

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
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 932 Spaight Street Madison, WI Aldermanic District: 6

2. PROJECT

Project Title/Description: Installation of K style gutters pursuant to a city work order

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

- Alteration/Addition to a building 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
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Karl Christel Company: Christel Properties LLC

Address: 950 Mohican Pass Madison, WI 53711 Power of Attorney - Sister Kay Magnin 110 S Whitney Way Madison, WI 53705-4604

Telephone: 608-438-3933 POA Kay = 608-238-3118 Email: POAKay - kgmagnin@charter.net

Property Owner (if not applicant): Karl Christel

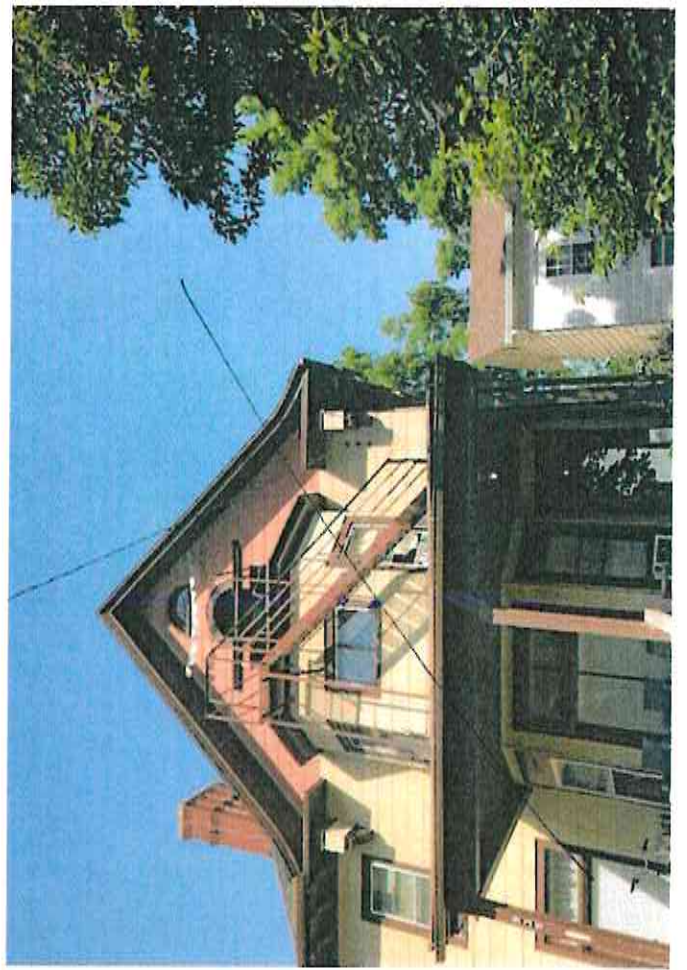
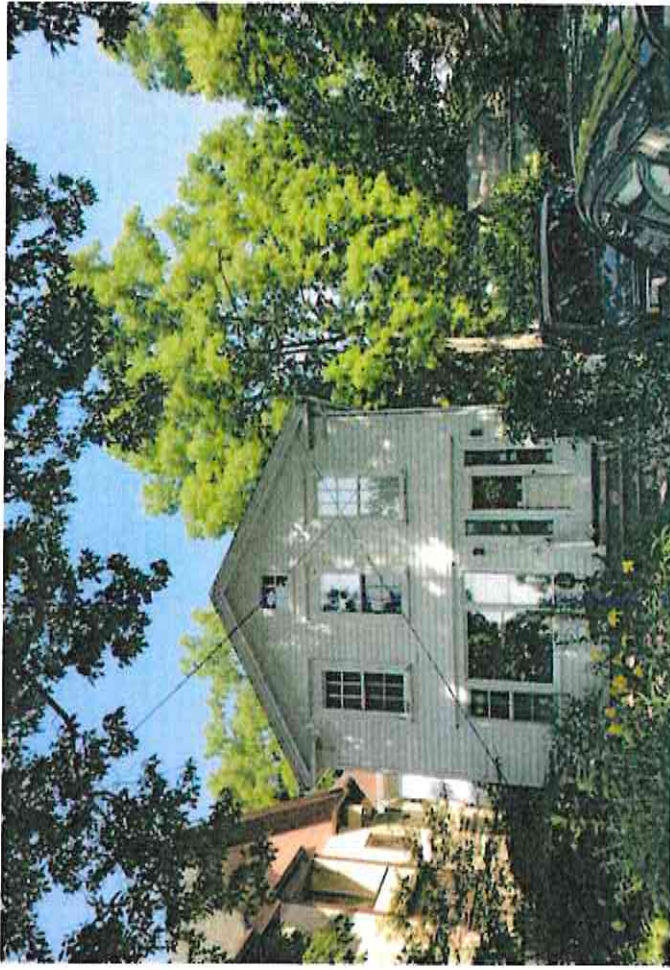
Address: 950 Mohican Pass Madison, WI 53711

Property Owner's Signature: Karl Christel by Kay Magnin as agent Date: 8/10/18

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, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: www.cityofmadison.com/dpced/planning/documents/2018LCMeetingScheduleDates.pdf



932 SPaight St



932 SPaight St

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.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- 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;
- 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, 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.
- **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;
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Photographs of examples on another historic resource
 - Manufacturer's product information showing dimensions and materials;
 - Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
 126 S Hamilton St
 P.O. Box 2985 (mailing address)
 Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
 (608) 266-6552



August 9, 2018

City of Madison
Planning Division – Landmarks Commission
126 S. Hamilton St.
PO Box 2985
Madison, WI 53701-2985

Re: landmarks Variance Appeal – 932 Spaight Street

Dear Land Marks Commission Members:

In the summer of 2017, Karl Christel, owner of 932 Spaight St. received a city work order on or about August 25, 2017 that contained 20 items to be repaired. One of those items called for replacement of rain gutters that had holes rusted through them or that were badly rusted, prime and paint any gutters that were to remain in use.

As of that date, Mr. Christel was managing this property himself with the assistance of a maintenance person. Mr. Christel was then and remains in extremely poor health suffering from: Bipolar 2 Disorder, visual loss in left eye due to stroke, generalized anxiety disorder, depression which was worsened after he fractured his left tibia and fibula and required surgery with steel enhancements in April of 2017. Karl is unable to walk due to severe osteoarthritis in the knee of this same leg of many years. This is not an all-inclusive list of Karl's health issues. He has been bed ridden since release from the nursing home in May of 2017. Wanting to comply with the city work order, he did not read the documents carefully to notice that he had to have Landmarks' permission before he completed any exterior work, repair or alterations.

Consequently, Mr. Christel installed new K style gutters throughout the property.

In late spring, Mr. Christel's sister, Kay Magnin as power of attorney for Mr. Christel, employed the services of Madison Property Management, Inc. to manage the property from that point forward and to take whatever steps necessary to complete the outstanding city work order items. With the tremendous amount of construction going on, it was difficult to accomplish all of the work by the original July 29, 2018 date but, an extension has been requested and approved and a major portion of the work has been completed in including repair of all brickwork and all painting is in progress.

On behalf of Mr. Christel, I hereby respectfully ask the Landmarks Commission to provide us with a variance to allow Mr. Christel to retain the K style gutters that he had installed and not force him to remove those gutters and install round bottom gutters.

To support this request, I did personally inspect all of the houses in the 900 block of Spaight Street. For your reference, I've attached a spreadsheet of each of the houses in the 900 block of Spaight Street listing the exact kind

of gutter currently on each house and I have supported that with pictures of each house and pictures of the gutters on each house.

There are 25 houses in the 900 block of Spaight Street. Of those 25 houses, 24 houses have K style gutters and 1 house has round bottom gutters. 96% of the houses on this block do have K style gutters.

Based on the high percentage of K style gutters on this block already, Mr. Christel's poor health and his admirable desire to comply with the City work order as quickly as possible, I hereby request that the Landmark Commission provide Mr. Christel with a variance allowing him to retain the K style gutters that he did install in good faith on his home after receipt of the city work order.

Thank you for your consideration.

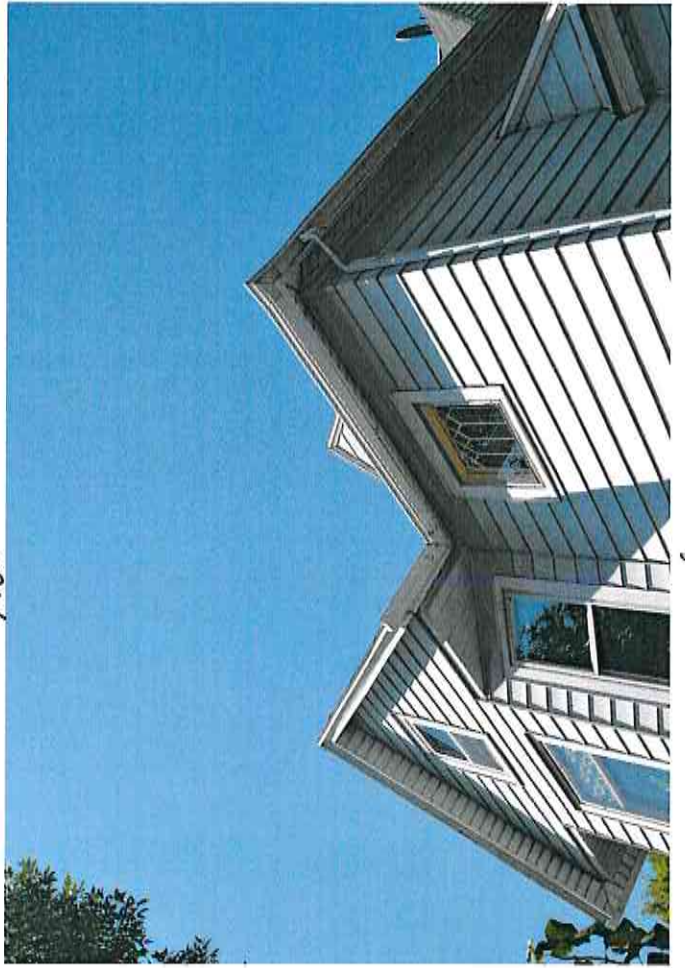


James Stopple, CPM
Madison Property Management, Inc.
1202 Regent St.
Madison, WI 53715
Desk Voice 608-268-4912
Office Voice 608-251-8777
Cell 608-516-8272
Office Fax 608-255-9656

	<u>Spaight Street</u>	<u>Gutter Type</u>
1	901	K
2	902	K
3	909	K
4	912	Round
5	914	K
6	915	K
7	919	K
8	920	K
9	921	K
10	923 - 925	K
11	924	K
12	926	K
13	928	K
14	931	K
15	932	K
16	933	K
17	935 - 937	K
18	938	K
19	939 - 941	K
20	940	K
21	945	K
22	946	K
23	947 - 949	K
24	952	K
25	956	K



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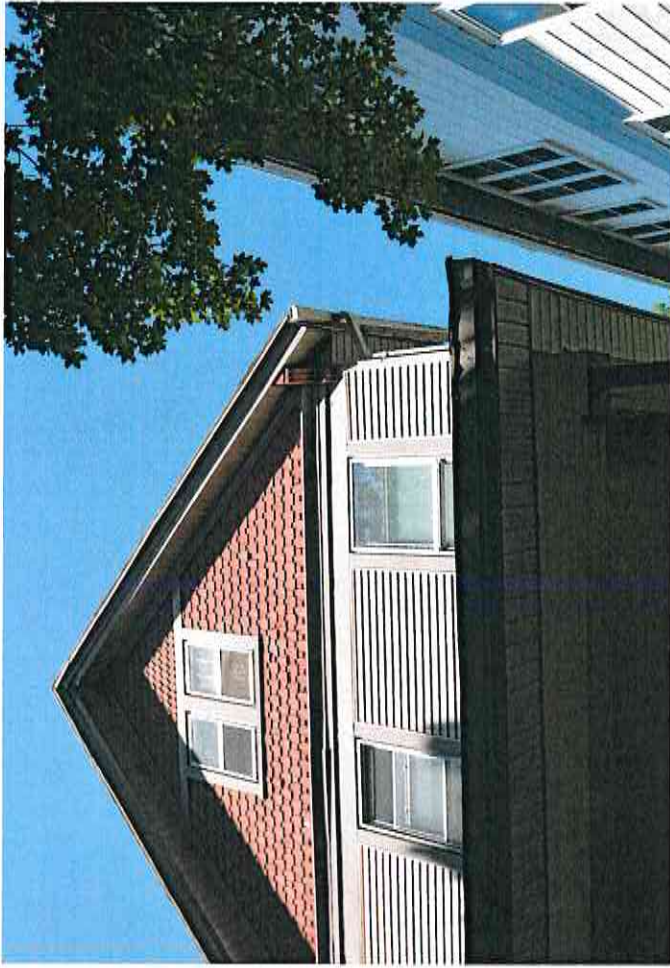


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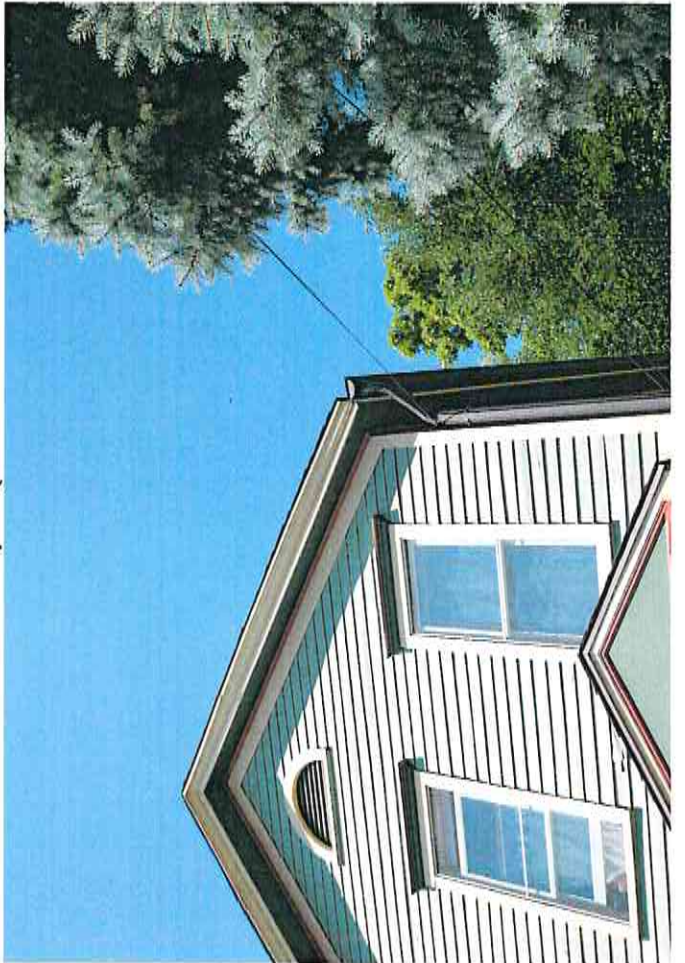
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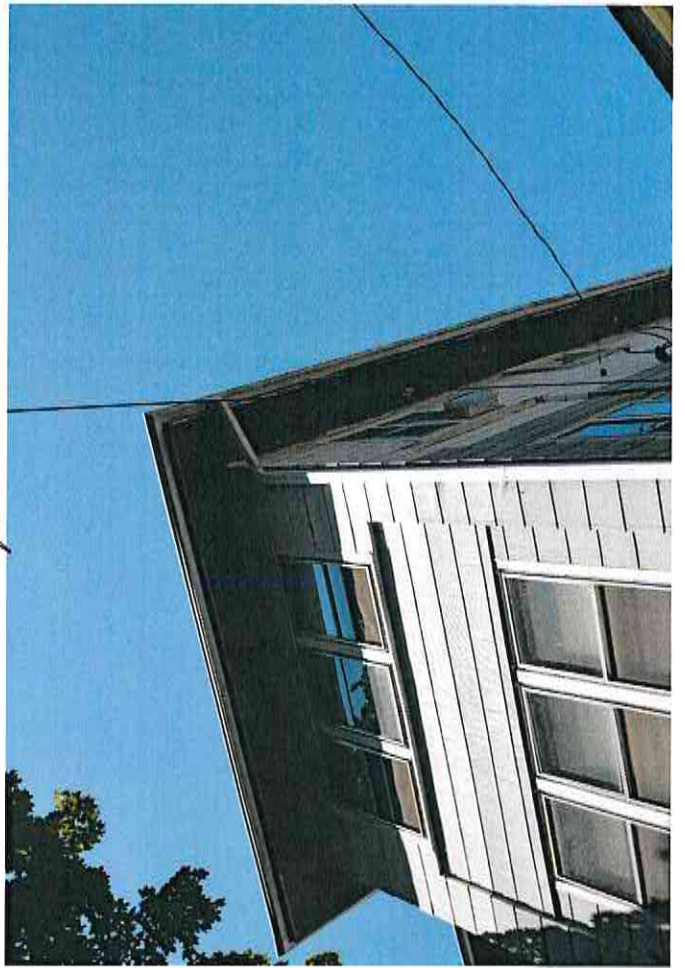
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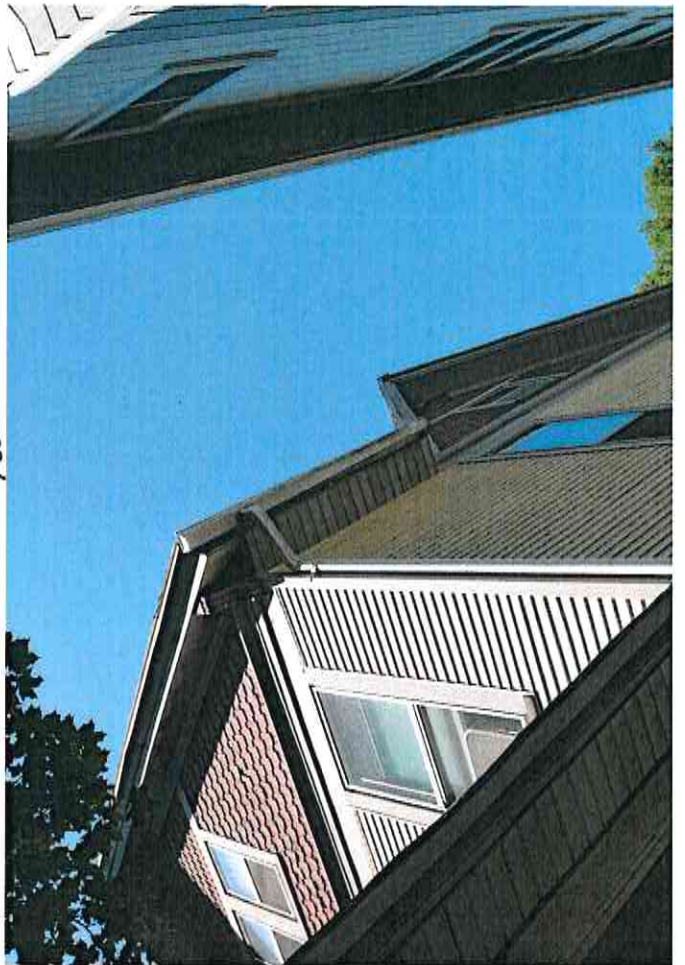
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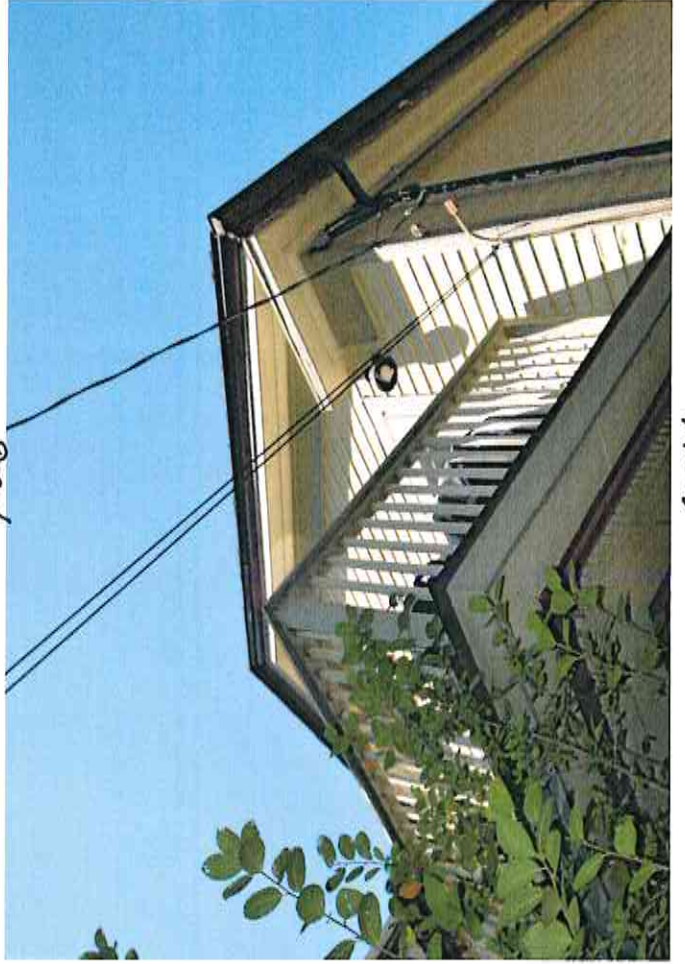
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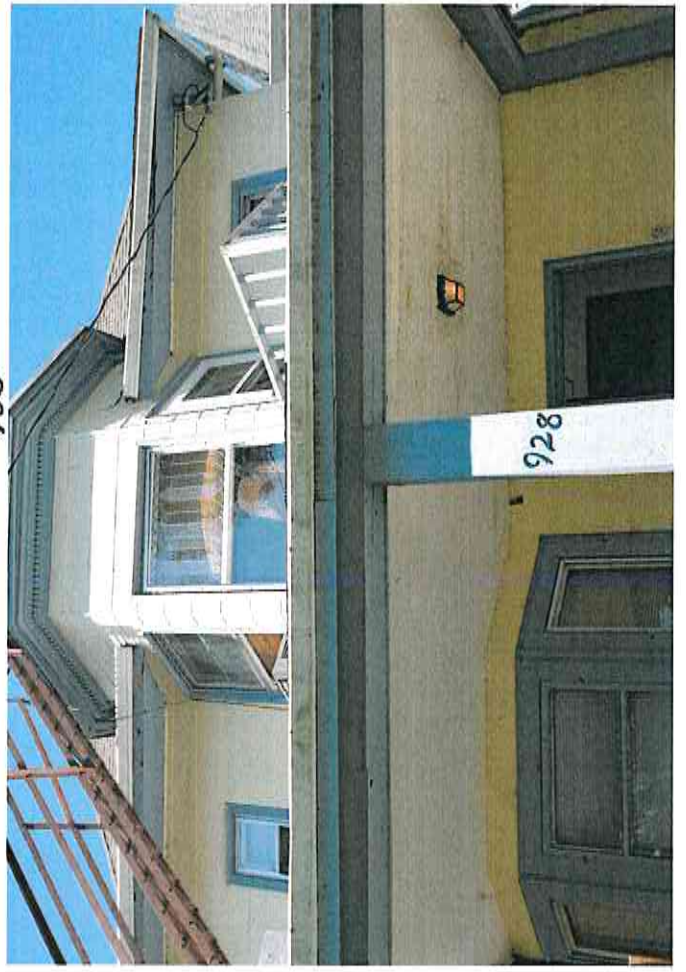
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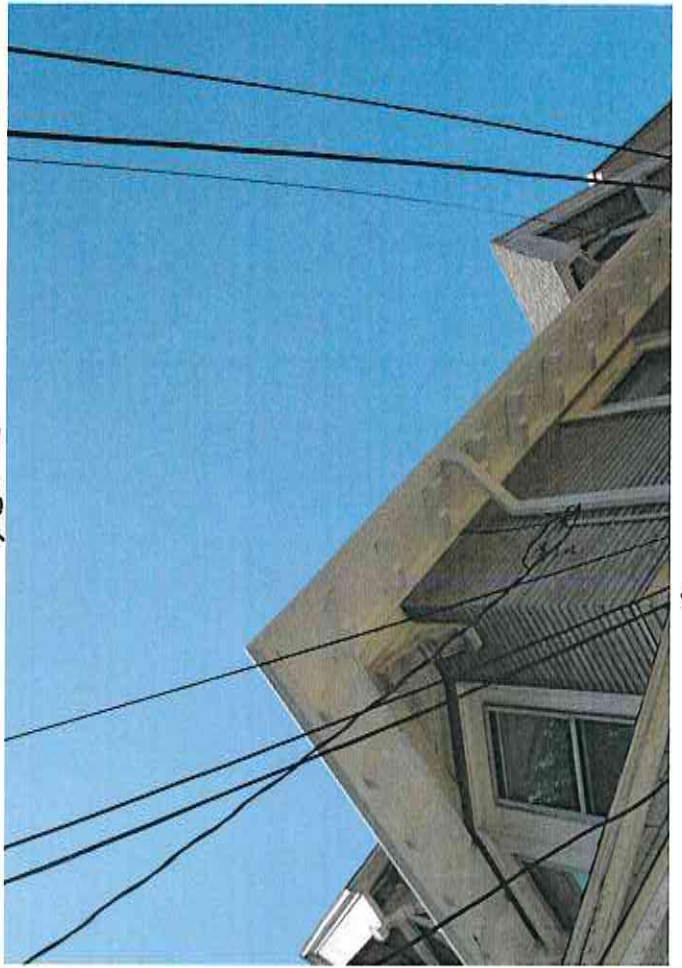
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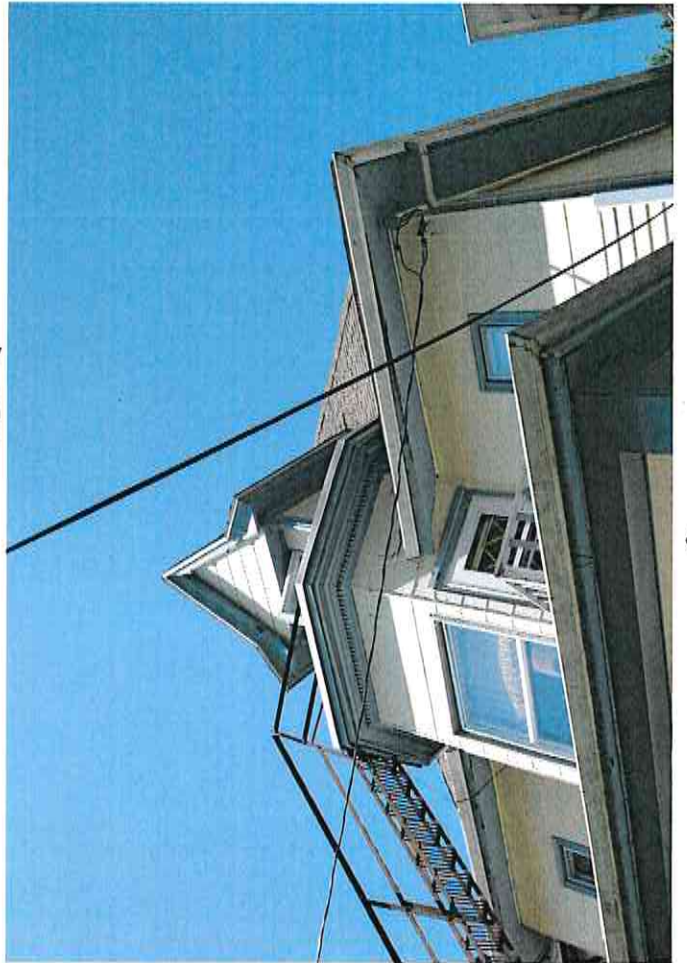
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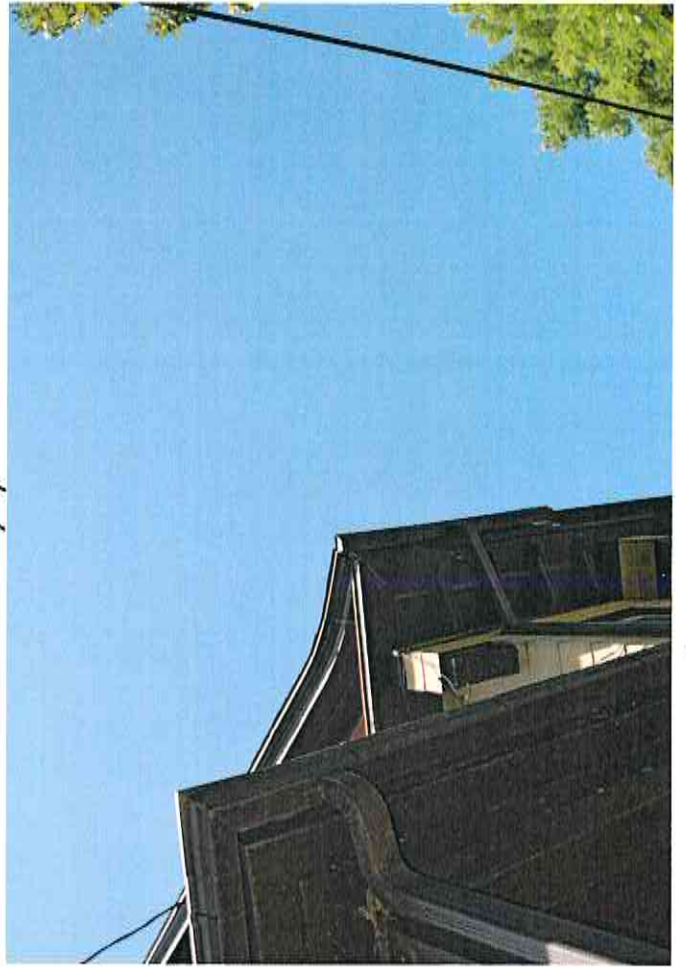
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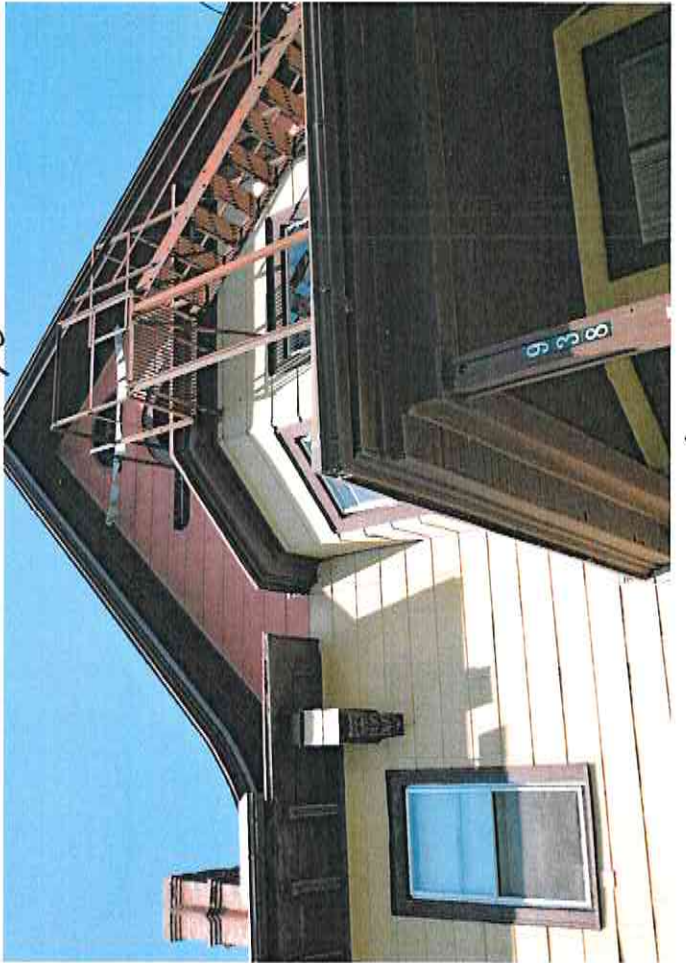
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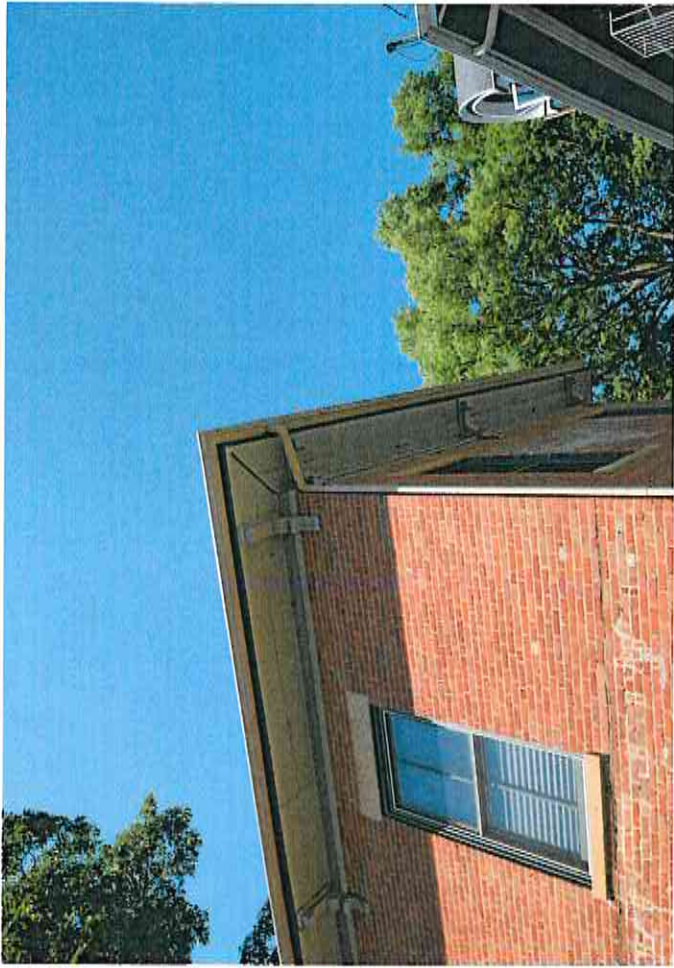
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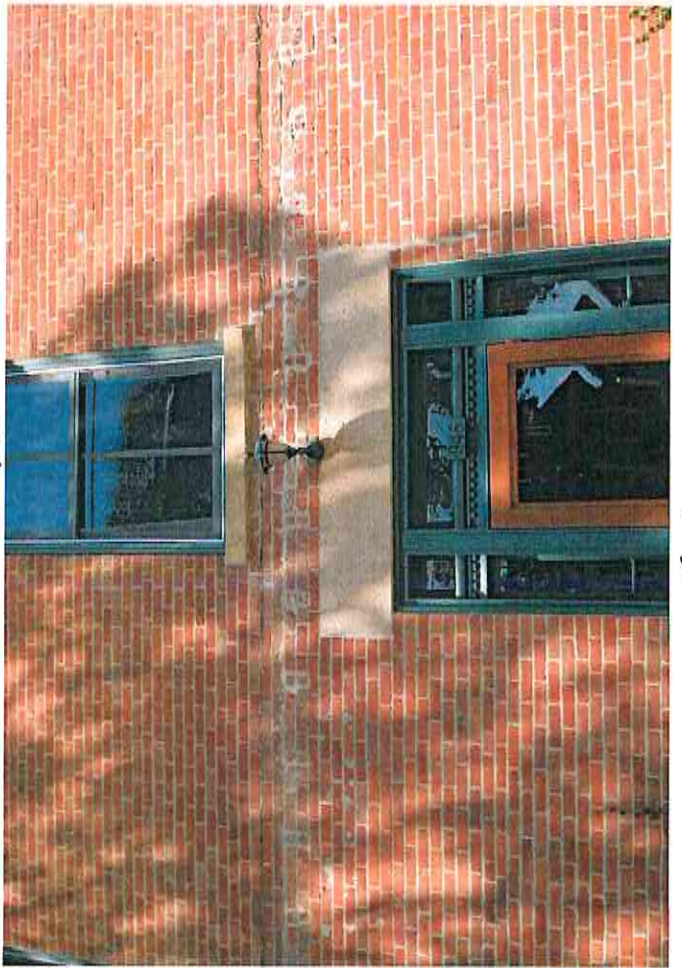
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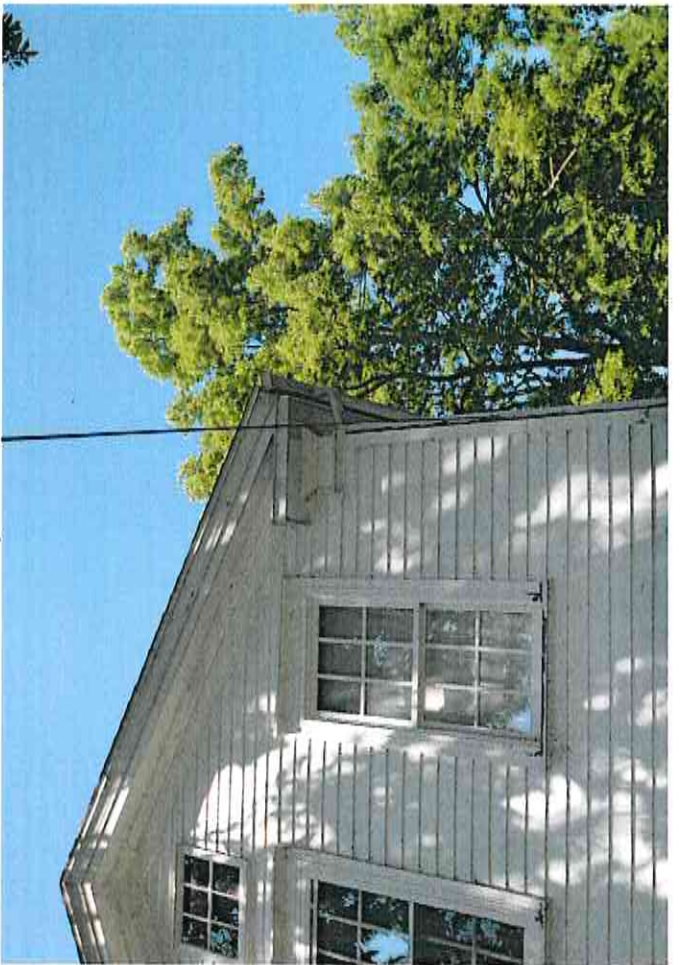
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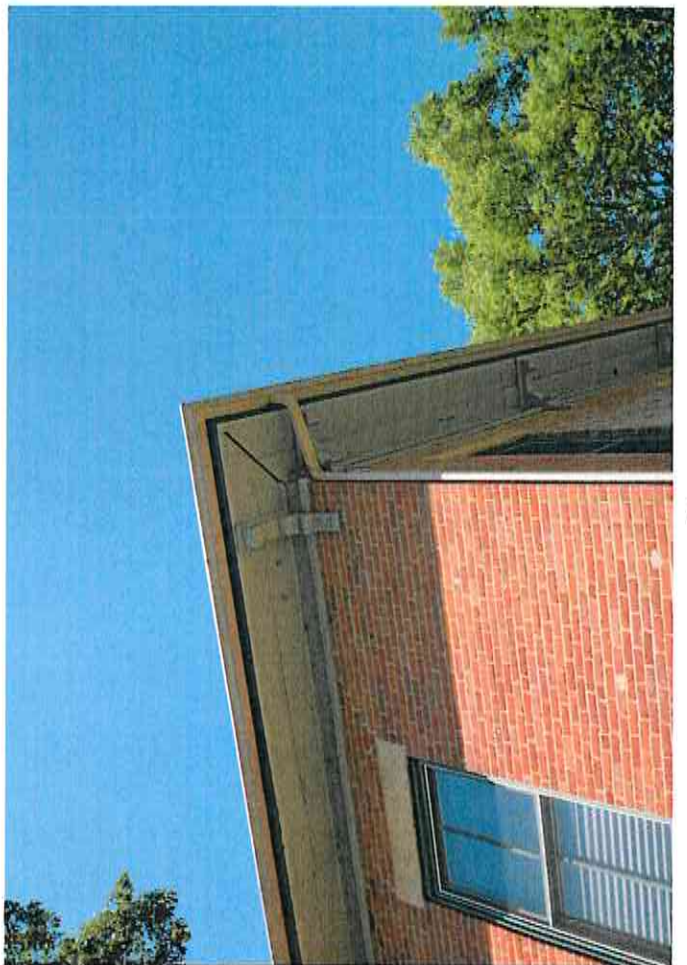
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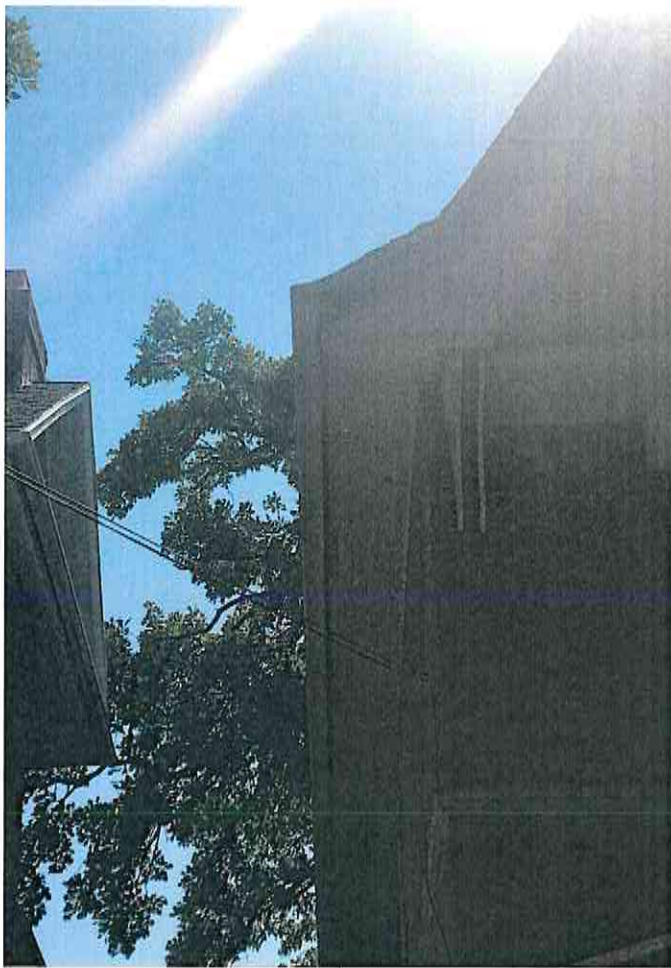
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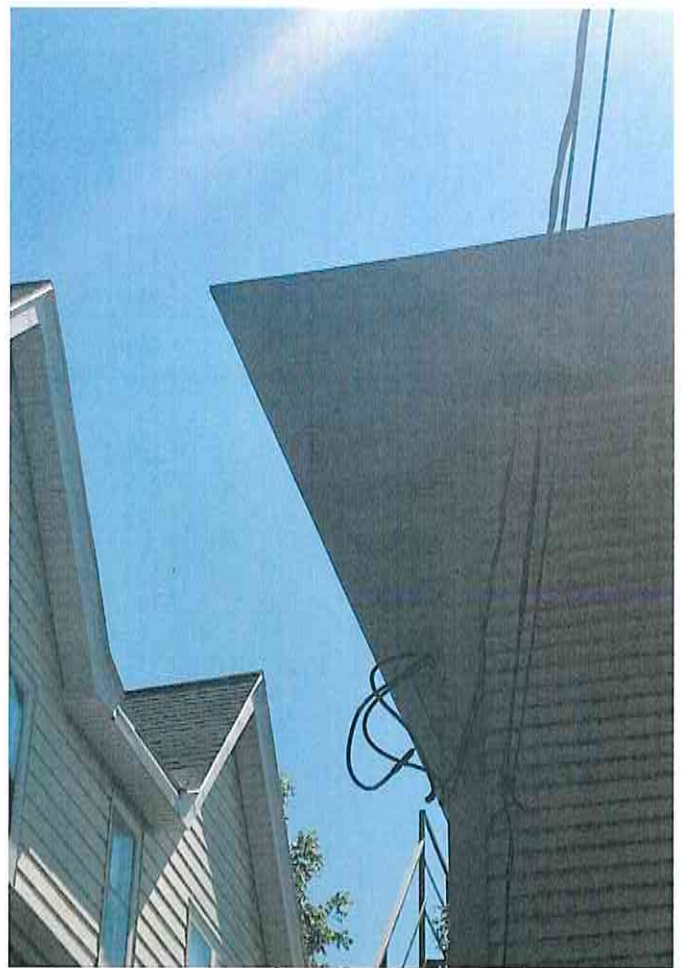
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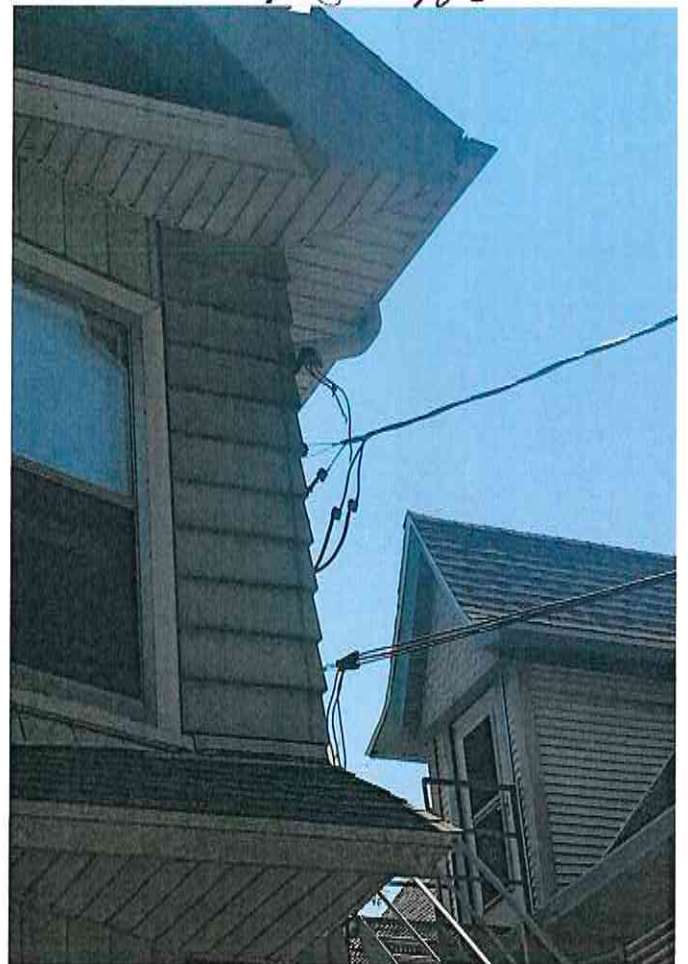
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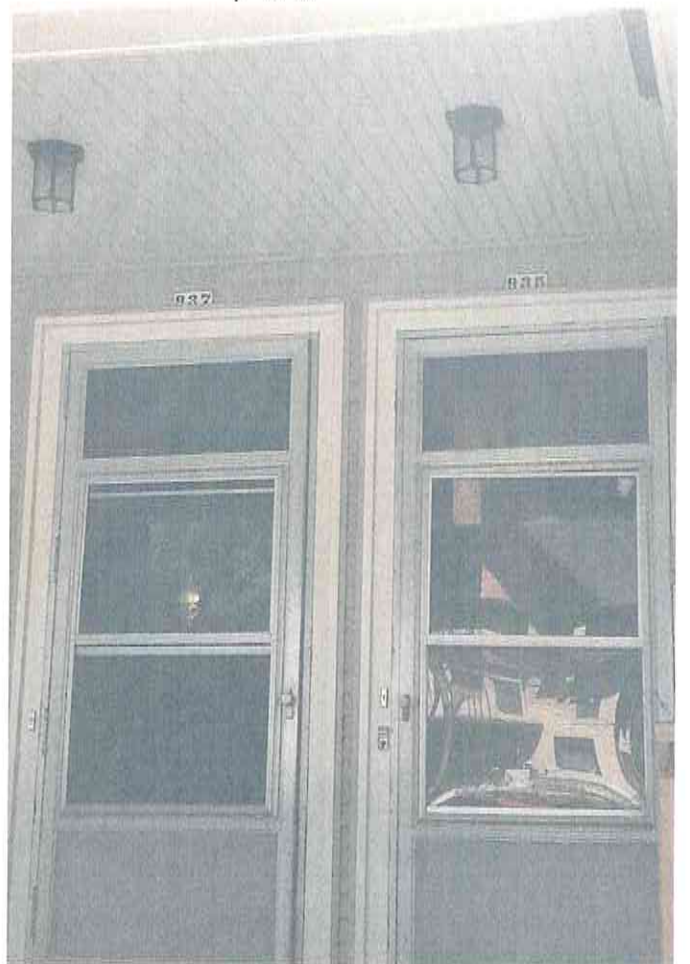
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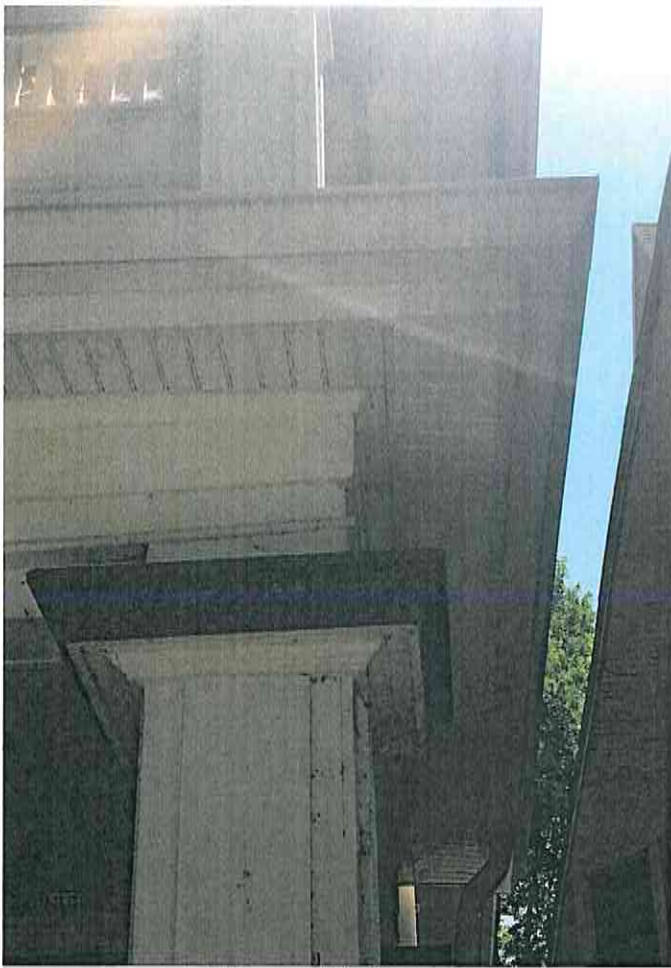
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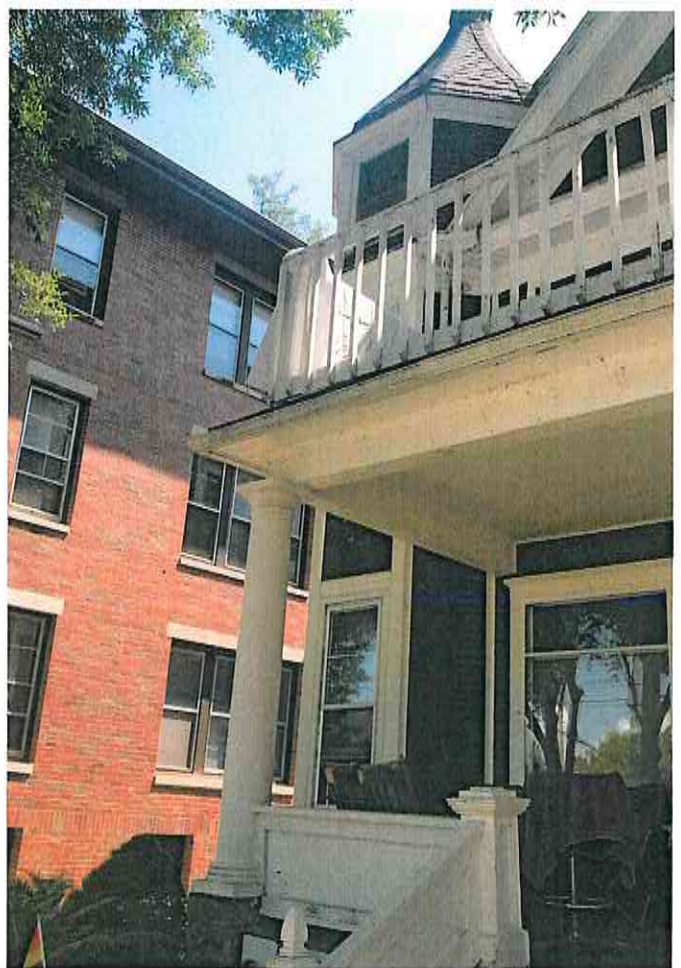
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