



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: 5 N. Spooner Street Aldermanic District: 5

2. PROJECT

Project Title / Description: Egress window installation + railing repair + window/
(guardrail) siding improvement

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

3. APPLICANT

Applicant's Name: Peter Lemberger Company: Tollard Apartments LLC
 Address: 1445 Regent Street City/State: Madison, WI Zip: 53711
 Telephone: 608-250-0202 E-mail: PeterLemberger@gmail.com
 Property Owner (if not applicant): Madison Historical Properties LLC (Ed + Jeff Tollard)
 Address: - Same - City/State: _____ Zip: _____

Property Owner's Signature: [Signature] Date: 6/19/15

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.

5 N. Spooner Street

Egress Window Installation & Railing/Guardrail Repair & Window/siding Improvement

5 N. Spooner Street is a two unit building with three bedrooms for each unit. The maximum occupancy for each unit is five unrelated people. There are two older rooms in the basement we would like to convert into legal sleeping/bedrooms to be used by one or the other or both units. Our leases state sleeping is prohibited in basement, unapproved rooms. We feel it would be a benefit to current and future tenants to not have to share as many bedrooms. Most importantly, we want these rooms to be as safe as they can be. We would also like to make some other exterior improvements to enhance the look of the building, detailed below.

Tallard Apartments LLC would like do the following work.

(1) Install two basement egress windows (possible options, explained below)

-Option 1: Install a 3'x4' egress vinyl coated wood frame casement window in place of the existing basement windows marked "A" and "C" on the diagram. One window is on the south side, farther back from the street from the forward basement window behind the gas meter. The southern exposure would be nice for that room. We are unable to put a window in the backside of the building for that room because of an existing chimney in that area. The other window on the north side – there is a finished room in that part of the basement, and we do not want to put a new egress window in the front – assume that would be your preference as well.

-Option 2: Install a 3'x4' egress vinyl coated wood frame casement window in place of the existing basement windows marked "B" and "C" on the diagram. One window is on the south, farther back from the street from the forward basement window behind the gas meter. The other window installed on the north side towards the rear.

-Option 3: Install a 3'x4' egress vinyl coated wood frame casement window in place of the existing basement windows marked "A" and "B" on the diagram. Both windows would be on the north side of the building.

In each option above, the window well would be 42" wide, with approximately 3" of foundation exposed. The well itself will be decorative stone blocks textured and colored to match the existing foundation surface. There will be 2' of pea gravel in the bottom, with the surface of the gravel to be approximately 4-6" from the bottom of the window for water absorption. The windows would be set back approximately 8". The trim will be wood which will be designed to match the trim of the other existing basement windows. The exterior grade will be approximately 1-2" from the top of the well to promote proper drainage and expose the least amount of window well. Overall, we will do everything possible to best match existing textures, colors, etc. so it appears the new windows have always been a part of the building.

Attached are several pictures of the building, for your reference.

(2) Repair/replace a 2nd floor jump porch guardrail to match the more historic looking guardrail on the balcony above the main first floor entry.

-painted white

-wood materials to match existing front porch materials

(3) Remove the south side storm doors (3 total). At the time we bought the property in 1992, there was nothing outside of those doors. It is unclear as to what was ever there, as far as we know.

-the single door will be replaced with white wooden siding to match the existing, as though the door was never there

-the double doors will be replaced with two double hung vinyl coated 34"x58" windows which will match the size of the windows on the 1st floor, and wooden siding, the new surfaces will be trimmed to match the existing windows, painted white and forest green, to match existing building style and color Note: if the preference is to just side over where the double doors are, we will, we just thought with the southern exposure, it would be nice to keep some light in the 1st floor living room area



General



Window A
Window B

Northwest side view



A

B

B



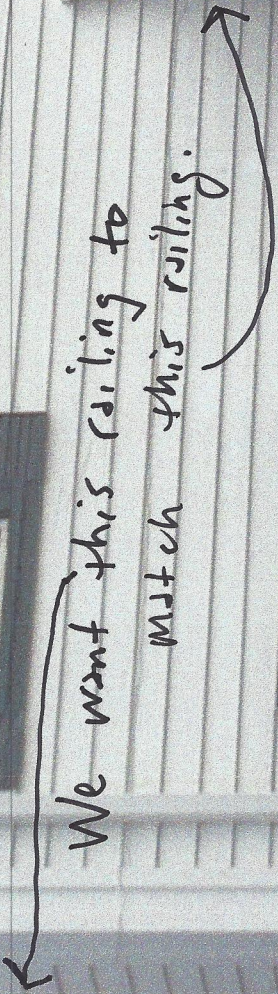
Window
C

Southwest side view.



Modular NC

We want this railing to
match this railing.





C. 1/20/04

Storm door of porch
removed