-105	ROOF FRAMING
11	E-101	ELECTRICAL PLAN

3212 COMMERCIAL AVE
MADISON, WI 53714
(608) 221-1799
WWW.CHADSDSIGNBUILD.COM
LIC#: 109500230

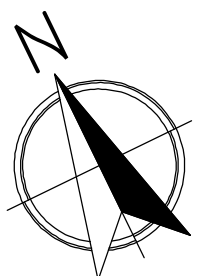
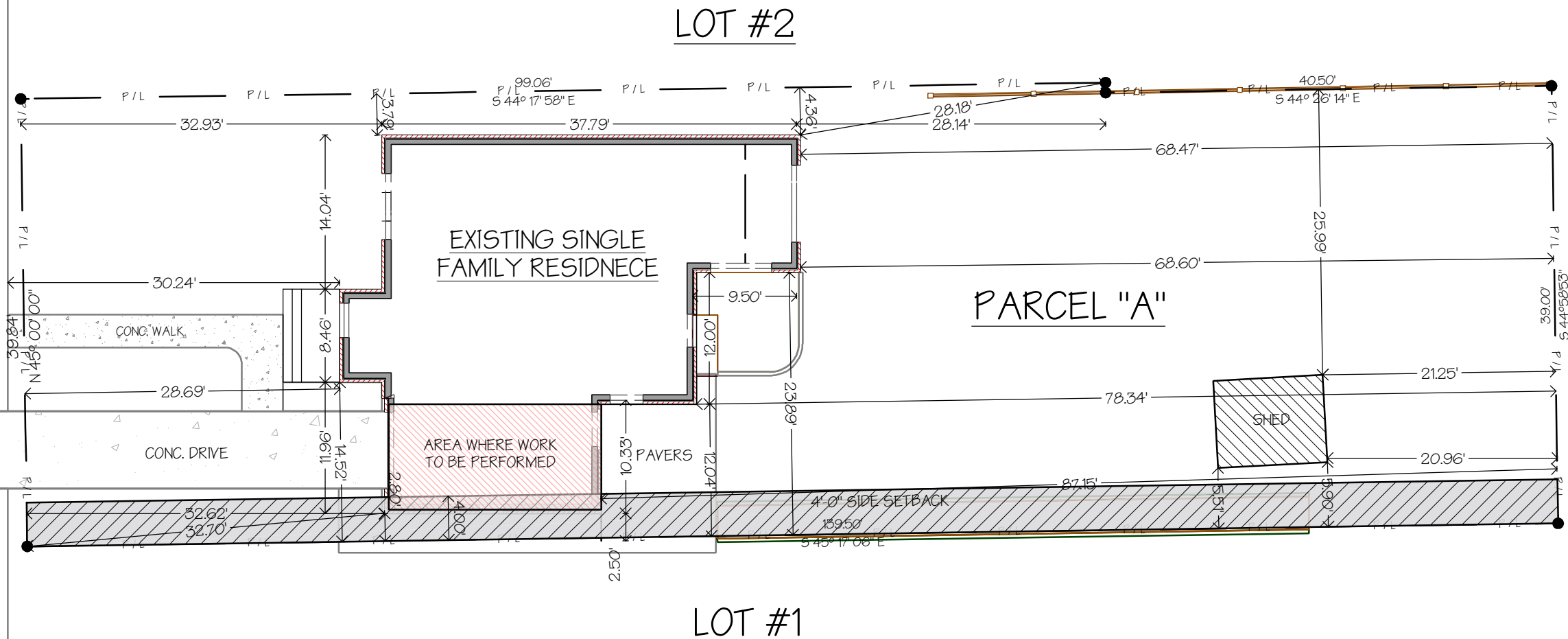
CHADS
DESIGN BUILD

SIMON & LEAH BALTO
1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE	DESCRIPTION

PUBLISHED: 8/25/23
SHEET 1 OF 11
COVER SHEET
G-001

1039 SPAIGHT STREET



1

SITE PLAN
1 IN = 12 FT

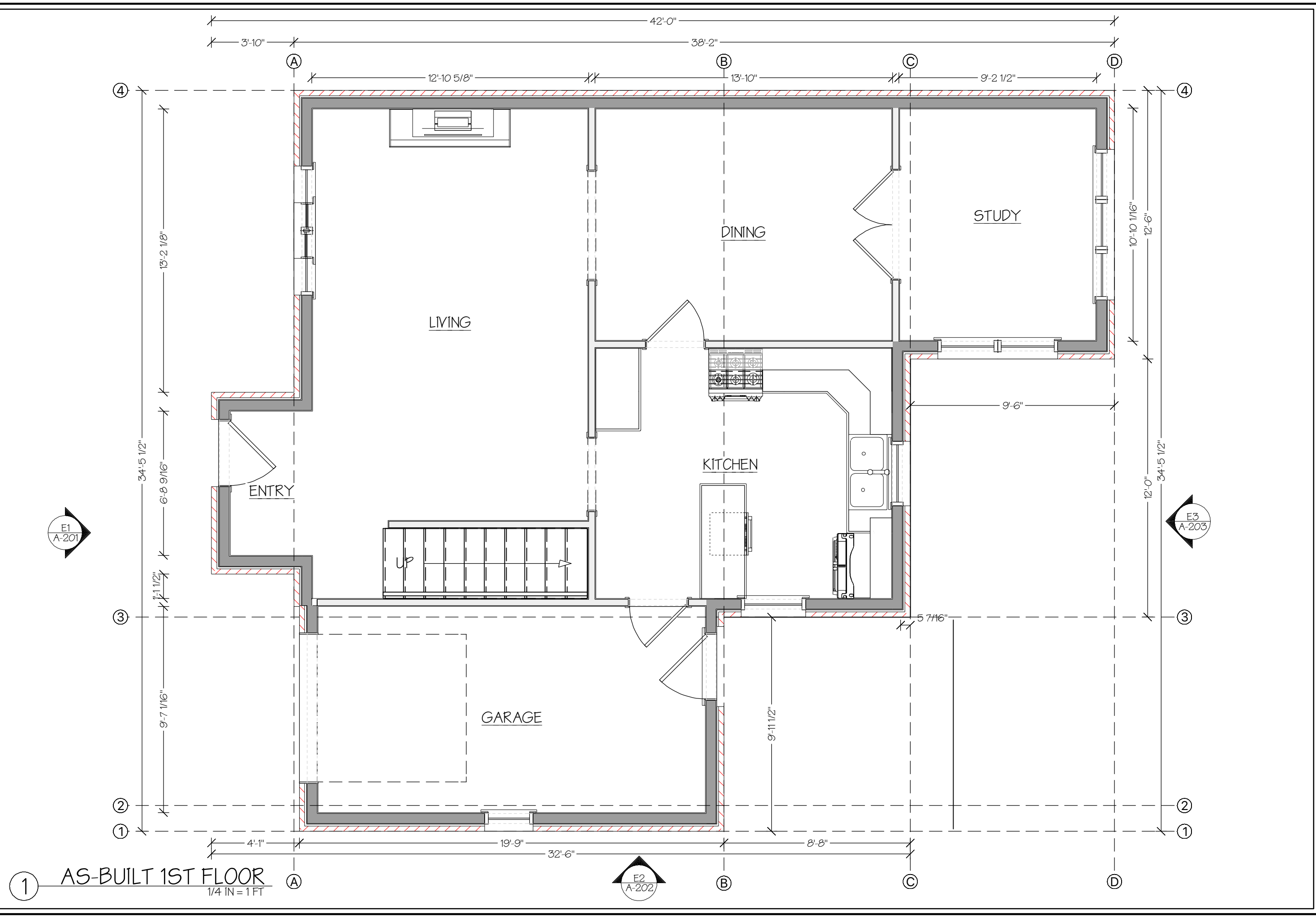
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SIMON & LEAH BALTO
1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE BY	DESCRIPTION

PUBLISHED: 8/25/23
SHEET 2 OF 11
SITE PLAN
C-001



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CHADS DESIGN BUILD

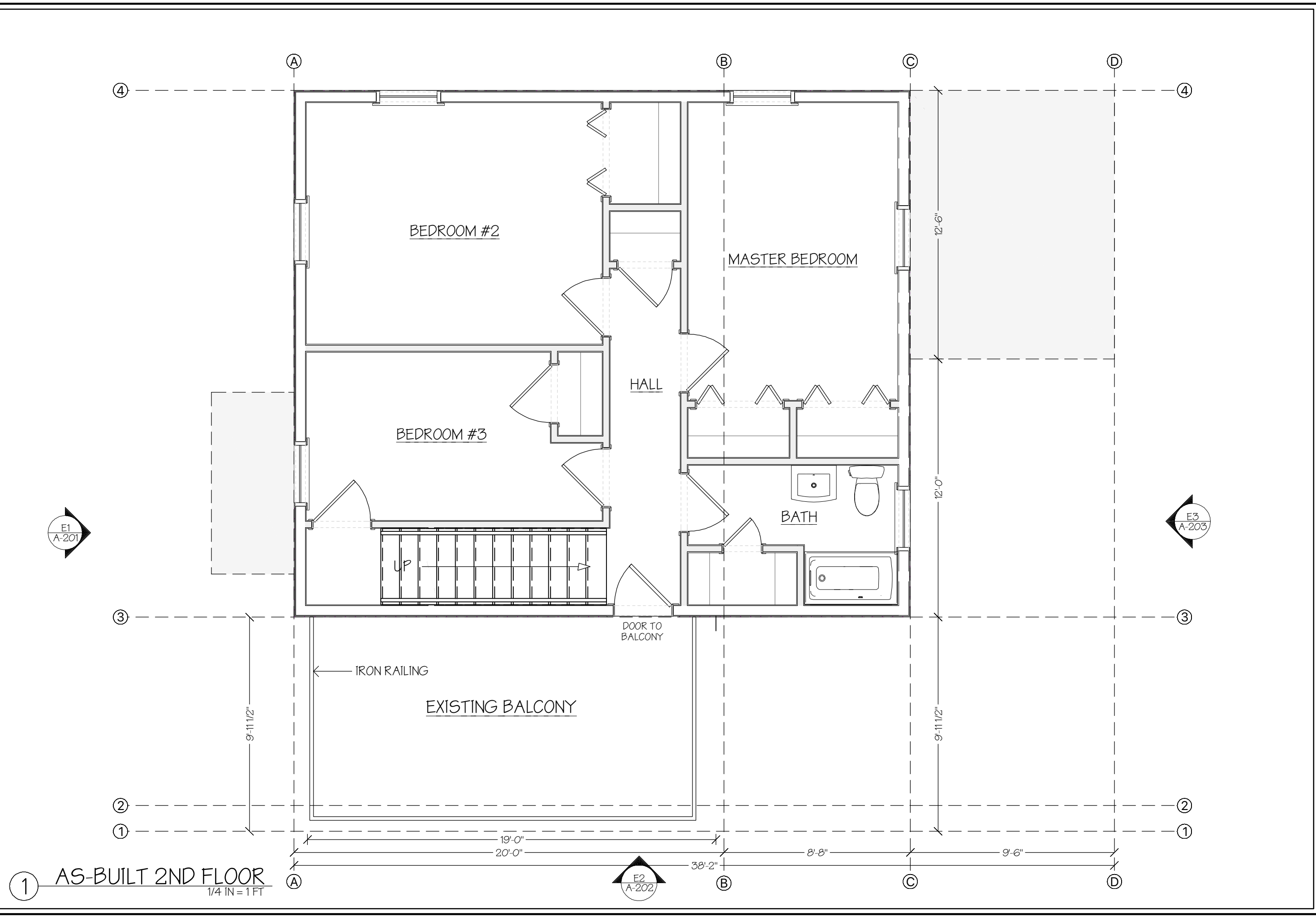
SIMON & LEAH BALTO
 1039 SPAIGHT ST MADISON, WI 53703

REVISIONS

DATE	BY	DESCRIPTION

PUBLISHED: 8/25/23
 SHEET 3 OF 11
 AS-BUILT PLAN

A-101



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 LIC#: 109500230

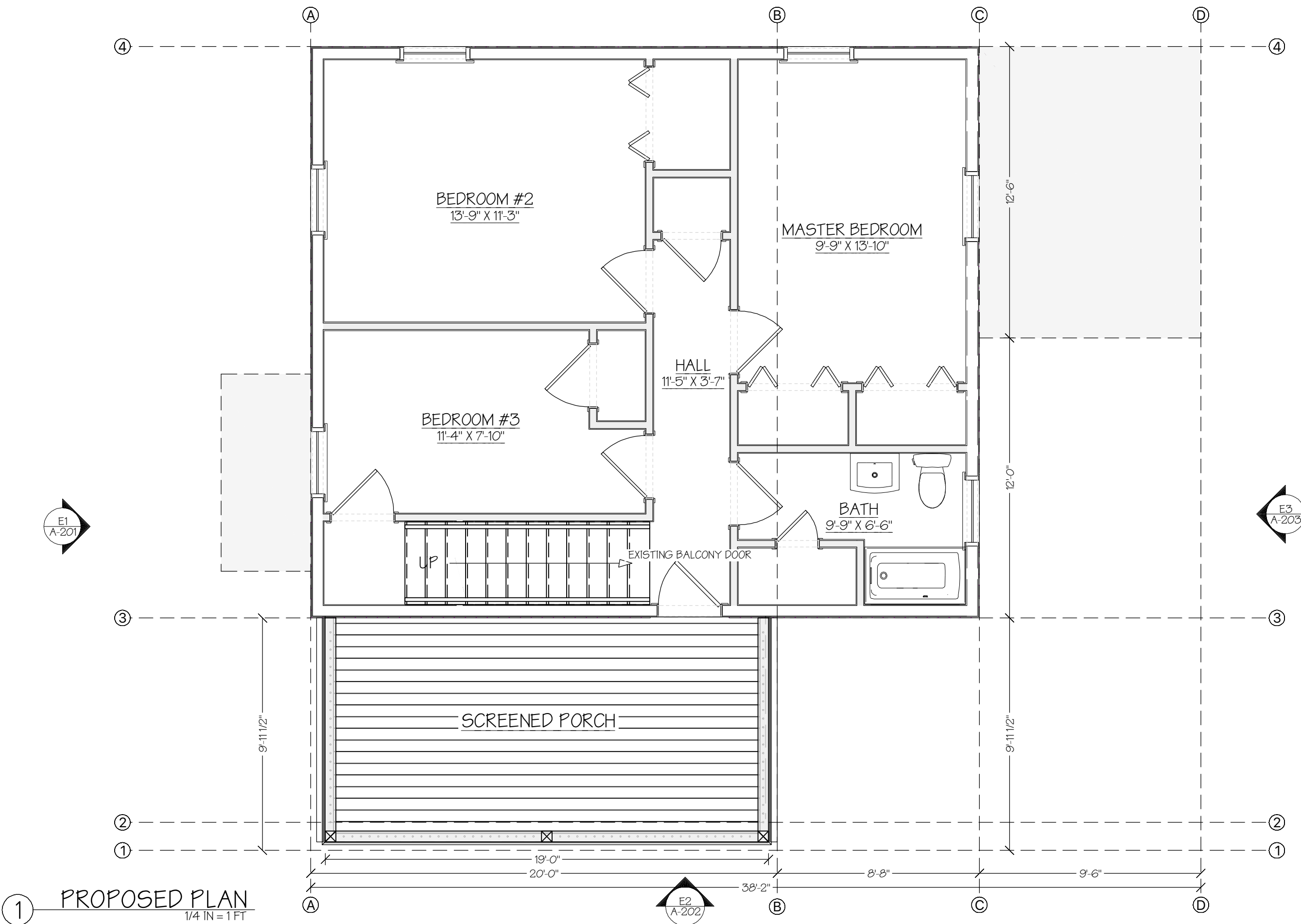
CHADS
 DESIGN BUILD

SIMON & LEAH BALTO
 1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE	DESCRIPTION

PUBLISHED: 8/25/23
 SHEET 4 OF 11
 AS-BUILT (2ND)

A-102



1 PROPOSED PLAN
1/4 IN = 1 FT

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MADISON, WI 53714
(608) 221-1799
WWW.CHADSDSIGNBUILD.COM
LIC#: 109500230

CHADS
DESIGN BUILD

SIMON & LEAH BALTO
1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE BY	DESCRIPTION

PUBLISHED: 8/25/23
SHEET 5 OF 11
PROPOSED PLAN
A-103



1 PROPOSED FRONT ELEVATION
1/4 IN = 1 FT

3212 COMMERCIAL AVE
MADISON, WI 53714
(608) 221-1799
WWW.CHADSDSIGNBUILD.COM
LIC#: 109500230

SIMON & LEAH BALTO
1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE BY	DESCRIPTION

PUBLISHED: 8/25/23
SHEET 6 OF 11
ELEVATIONS
A-201



1 PROPOSED SIDE ELEVATION
1/4 IN = 1 FT

3212 COMMERCIAL AVE
MADISON, WI 53714
(608) 221-1799
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LIC#: 109500230

CHADS
DESIGN BUILD

SIMON & LEAH BALTO
1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE BY	DESCRIPTION

PUBLISHED: 8/25/23
SHEET 7 OF 11
ELEVATIONS
A-202



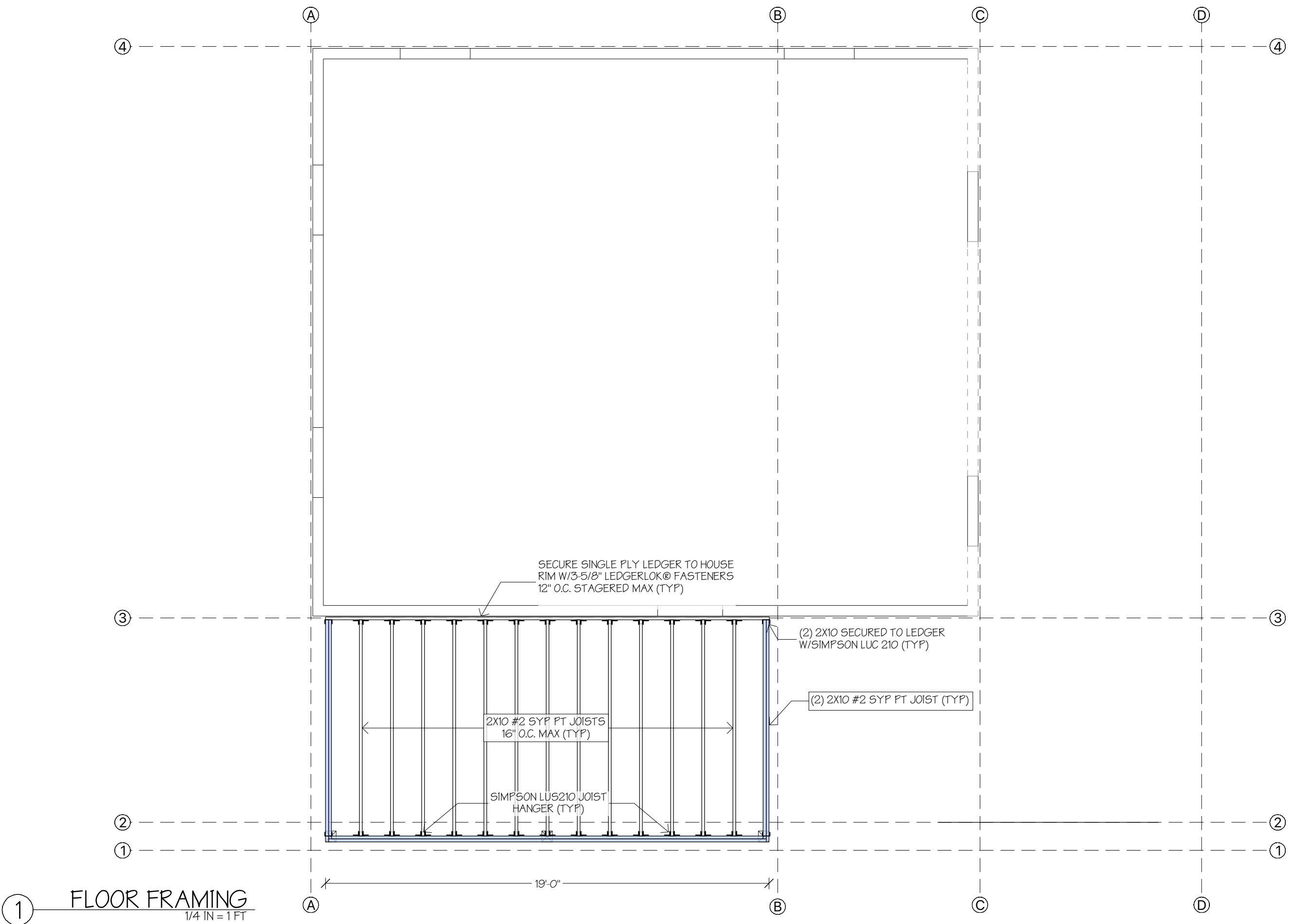
① PROPOSED REAR ELEVATION
1/4" IN = 1 FT

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LIC#: 109500230

SIMON & LEAH BALTO
1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE BY	DESCRIPTION

PUBLISHED: 8/25/23
SHEET 8 OF 11
ELEVATIONS
A-203



1 FLOOR FRAMING
1/4 IN = 1 FT

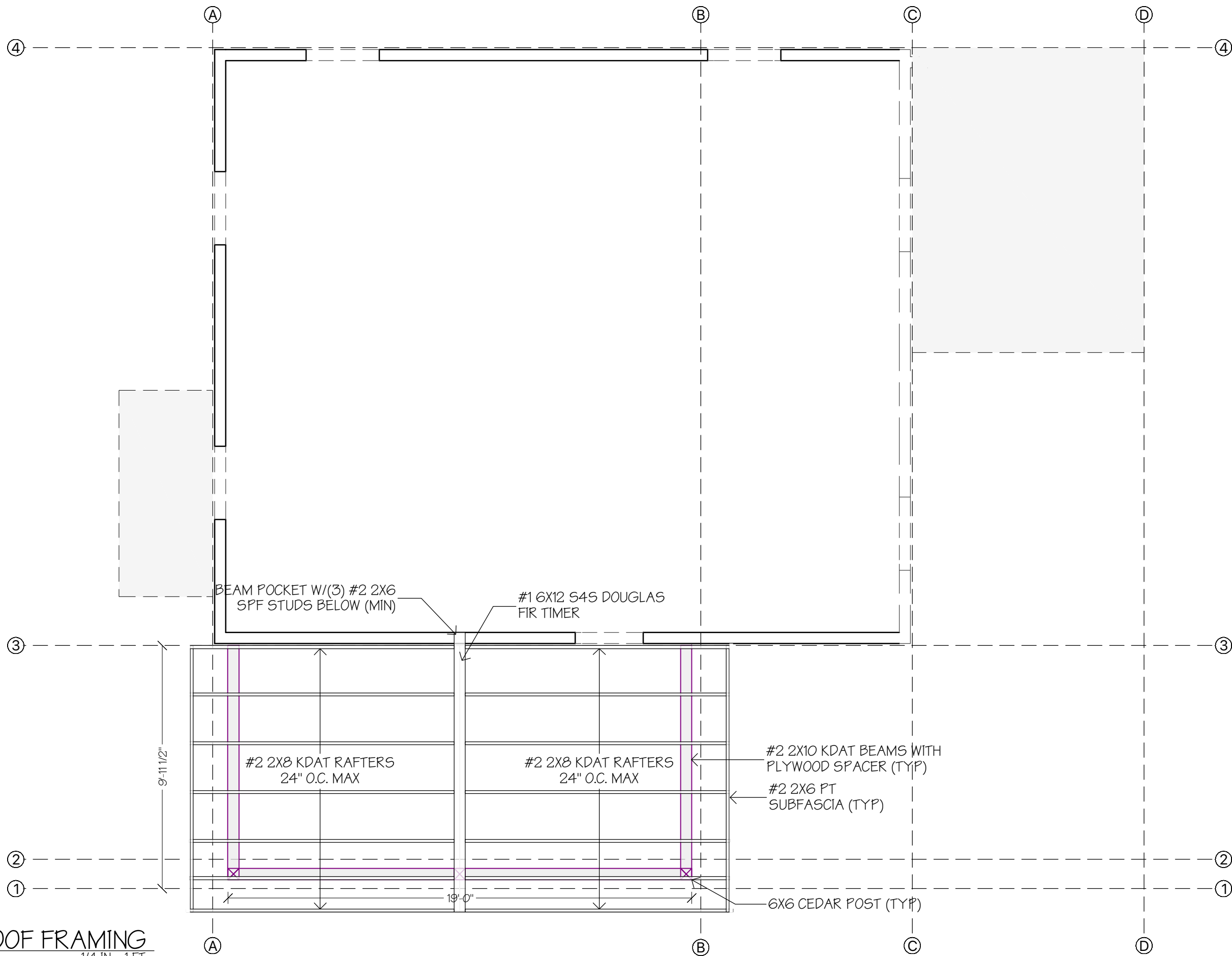
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CHADS
DESIGN BUILD

SIMON & LEAH BALTO
1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE	DESCRIPTION

PUBLISHED: 8/25/23
SHEET 9 OF 11
FLOOR FRAMING
A-104



1 ROOF FRAMING
1/4 IN = 1 FT

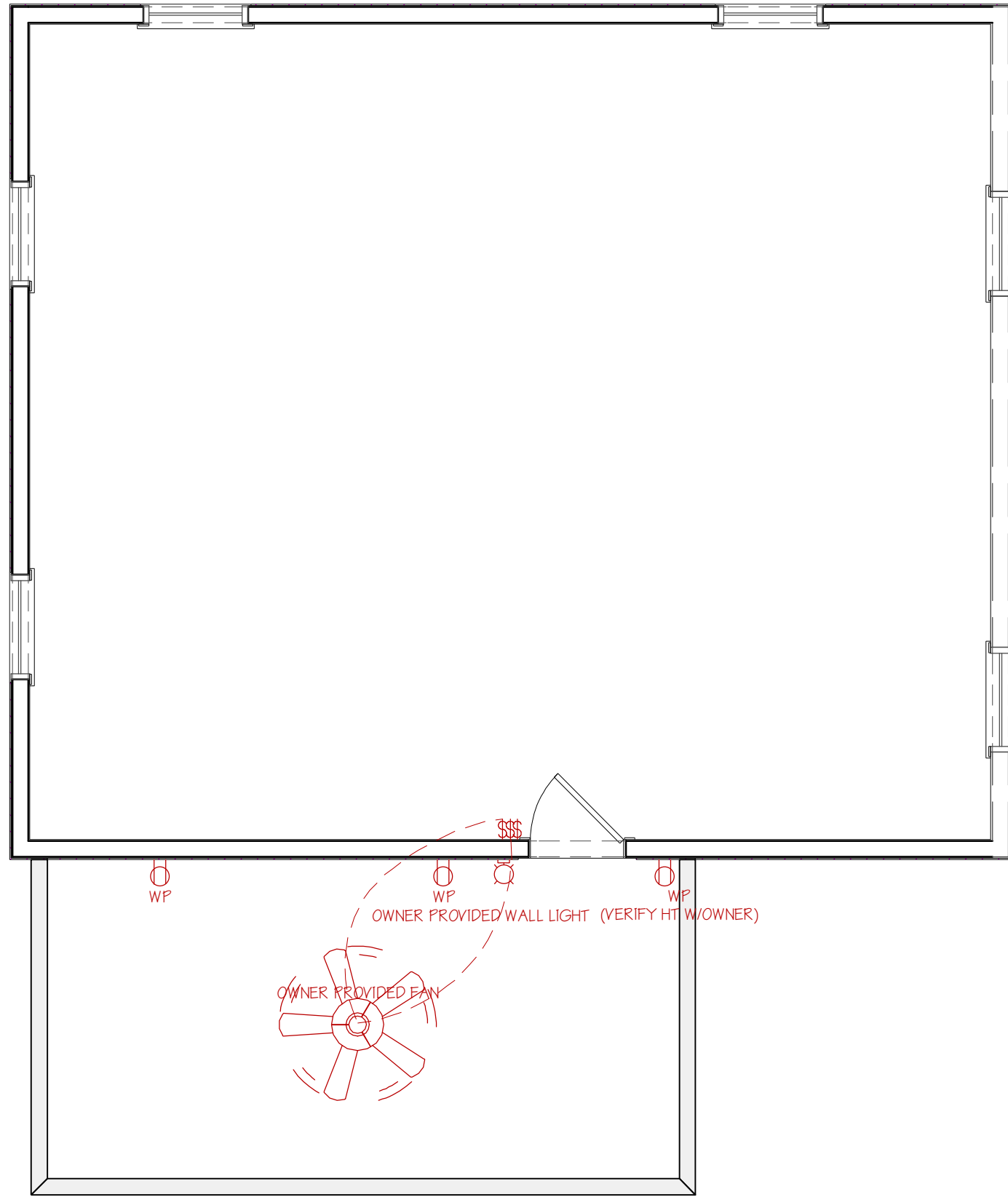
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CHADS
DESIGN BUILD

SIMON & LEAH BALTO
1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE	DESCRIPTION

PUBLISHED: 8/25/23
SHEET 10 OF 11
ROOF FRAMING
A-105



ELECTRIC SCHEDULE			
2D	QTY	DESCRIPTION	COMMENTS
	1	WALL MOUNT FIXTURE	
	1	FANLIGHT COMBO	
	1	OWNER PROVIDED WALL LIGHT	
	3	DECORATOR SWITCH	
	3	DUPLEX WEATHERPROOF	

1 ELECTRICAL
1/4 IN = 1 FT

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SIMON & LEAH BALTO
1039 SPAIGHT ST MADISON, WI 53703

REVISIONS	
DATE	DESCRIPTION

PUBLISHED: 8/25/23
SHEET 11 OF 11
ELECTRICAL PLAN
E-101









From: [Bailey, Heather](#)
To: [Chris Hacker](#)
Cc: [Adam Miller](#)
Subject: RE: 1039 Spaight Street
Date: Wednesday, March 1, 2023 8:13:34 AM
Attachments: [image001.png](#)
[image005.png](#)

I apologize for the delay in reply. I think that you can do a screened addition above the garage and meet the historic district standards. See [MGO 41.26](#).

I think that this is definitely a transitional style, but it is not a Foursquare form (the house next door is though). I'd trend towards calling it stripped Tudor, but it is mostly a side-gabled, two-story house with minimal detailing (which was a popular trend in the 30s and 40s).

Look at the standards and if you have questions, I'm happy to do a meeting with you. This will likely need to go to the Landmarks Commission for their approval as it is likely an addition over 100SF. But I think that this will likely be an easy approval. Here's info on the application process:

<https://www.cityofmadison.com/dpced/planning/project-review/1589/>

Let us know if you have questions as you proceed.



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

Preservation Planner
Neighborhood Planning, Preservation + Design Section

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 Phone: 608.266.6552

From: Chris Hacker <chris@chadsdesignbuild.com>
Sent: Tuesday, February 28, 2023 2:45 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Cc: Adam Miller <adam@chadsdesignbuild.com>
Subject: RE: 1039 Spaight Street

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

Hi Heather,

I wonder if you've had a chance to look over my previous email for

Simon & Leah Balto
1039 Spaight Street
Madison WI 53703

Please see below for context and questions.

Thanks for any help you can provide us

Chris Hacker CLC, UDCP
Project Developer, Team Mgr



From: Chris Hacker
Sent: Friday, February 3, 2023 1:51 PM
To: hbailey@cityofmadison.com
Cc: simonbalto@gmail.com
Subject: FW: 1039 Spaight Street

Hi Heather,

I'll be developing a Screen porch project late spring for

Simon & Leah Balto
1039 Spaight Street
Madison WI 53703

They currently have a railing surrounding their garage's roof-top patio. And a door leading out to it.

They'd like to put a roof over this garage patio, & screen it in, making it an unheated, screened porch.

I see their home looks to be in the TR-V1 district of Marquette. *W/ historical precedents to observ.*

I've contacted Jordan Pool @ zoning for restrictions & it looks like I can build 2 ft in from the current garage's edge, and can have a 2 foot overhang beyond that for the eve/gutter. He recommended attempting for a variance if we'd like to build in line with the outer edge of the garage, which we likely would do. In the meantime, I wanted to speak to you, to better understand any guidelines specific to this neighborhood or house, regarding screen porches like this.

Would you agree this home to represent a typical "Transitional, 4-square from 1938"?

Is there design criteria, (or restrictions), I should be considering for the screened porch on this home, in the Marquette neighborhood?

Attached is

- their lot survey (see pg 4). Also included in that pdf are surrounding homes.
- Document containing Photos of existing conditions on & around the garage area in question

Thanks for your consideration on this. I look forward to hearing from you!

Chris Hacker CLC, UDCP
Project Developer, Team Mgr





Department of Planning & Community & Economic Development
Building Inspection Division

Madison Municipal Building Suite 017
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
PH 608 266 4551
FAX 608 266 6377
<http://www.cityofmadison.com/dpced/bi/>

August 11, 2023

SIMNON & LEAH BALTO
1039 SPAIGHT STREET
MADISON WI 53703

RE: 1039 Spaight St.

Dear Simon & Leah Balto:

The Zoning Board of Appeals, at its meeting of August 10, 2023, approved your request for a side yard setback variance to construct a second story screened porch addition on a single family house at the property located at the above address.

If you have any questions, please feel free to contact me at kbannon@cityofmadison.com or 608-266-4569.

Sincerely,

Katie Bannon
Zoning Administrator

cc: Chris Hacker
Chad's Design Build
3212 Commercial Avenue
Madison, WI 53714