



# Madison Landmarks Commission APPLICATION

City of Madison Planning Division

215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

## 1. LOCATION

Project Address: 1840 Chadbourne Ave

Aldermanic District: District 5

## 2. PROJECT

Date Submitted: \_\_\_\_\_

Project Title / Description: 2014 Attic/roof Maintenance plus energy-efficient upgrades and new attic windows/skylights

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: Louisa Kamps & Tim Pierce

Company: \_\_\_\_\_

Address: 1840 Chadbourne Ave

City/State: Madison, WI

Zip: 53726

Telephone: 608-238-6884 or LK cell 608-293-3863

E-mail: louisakamps@gmail.com

Property Owner *(if not applicant)*: \_\_\_\_\_

Address: 1840 Chadbourne Ave

City/State: Madison, WI

Zip: 53726

Property Owner's Signature: Louisa Kamps

Date: June 30, 2014

### 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](mailto: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.

June 30, 2014

TO: City of Madison Landmarks Commission

FROM: Louisa Kamps & Tim Pierce, home owners of 1840 Chadbourne Avenue

Dear Ms Scanlon and the Landmarks Commission,

We are the proud owners of the Jacob J. Kessenich House in University Heights. We are applying to you for permission to undertake some essential maintenance work on our house this summer, and in the process, upgrade our great historic house's energy efficiency with a new high R-value closed-foam attic insulation, a high-efficiency a/c system, new insulated attic windows, and 3 modestly sized skylights. As of now our attic is used for storage/utility space. But since we'll be replacing roof now because of its troubles (see below), we'd like to take advantage of the opportunity to increase light/ventilation in our attic to meet City building code standards for possible future finishing of the space. In the near term, though, we'd very much like to enjoy throughout the house more cozy warmth in the winter and less blistering heat – magnified by our proximity to the asphalt-paved Randall School parking lot – in the summertime.

We are very much devoted to keeping this great landmark house – one of the very first in the neighborhood as we understand it – in fine condition. We are also scheduled to have the house painted freshly this summer and when that is done, we would like to take down and permanently remove black plastic shutters to better highlight the simple, beautiful lines of our folk-style Victorian house.

Please see below more specifics on the details of what we're proposing and do let us know if you have any questions or need more information prior to next month's meeting. We're happy to help the Landmarks Commission's important process any way we can.

Thank you for your time and attention.

All best,

Louisa Kamps and Tim Pierce

What we're looking at with our project at 1840 Chadbourne Ave is to:

1) Fix progressively worsening chimney leak: Our mason, Pete Fass, of Fass Masonry, has proposed removing red bricks on our W-facing venting chimney, cleaning these bricks, and rebuilding chimney from the roofline up with existing bricks and new mortar that's water-tight; he will also install new flashing on this chimney and a new cap, and he will replace flashing and cap on our other (E-facing, fireplace-venting) chimney at the same time.

2) Repair sagging roof and replace worn and popping shingles with new roof. Carl Cure Roofing will remove old shingles, put new decking down on west side of roof (where there's visible sagging and ice damming), then reshingle with gray Owens Corning shingles.

3) Improve our home's energy efficiency with new closed-cell spray foam insulation (supplied by Carl Cure's colleague Bing Albrent of Rainbow insulation) and the addition of new split ductless Mitsubishi A/C units to replace underperforming 24+ year old A/c system (to be installed by All Comfort Services). First of two outdoor hookups to the 4 indoor units will be mounted at back side (off-street) of mud-room rooftop; second of two outdoor hookups will be located beside house's foundation in front e-side yard, entirely hidden from yard and street by shrubbery. Four indoor units will be mounted in attic (1), second floor bedrooms (2), and first floor den (1) [Please note: Mitsubishi split-ductless indoor units require minimal wiring, approx 3 inch diameter, which will be tucked into corners and run along seams of house on e-side and n-side/back to minimize their appearance. No wiring whatsoever all will be added to front and west sides facing onto Chadbourne and Roby Road. We will be removing old a/c box now seated along Roby Rd/West side of house and we will be removing old wall unit currently poked through den wall in an obtrusive manner. This is marked in our A/c elevation photos in proposal documents.)

4) Have Carl Cure while he's working on the roof add 3 venting Velux skylights (fitting inside existing roof beams so not requiring structural modifications) to the off-street (E-facing) slope of our roof to add light in the attic space we currently use for storage and may finish eventually added rumpus room space. We'd like to add two 18 x 36 inch skylights close together toward the front end of the E-facing slope of our roof (in front of 1960s side addition) and one 14 x 48 inch skylight to the rear of the E-facing slope of our roof. [Please note that proposed skylights widths vary front to back: this is because attic's front rafters are set 18 inches apart and rear rafters – in later addition – are set 14 inches apart. Please also see attached examples of unobtrusive, light- and space-enhancing skylights located on homes in a variety of styles throughout University Heights.]

5) Replace 3 existing attic windows with energy efficient windows. In our attic's W-facing side dormer (overlooking Roby Rd), we would replace existing 24 X 30 single-pane window with single-pane (no mullion) insert of the same size. We would also like to replace existing S- and N-facing (front and back ends of the house) with full replacement windows measuring 30 x 42 that would -- we believe, based on appearance of these windows' framing inside (see attached photo) -- restore these N and S facing windows to their original 30-inch width. (Framing for current 24 inch windows appears to have been built into to larger 30 inch framed cavities on both front and back ends of the house at some point, perhaps because 24 inch windows were on hand and cheap -- a make-do move that would be nice to reverse.) These N and S facing windows would be replaced with single-hung Anderson insulated-glass windows without mullions or grilles, mirroring style of existing energy efficient Anderson windows we currently have on 1st and 2nd floors). If sizing is possible and price not prohibitive, we will use Marvin wood-framed combination storms to cover these new windows and complement the house's simple vintage lines. New attic windows' trim would be restored to exactly match existing trim on first, second, and third floors.

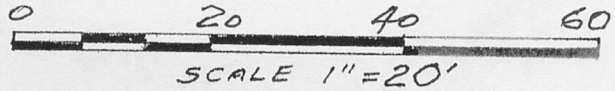
# CHENEY - LAND SURVEYORS - MADISON

SINCE 1952 -

Prepared for:

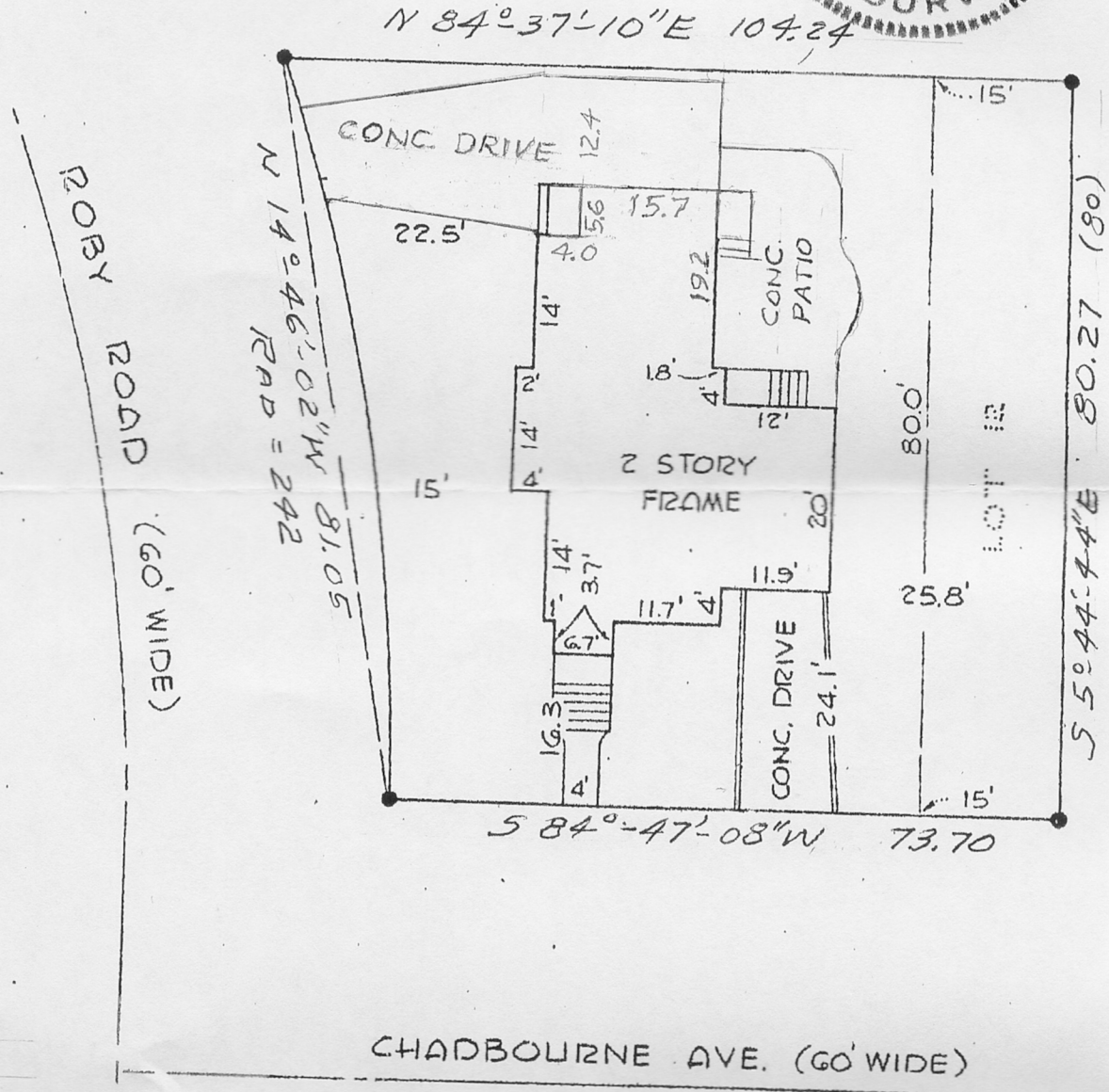
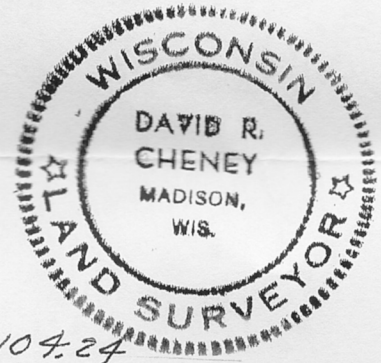
Louisa T. Kamps  
1840 Chadbourne Ave  
Madison, WI 53726

## SURVEY MAP



### LEGAL DESCRIPTION

The South 80 feet of Lot 11 and the West 15 feet of Lot 12, Block 26, plat of UNIVERSITY HEIGHTS, City of Madison, Dane Co., WI



ON PIN  
REC AS

**SURVEYOR'S CERTIFICATE** I, David R. Cheney, S-45, registered Wisconsin Land Surveyor, do hereby certify that I have surveyed the above described property and the above is a true representation thereof and shows the location of the property, the exterior boundaries, the location of all visible structures, the dimensions of all buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the property and...

1840 Chadbourne (full front view)



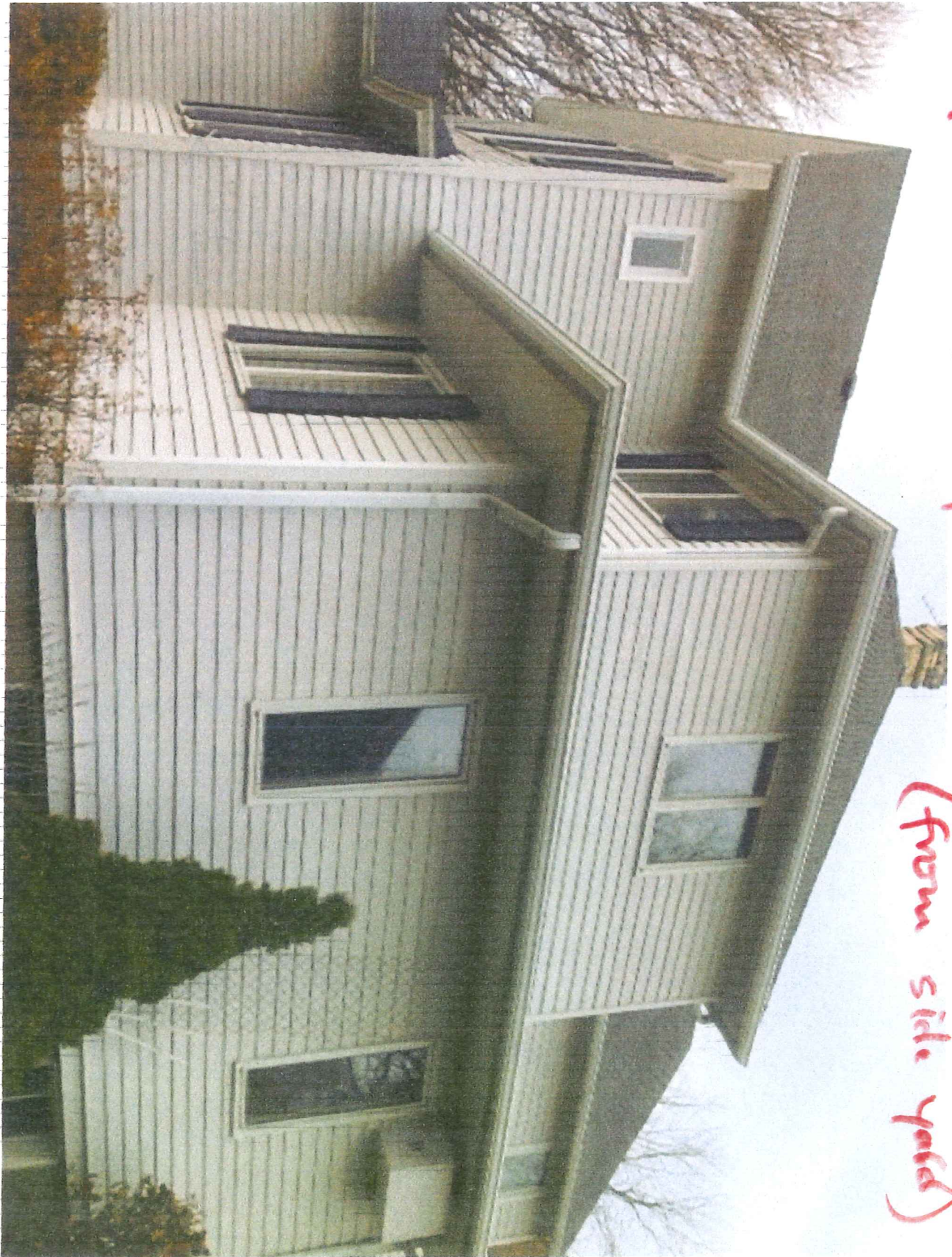
1840 Chesbourne (partial front view to show  
attic window)



(side) 1840 Challenge w-facing view (onto Roby Rd)



1840 Chadbourne, East side front  
(from side yard)





1840 Chadbourne, East side rear



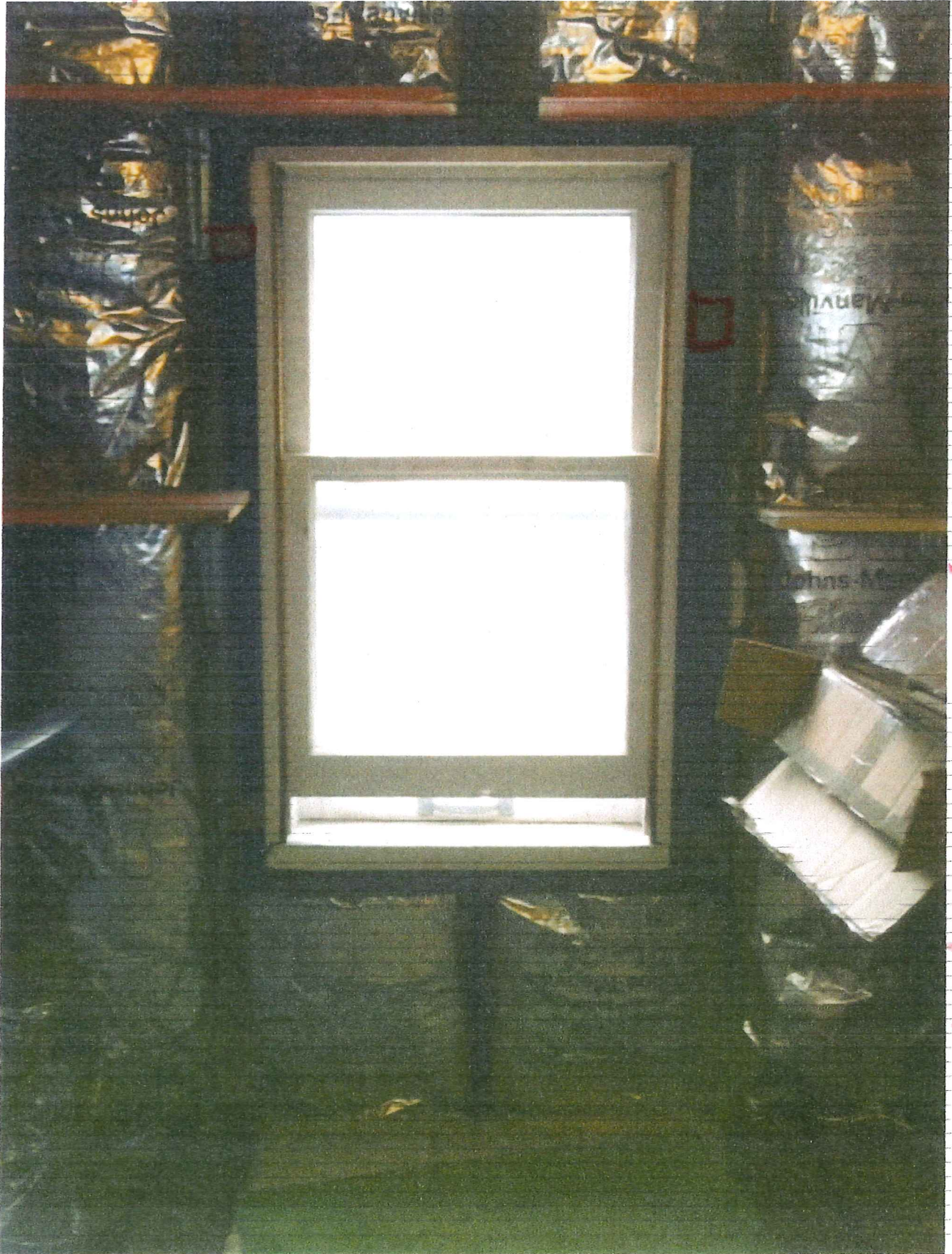
\* red box indicates approx posit. of rear a/c

1840 Chadbourne (rear) N-facing view



\* This is 1 of 2 lattice windows we'd like to slightly enlarge to fit what appears to be original 30 x 42 dimensions (see next photo for attic view of orig window frame)

1840 Chiddbourne, attic window (24x42) inset + braced w/ blocks outlined in red in side larger cavity (30x42); Front + rear windows



both smaller than original window cavity by same dimensions

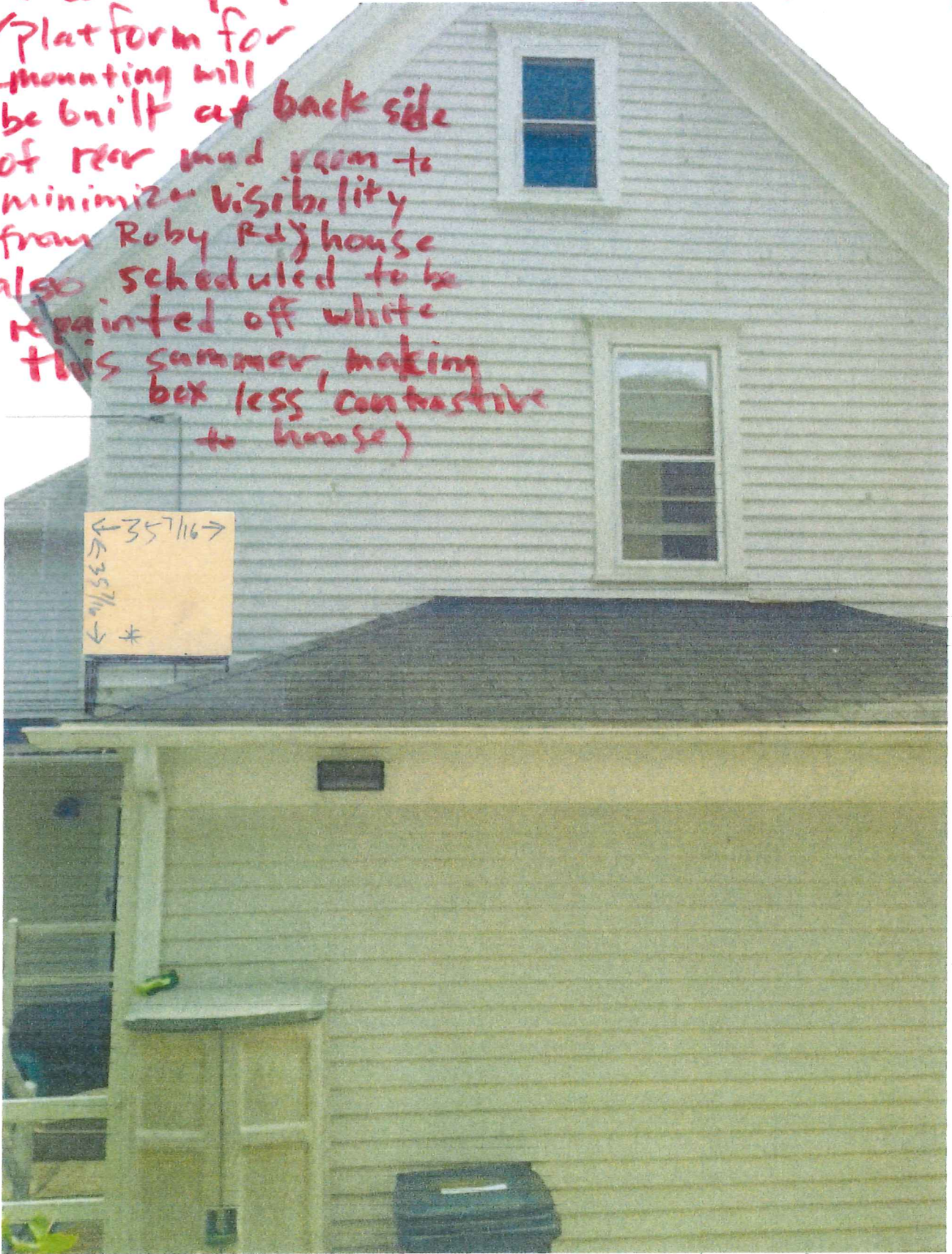
1840 Chadbourne - approx location for front  
(e-facing side) external a/c hook up; can  
be hidden behind bushes + yard-surrounding  
hedge (invisible from street)



\* This old a/c will be removed + siding replaced  
to match existing

# Location proposed for rear external a/c hookup

(Platform for mounting will be built at back side of rear mud room to minimize visibility from Ruby Rd house also scheduled to be repainted off white this summer, making box less contrastive to house)



\* Unit is 12 5/8" deep & requires approx 9" of air flow space between it & wall - so unit will protrude from house approx 20"

1840 Chabouire  
approx locations of 3 proposed skylights



(photograph from East neighbors' lawn)

examples of neighborhood sky lights p.)



2121 VAN HISE (above); 1836 SUMMIT (below)



examples of neighborhood skylights 3



2114 VAN HISE, "Story Book House," (above); 2133 CHADBOURNE, rear (below)

