

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: 1917 REGENT ST.

Aldermanic District: 5

2. PROJECT

Project Title/Description: EXTERIOR DORMER WINDOW MODIFICATION

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):

3. APPLICANT

Applicant's Name: SAM BREIDENBACH

Company: TDS CUSTOM CONSTRUCTION

Address: 1431 NORTHERN CT. MADISON, WI 53703

Street

City

State

Zip

Telephone: 608-669-8371

Email: SAM@TDSCUSTOMCONSTRUCTION.COM

Property Owner (if not applicant): ANNE BOGAR & DON DYKE

Address: 1917 REGENT ST MADISON, WI. 53726

Street

City

State

Zip

Property Owner's Signature: Anne D. Bogar

Date: 9/3/2019

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 215 Martin Luther King Jr Blvd, Suite 017. 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/dnced/planning/documents/2019.LCMeetingScheduleDates.pdf>



1431 NORTHERN COURT
MADISON, WI 53703
P 608.251.1814

TDSCustomConstruction.com

9/3/19

Heather Bailey
City of Madison Preservation Planner
Madison Municipal Building Suite 017
215 Martin Luther Jr Blvd
Po Box 2985
Madison, WI. 53701

RE: 1917 REGENT ST Exterior Renovation/Alteration

Dear Heather and Landmarks Commission members,

My clients Don Dyke and Anne Bogar have hired TDS to perform the following improvements to their property at 1917 Regent St in the The University Heights Historic District. Please review the following Scope of Work in consideration of granting a COA for this project.

Attached are a series of photos showing a very problematic area for ice damming that has since caused interior plaster damage on first and second floor and is beginning to damage some of the brick. In addition, we feel that the two short sections of gutter and two downspouts in this area comprises the aesthetics and looks "clumsy".

In order to correct this situation we are proposing to reframe the little shed roof above this window and run it over to the valley of the east facing gable roof, and to the north, extend it to a newly constructed saddle behind the chimney which will shed water to the north of the chimney. One gutter and one downspout would then drain this entire section of roof. The existing window and casing would remain. I have mocked up a photograph depicting this proposed change. It will be designed and constructed using the same materials as that of the existing house. The other items in the Scope relate to new roofing and gutters and repairs to the existing attic windows.

Please feel free to contact me at 608-669-8371 or via email--Sam@tdscustomconstruction.com

Sincerely,

Sam Breidenbach
President

400 Demolition & Disposal

1. Exterior:
 - a. Remove roof shingles, rubber membranes and gutters and downspouts on all roofs

700 Framing

1. Re-frame cricket and shed roof over east window at second floor. Extend exterior wall framing at same

800 Roofing and Gutters

1. The new asphalt shingles have not been finalized. We will select from one of these three options:
 - a. GAF Timberline Natural Shadow (not High Definition)
 - b. CertainTeed Landmark
 - c. Tamko Heritage
2. Cut existing wood siding as needed to allow for new step-flashings.
3. Furnish and install new three-inch (3") Master Flow circular soffit louvers in back second story soffit.
4. Furnish and install two rows (6') of new GRACE ice and water shield on eaves and one in valleys.
5. Furnish and install new GRACE ice and water shield around chimney and dormer roof-to-wall transition.
6. Furnish and install new Rhino Roof U20 synthetic roofing underlayment.
7. Furnish and install new galvanized valley metals.
8. Furnish and install new painted Mastic aluminum pre-finished drip edge.
9. Furnish and install new starter shingles.
10. Furnish and install new hip cap shingles
11. Furnish and install new shingles to the roof deck with 1 ¼" roofing nails with a manufacturer's warranty. Choice of standard colors.
12. Furnish and install two (2) new pipe covers and three (3) new 750 slant back roof vents.
13. Plug and patch two (2) existing roof vent holes.
14. Removal and disposal of existing EPDM roofing membrane on back, front entry and dormer roofs.
15. Furnish and install new fully-adhered Firestone.060 mil black EPDM rubber roofing membrane system on back, front entry and dormer roofs.
16. Furnish and install new Mastic aluminum drip edge. Furnish and install new EPDM flashing seam tape over drip edge.
17. Furnish and install one (1) chimney flashing with painted aluminum.
18. Furnish, fabricate and install new painted aluminum counter-flashings, as needed.
19. Install Brown seamless aluminum gutters and downspouts in "K" Style

900 Exterior Windows

1. Repair attic window sash as needed

1000 Exterior Trim and Siding

1. Patch back wood siding to match existing at new roof intersections as needed.

1100 Masonry

1. Using new or salvaged brick, install new brick veneer on extended exterior walls at the east dormer window. Brick and mortar joints to match as close as possible



Existing Photos



Existing Photos



Mock-up of Proposed Alteration to roof, eave and wall



Existing--Rear of House looking Northwest



Existing--Front of House looking Southeast