

City of Madison Landmarks Commission

APPLICATION



City of Madison Planning Division, 215 Martin Luther King Jr. Blvd., Suite LL.100, P.O. Box 2985, Madison, WI 53701-2985

1. LOCATION

Project Address: 1806 SUMMIT AVE.

Aldermanic District: 5

2. PROJECT

Project Title / Description: INSTALLATION OF NEW WINDOWS

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

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
[X] Alteration / Addition to a building in a Local Historic District (specify):
Mansion Hill Third Lake Ridge First Settlement
University Heights Marquette Bungalows
Land Division/Combination in a Local Historic District (specify):
Mansion Hill Third Lake Ridge First Settlement
University Heights Marquette Bungalows
New Construction in a Local Historic District (specify):
Mansion Hill Third Lake Ridge First Settlement
University Heights Marquette Bungalows
Demolition
Variance from the Historic Preservation Ordinance (Chapter 41)
Referral from Common Council, Plan Commission, or other referral
Landmark Nomination/Rescission or Historic District Nomination/Amendment
Other (specify):

44071 Registrar #
PLANNING DIVISION USE ONLY

3. APPLICANT

Applicant's Name: HEINRICH K. SCHNOES Company:

Address: 1806 SUMMIT AVE

Telephone: 608 231-3161 E-mail:

Property Owner (if not applicant):

Address:

Property Owner's Signature: Heinrich K. Schnoes Date: 8/2/2016

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 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

August 2, 2016

1806 Summit Ave.
Madison, WI 53726

Phone: 231-3161

City of Madison
Landmarks Commission
P.O. Box 2985
Madison, WI 53701-2985

Re: Replacement of windows at 1806 Summit Ave.
Case No. CB2016-181-11068

Dear Commission Members:

I write to ask for your retroactive approval of the replacement of five windows at my house, located at 1806 Summit Avenue in the University Heights Historic District.

The windows in question include two living room windows on the ground floor, both south-facing (street side) and identical in design and construction (double-hung, the upper sash with divided light, the lower one undivided) and three north-facing (garden side) windows on the upper floor—all of the same size, design, and construction (double-hung, divided-light upper, undivided lower sash).


These windows came with the house when we bought it in 1976, but I do not know whether they date back to its original construction in 1923. I can confirm that all of them were structurally defective and poorly functional. The living room windows, because of warping or perhaps misalignment, could be opened only with much exertion, and then only partially. The second floor windows (2 bedroom, 1 bathroom) were loose fitting and moved with a rumbling-rattling noise; they were definitely not an air-tight barrier, and their exterior trim and frames showed significant decay (especially the window sills). The replacement of all windows seemed to me a necessary task—a matter of proper maintenance—and complete replacement (“tear-out”) was indeed urgently recommended by Mr. Branchaw of the Window Design Center (the source of the new windows) and Mr. David Ward (the installation contractor), as well as another contractor whom I had consulted on this matter last fall.

The replacement windows, as now installed, are Marvin windows with insulating argon-filled double panes. With respect to size, design and appearance, they match the previously existing windows (see attached summary of window specifications, provided by the Window Design Center). I believe these are among the very best windows currently available, and in terms of form and function they certainly seem to me a great improvement over their decaying precursors: they truly look good, from inside and out, they seal tightly, they work properly, and the absence of storm windows enhances the street front attractiveness of the house.

I enclose, for your information, the above-mentioned list of specifications for the Marvin windows, a one-page statement by Mr. Ward, the contractor, giving his assessment of the condition of the windows he removed, and a set of photographs of both the old and newly installed windows. Unfortunately, it had not occurred to me to assemble a photo-record of the old windows prior to their removal and destruction. What I can offer now--with my apologies—are a few family photographs showing one or another of these windows as part of the general background. For the new Marvin windows the documentation is somewhat better, and I think the attached photos and page of specifications convey a reasonably satisfactory impression of their general appearance and quality of workmanship. Any additional required information might be provided by some more photos or perhaps best by direct expert inspection.

I sincerely regret this untimely application for your approval. The unapproved installation of the new windows, as I am now keenly aware, was obviously a violation of proper procedure, but I hope you will agree that the work was done in the spirit of conservation-conscious stewardship and responsible property maintenance.

Respectfully yours,



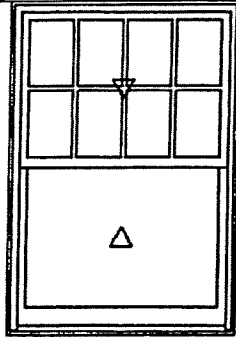
Heinrich K. Schnoes

Attachments:

1. Marvin windows specifications (1 page)
2. Contractor's assessment of old windows (1 page)
3. Photos of old and new windows (4 pages, Figs. 1-9)

LINE ITEM QUOTES

Line #1	Mark Unit: LIVING ROOM			
Qty: 2				

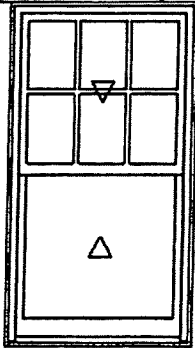


As Viewed From The Exterior

Entered As: CN
 MO 41 3/4" X 59 3/4"
 CN 3626
 FS 41 1/4" X 59 1/2"
 RO 42 1/4" X 60"

Bahama Brown Clad Exterior
 Bare Pine Interior
 Clad Ultimate Double Hung - Next Generation
 CN 3626
 Rough Opening 42 1/4" X 60"
 Top Sash
 Bahama Brown Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 7/8" SDL - No SBAR
 Rectangular - Standard Cut 4W2H
 Bahama Brown Clad Ext - Bare Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Bahama Brown Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Beige Interior Weatherstrip Package
 Beige Exterior Weatherstrip Package
 Satin Taupe Sash Lock
 Aluminum Screen
 Charcoal Fiberglass Mesh
 Bahama Brown Surround
 6 9/16" Jamb
 ***Jamb Extension Ship Loose
 Nailing Fin

Line #2	Mark Unit: 2ND FLOOR			
Qty: 3				



As Viewed From The Exterior

Entered As: CN
 MO 33 3/4" X 59 3/4"
 CN 2826
 FS 33 1/4" X 59 1/2"
 RO 34 1/4" X 60"

Bahama Brown Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Clad Ultimate Double Hung - Next Generation
 CN 2826
 Rough Opening 34 1/4" X 60"
 Top Sash
 Bahama Brown Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 7/8" SDL - No SBAR
 Rectangular - Standard Cut 3W2H
 Bahama Brown Clad Ext - Painted Interior Finish - White Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Bahama Brown Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weatherstrip Package
 Beige Exterior Weatherstrip Package
 Satin Taupe Sash Lock
 Aluminum Screen
 Charcoal Fiberglass Mesh
 Bahama Brown Surround
 6 9/16" Jamb
 ***Jamb Extension Ship Loose
 Nailing Fin

From: David Ward - 4816 Goodland Park Rd, Oregon, Wis.
Phone (608) 333-1495

To: Madison Landmarks Commission
Regarding the window project for Heinrich Schnoes at
1806 Summit Av.

The living room windows were removed and replaced
for the following reasons -

- ① Mrs. Schnoes could not open the windows for ventilation because of the poor condition of the windows and the frames
- ② The bottom sashes (double hung windows) were extra tall and extra heavy. To compound the problem, the frames were swelled and warped. The check rails did not line up with each other, so the sash locks would not work. You could not lock the windows.
- ③ The window weights that were removed weighed 9 pounds each! That's huge. Some ropes were broken. Some pulleys were rusted.
- ④ The energy efficiency of the windows was very low, with of course no insulation around the units.
- ⑤ The exterior window frames were found to be in poor condition also. Dry rot and wet rot caused the frames to swell and also deteriorate the wood.
- ⑥ An existing window in the Kitchen is a good example of the windows that were replaced. A large hole in the exterior window sill lets in cold, water, and bugs.

Thank You!
David Ward



Fig. 1
Interior view of one of the old
living room windows (1981)



Fig. 2
Interior view of one of the new
Marvin windows in the living
room (the replacement of the
window shown in Fig. 1)

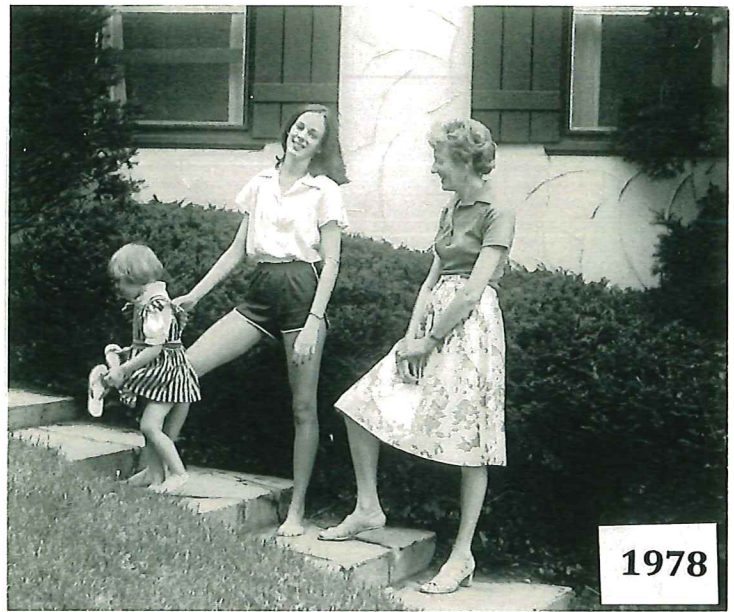
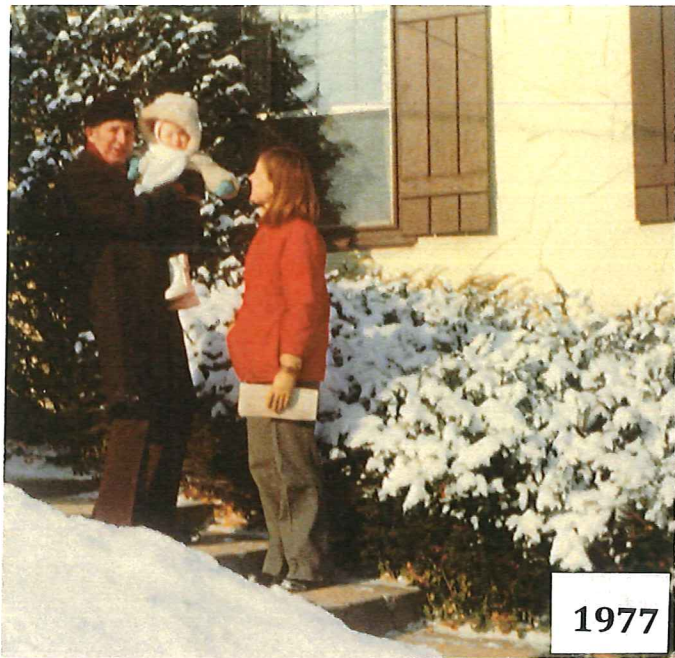


Fig. 3
Exterior (street side) views of the old living room windows



Fig. 4
Street view of 1806 Summit Ave. with new Marvin windows in place (7/2016)



Fig. 5
Exterior (street-side) view of the new Marvin living room windows (7/2016)



Fig. 6
Close-up views of the two windows shown in Fig. 5



Fig. 7
Interior view of one of the old
north-facing 2nd floor windows

No photos showing the
exterior of any of the 2nd floor
windows could be located.



Fig. 8
Interior view of one of the new
2nd floor north-facing Marvin
windows (the replacement of
the window shown in Fig. 7)



Fig. 9
Exterior view of the three newly installed 2nd floor Marvin windows (7/2016)