

Bailey, Heather

From: Bailey, Heather
Sent: Tuesday, November 21, 2023 4:16 PM
To: 'Andy Rubsam'
Subject: RE: Certificate of Appropriateness for 710 Orton Ct

Andy,

I talked through requirements with Zoning to make sure that this met their requirements as well. I am adding the new plans to the file for the Certificate of Appropriateness. Consider this email an amendment to your previous approval. I have signed off on the building permit. 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: Andy Rubsam <ajr82@yahoo.com>
Sent: Tuesday, November 21, 2023 12:21 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: Re: Certificate of Appropriateness for 710 Orton Ct

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

Ms. Bailey,

Please let me know whether you agree with my email below. I would appreciate an update on the status of the approval of my project.

Thanks,
Andy Rubsam

[Sent from Yahoo Mail on Android](#)

On Wed, Nov 15, 2023 at 8:21 PM, Andy Rubsam
<ajr82@yahoo.com> wrote:

Ms. Bailey,

Thanks for your email.

My understanding and reading of the ordinance is that the rule for making the dormer at least 12 feet from the front edge of the roof refers to the distance from the front of the house if the house is situated to have the gable end of the house facing the street.

The full ordinance says, "Dormer additions visible from the developed public right-of-way shall be located on side roof slopes where the front edge of the dormer is no less than twelve (12) feet from the front edge of the roof."

My house is oriented with the gable ends of the roof are on the sides of the house and do not face the street. So, the new dormer on my house will be on the back side of the house and will not be visible from the street. The "12 foot rule" that you describe should therefore not apply or should be considered satisfied based on the orientation of the home to the street.

Please let me know if I'm mistaken.

Thanks,
Andy Rubsam

On Wednesday, November 15, 2023 at 03:18:56 PM CST, Bailey, Heather <hbailey@cityofmadison.com> wrote:

Andy,

I am reviewing your building permit plans and they do not match what the Landmarks Commission approved. You had previously requested a modification from two windows in the dormer to one window, which I can approve. But you have also enlarged the dormer from the 9'-7/8" dormer that allowed for the dormer to meet the ordinance requirements that the "front edge of the dormer is no less than twelve (12) feet from the front edge of the roof" to a 12'-4" wide dormer that is only 9.5 feet from the edge of the roof. I cannot approve that alteration administratively as it would require a variance request. Please submit modified plans with the original proposed width of the dormer as approved by the Landmarks Commission.



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

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From: Andy Rubsam <ajr82@yahoo.com>
Sent: Thursday, September 7, 2023 10:08 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: Re: Certificate of Appropriateness for 710 Orton Ct

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Dear Ms. Bailey,

I have attached the updated plan at the very bottom of this email. Please let me know if you need anything else to issue the amended CoA to change from 2 windows to 1 window in the dormer.

Thanks,

Andy Rubsam

On Thursday, August 24, 2023 at 09:31:33 AM CDT, Bailey, Heather <hbailey@cityofmadison.com> wrote:

I think that we could approve this administratively. Please send me updates plans and I can issue an amended CoA.



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

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PO Box 2985

Madison WI 53701-2985

Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Andy Rubsam <ajr82@yahoo.com>
Sent: Monday, August 21, 2023 8:13 PM
To: PLLCApplications <landmarkscommission@cityofmadison.com>; Bailey, Heather <HBailey@cityofmadison.com>
Subject: Fw: Certificate of Appropriateness for 710 Orton Ct

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Dear Ms. Bailey,

I would like to speak with you about the certificate of appropriateness that was issued for my dormer project at 710 Orton Court, Madison, WI. (Copy attached at the bottom of this email).

I am interested in modifying the approval to change the number of windows on the dormer addition from 2 to 1. Please let me know if that can be approved administratively.

Thank you,

Andy Rubsam

608-839-7243

----- Forwarded Message -----

From: Andy Rubsam <ajr82@yahoo.com>

To: Heather Bailey <hbailey@cityofmadison.com>

Sent: Wednesday, August 16, 2023 at 10:57:30 AM CDT

Subject: Fw: Certificate of Appropriateness for 710 Orton Ct

Ms. Bailey,

Please let me know your opinion of my email below.

Thanks,

Andy Rubsam

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Andy Rubsam" <ajr82@yahoo.com>

To: "Heather Bailey" <hbailey@cityofmadison.com>, "Analisa L. Follensbee" <afollensbee@cityofmadison.com>

Cc:

Sent: Wed, Aug 9, 2023 at 12:42 PM

Subject: Fw: Certificate of Appropriateness for 710 Orton Ct

Ms. Bailey,

I am about to apply for a building permit for my project.

I am considering changing the dormer design to have only one window instead of two on the dormer. Everything else would be the same.

Would that require another run through the Landmarks Commission hearing process or could that be approved administratively?

Thanks,

Andy Rubsam

----- Forwarded Message -----

From: Bailey, Heather <hbailey@cityofmadison.com>

To: Andy Rubsam <ajr82@yahoo.com>

Cc: Follensbee, Analisa L <AFollensbee@cityofmadison.com>

Sent: Tuesday, June 27, 2023 at 03:51:29 PM CDT

Subject: Certificate of Appropriateness for 710 Orton Ct

Andy,

Attached is your CoA for the project that the Landmarks Commission approved yesterday. Please include this in your building permit submittal. Let us know if you have any questions as you proceed.



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

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