### **Madison Landmarks Commission**

Phone: 608.266.6552

Email: ascanlon@cityofmadison.com

### **APPLICATION**

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

- Building elevations, plans and other drawings as needed to illustrate the project

Ordinance, including the impacts on existing structures on the site or on nearby properties.

- Contextual information (such as photos) of surrounding properties

- Photos of existing house/building

### 1. LOCATION

Project Address: 848 SPAIGHT S		
2. PROJECT		Date Submitted: 3-1-2015
Project Title / Description: Second Flo	or Window Replacem	nents + Roof Project
This is an application for: (check all that apply	<i>y</i> )	
☐ Alteration / Addition to a Designa	ated Madison Landmark	
☐ Alteration / Addition to a buildin	g adjacent to a Designated Ma	adison Landmark
$\square$ Alteration / Addition to a buildin	g in a Local Historic District (sp	pecify):
□ Mansion Hill	☐ Third Lake Ridge	□ First Settler First OF MADISON
□ University Heights	☐ Marquette Bungalows	
☐ New Construction in a Local Histo	oric District (specify):	MAR 2 7 2015
☐ University Heights☐ Demolition☐	□ Marquette Bungalows	Planning & Community & Economic Development
☐ Variance from the Landmarks Or	dinance	*
☐ Referral from Common Council, I	Plan Commission, or other refe	erral
Nother (specific): Replace 7 in	indows a replace ro	of shingles, gutters & downspour
Cone window,	ist floor remobildy)	, , , ,
3. APPLICANT Thomas A. Good	04n+	
Applicant's Name: Non So P Mary 1	Company:	<u> </u>
Applicant's Name: Kraig C. Kowall Address: 898 5001917 St., Apt 1 Telephone: 608-251-9117   1018-550 Property Owner (if not applicant): NIA	3 City/State: Mat	ison, W/ Zip: 53703
Telephone: 608-251-9117 1618-556	6-1326 E-mail: GIOVER	RVEZ & GMAIL-COM
Property Owner (if not applicant): NIA		
Address:	City/State:	Zip:
Property Owner's Signature: Mymas C	P. Lowley Hay	. Kowalke 3-1-2015
GENERAL SUBMITTAL REQUIREMENTS		
Twelve (12) collated paper copies and electronic (.pdf	) files of the following: (Note the fili	ng deadline is 4:30 PM on the filing day)
■ Application		Questions? Please contact the
<ul> <li>Brief narrative description of the project</li> <li>Scaled plan set reduced to 11" x 17" or smaller pag</li> </ul>	os Please include:	Historic Preservation Planner:
<ul> <li>Scaled plan set reduced to 11" x 17 or smaller pag</li> <li>Site plan showing all property lines and structures</li> </ul>	ES. I ICASE MICIAGO.	Amy Scanlon

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.

Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks

March 27, 2015

Madison Landmarks Commission City of Madison Planning Division 215 Martin Luther King Jr. Blvd, Room LL 100 PO Box 2985 Madison WI 53701-2985

RE: Application for Exterior Projects dated March 1, 2015: Window Replacements and Roof Project Certificate of Appropriateness

To the Members of the Madison Landmarks Commission:

This letter provides a narrative description of the projects proposed at 848 Spaight Street (see PDF of Application) in Madison's Historic Third Lake Ridge District as well as our intent to comply with the Madison Landmarks Ordinance (see photo 1 for a front view of the house and the neighboring houses).

The first of the two projects comprises replacements of six windows on the second floor and one on the first floor of the building. Below is a summary of their locations when facing the front of the house:

- One window, front of house, second floor (see photo 2)
- One window, right side of house, second floor (see photo 3)
- Three windows, back of house, one on first floor, two on second (see photo 4)
- Two windows, left side of house, second floor (one toward back of the house, see photo 5)

The windows in question are the original windows. They are not beyond the state of repair but are horribly inefficient which has prompted us to replace them. Because the house has been used as a rental property for nearly 60 years, many past tenants have been excessively harsh to the interior portions of the windows. We have tried to strip the paint from the interior of some of the windows. Whenever we have done this, we discover that the wood is so badly damaged that the frames of the windows no longer fit snuggly. This causes the windows to rattle. In some cases we have had to use shims to hold the frames in place. We have also had to use excessive amounts of caulk and felt padding to cut down on the amount of air escaping through the cracks. We have to leave the weather stripping on some of the windows year around because there is so much air loss throughout the year.

In addition, due to a problematic section of the roof in the front center of the house, water is drawn to the face of the building and has caused excessive wear to the front window (see additional notes below on the proposed addition of an "eyebrow").

Our intent is to leave the existing trim and exterior casing intact in order to preserve architectural purity. In 2006 we had kitchen remodel work done which included replacing windows on the rear of the building. These windows were in bad repair. The replacements were Marvin Full Frame windows selected to match the historical aspects of the building. We have noticed positive effects on the internal temperature of the room in all seasons and believe this has increased energy efficiency.

Ganser's approach on this current window replacement would be similar to the kitchen windows described above. We have intentions to replace the existing double hung windows and install Marvin Insert Double Hung Windows. The exterior color would match up with the existing windows. The "cut"

specifications would be similar with narrow styles and rails to honor a clean and traditional frame look (see Appendix A).

The second of the two projects comprises replacement of the roof, rain gutters and downspouts and the addition of "eyebrow" features. The current roof has been in place for just over 20 years and has required repairs over the past three years. The rain gutters and downspouts were replaced several years ago but, even with annual maintenance, they have become worn and are not functioning properly. An example of the dysfunction is how ice accumulates excessively in sections of the driveway.

It is hoped that the additional eyebrow feature will address several problems with a section of the roof on the front center of the house. Currently, this section has very little slope and attracts nesting birds and bats that get in the attic through cracks (see photos 6 and 7). Due to the lack of slope, water is also drawn toward the face of the building. The eyebrow is intended to direct water away from the building, prevent birds from nesting, and prevent bats from entering through the cracks. Photos 8, 9 and 10 show examples of eyebrows on other structures.

The roof replacement and eyebrows will utilize GAF Timberline Lifetime Shingles in brown (color – Barkwood, with brown as the drip edge) to blend with the current trim of the house. The rain gutters and downspouts are Frey Construction's Absolute Gutter System with leafproofs; the color is dark brown (see Appendix B for specs).

In summary, the proposed window replacements will increase energy efficiency, provide comfort, and along with the eyebrow feature, mitigate water damage. The roof, rain gutter, and downspout replacement is prudent maintenance, given the age of the existing features. The eyebrow addition to the front center roof section is intended to direct water away from the building, prevent birds from nesting, and prevent bats from entering through the cracks. All work and materials are intended to comply with the Madison Landmarks Ordinance. We request a Certificate of Appropriateness from the Madison Landmarks Commission.

We and our contractors will be glad to answer any questions you have on these projects.

Sincerely.

Thomas A. Goodwyn Traig C. Kowalke

Kraig C. Kowalke (owners)

848 Spaight St., Apt. B

Madison, WI 53703-3585

(608) 556-1326 - cell

(608) 251-9117 - home

Marc Ganser (window project contractor)

(608) 212-2165

marcg@gansercompany.com

Scott Frey (roof, rain gutter, downspout, and eyebrow contractor)

(608) 643-7914

(608) 644-0821

www.FreyConstruction.com

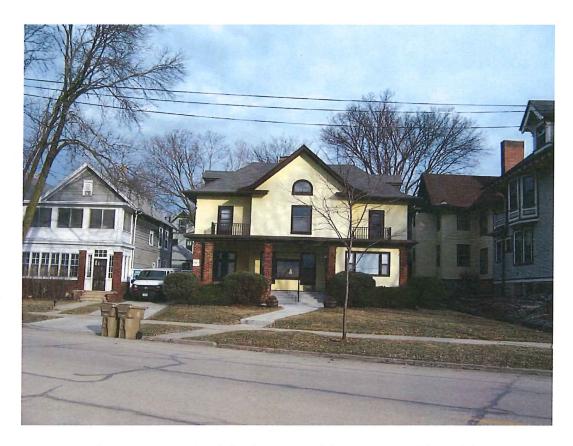


Photo 1-848 Spaight Street and houses on either side



Photo 2 – 848 Spaight Street – 2<sup>nd</sup> floor center window & center roof feature



Photo 3 - 848 Spaight Street  $-2^{nd}$  floor window replacement (right)



Photo 4 – 848 Spaight Street – window replacements (rear)



Photo 5-848 Spaight Street  $-2^{nd}$  floor window replacement (left)



Photo 6 – 848 Spaight Street – area of proposed eyebrow (left)



Photo 7 – 848 Spaight Street – area of proposed eyebrow (right)



Photo 8-Example of roof with eyebrow feature



Photo 9 – Example of roof with eyebrow feature



Photo 10 – Example of roof with eyebrow feature

Appendix A

### **Global Specs**

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be overridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

### **Infinity Spec**

INFINITY

F-MARYIN

REPLACEMENT WINDOWS

Built for life

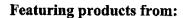
Infinity Specification - Advanced Options	True
Exterior/Interior Colors/Finishes - Exterior Color	Bahama Brown
Exterior/Interior Colors/Finishes - Interior Finish	EverWood Pine
Window Glass Type - Glazing Configuration	Standard Glazing
Window Glass Type - Glass Types	LoE 366 - i89 w/Argon
Divided Lites - Divided Lite Type	None
Window Hardware - Window Handle/Lock Color	Satin Taupe
Window Hardware - Window Lift Color	Satin Taupe
Window Hardware - Window Control Device	False
Window Screens - Screen Type	Extruded Full Screen
Window Screens - Exterior Screen Surround Color	Bahama Brown
Window Screens - Mesh Type	Charcoal Hi-Transparency Fbrgls Mesh
Jambs - Jamb Depth	4 9/16"
Casing/Subsill - Top Casing Type	None
Casing/Subsill - Side Casing Type	None
Installation Method - Installation Options	Nailing Fin
Ship Loose Options - Screen/Combo Ship Loose	False



# Tom Goodwyn and Kraig Kowalke Partial Home Windows

Quote #: XBDC6KQ

A Proposal for Window and Door Products prepared for: Shipping Address:
GANSER COMPANY INC
2616 INDUSTRIAL DR
MADISON, WI 53713-2248







MARC GANSER GANSER COMPANY INC 1906 W BELTLINE HWY MADISON, WI 53713 Phone: (608) 222-1243

Fax: (608) 222-8199

Email: marcg@gansercompany.com

This report was generated on 2/19/2015 3:11:09 PM using the Marvin Order Management System, version 0002.00.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

### **UNIT SUMMARY**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

 $\otimes$  Lines with Errors Exist on Project - Unit Pricing is not Valid

	SER OF LINES: 7		TOTAL UNIT QTY: 7	
INE	MARK UNIT	BRAND	ITEM	QTY
⊗1	Goodwin Office A	Infinity	Insert Double Hung IO 49" X 68" Entered as Inside Opening 49" X 68"	1
2	Goodwyn Office A	Infinity	Insert Double Hung IO 38" X 66" Entered as Inside Opening 38" X 66"	1
3	Goodwyn Closet A	Infinity	Insert Double Hung IO 32" X 42" Entered as Inside Opening 32" X 42"	1
4	Goodwyn Meditation A	Infinity	Insert Double Hung IO 33" X 68" Entered as Inside Opening 33" X 68"	1
5	Goodwyn Master Bath A	Infinity	Insert Double Hung IO 32" X 42" Entered as Inside Opening 32" X 42"	1
6	Goodwyn Panty A	Infinity	Insert Double Hung IO 33" X 62" Entered as Inside Opening 33" X 62"	1
7	Goodwyn Apt C	Infinity	Insert Double Hung IO 38" X 66"	1

Entered as Inside Opening 38" X 66"

Tom Goodwyn and Kraig Kowalke
Partial Home Windows
Quote Number: XBDC6KQ
Architectural Profile Number:

### **LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

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Line #1	Mark Unit: Goodwin (	Office A					
Qty: 1							
INFINITY		Pakery Bulletti Falan		<u></u>			
INTERNATION IN THE		Bahama Brown Exterior EverWood Pine Interior					
REPLACEMENT WINDOWS		Infinity Insert Double Hung					
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# 5 ± 1		Error: 'Frame\Basic Shape\Height' = 67.75, cannot be greater than 60 Cottage 2.0:5.0					
		Error: Top sash exceeds maximum square foot.					
		Top Sash					
Δ		G.S. 44 1/2" X 24 29/32"					
195 -		IG-1 Lite					
لينينا		LoE 366 - i89 w/Argon					
As Viewed From The Exterior		Bottom Sash					
Entered As: 10		G.S. 44 1/2" X 37 11/32"					
F\$ 48 5/8" X 67 3/4"		IG - 1 Lite					
IO 49" X 68"		LoE 366 - i89 w/Argon					
		2 Satin Taupe Sash Lock					
		2 Satin Taupe Sash Lift Extruded Full Screen					
		Bahama Brown Surround					
		Charcoal Hi-Transparency Fbrgls Mesh	1				
		3 1/4" Jambs	•				
		Existing Sill Angle 0					
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MIVEAM		Stone White Interior					
REPLACEMENT WINDOWS		Infinity Insert Double Hung					
Built for life		Inside Opening 38" X 66"					
		Top Sash					
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		LoE 366 - i89 w/Argon Bottom Sash					
		IG - 1 Lite					
۵	IG - 1 Lite LoE 366 - 189 w/Argon						
AS VICE STOP - 189 W/Argon  White Sash Lock  White Sash Lift							
Entered As: 10							
F\$ 37 5/8" X 65 3/4"  IO 38" X 66"  Bahama Brown Surround Charcoal Hi-Transparency Fbrgl 3 1/4" Jambs Existing Sill Angle 0							
		Charcoal Hi-Transparency Forgls Mesh	1				
		Hindrance: Is the existing Sill Angle of 0 d	egrees correct?				
					Initials required		

			Caller
			Seller:
			Buyer:
Line #3	Maylellaite Conduct Oliver		
Qty: 1	Mark Unit: Goodwyn Closet A		
REPLACEMENT WINDOWS  Built for life  As Viewed From The Extendor  Entered As: IO FS 31 5/8" X 41 3/4" IO 32" X 42"	Bahama Brown Exterior Stone White Interior Infinity Insert Double Hung Inside Opening 32" X 42" Top Sash IG - 1 Lite LoE 366 - i89 w/Argon Bottom Sash IG - 1 Lite LoE 366 - i89 w/Argon White Sash Lock White Sash Lift Extruded Full Screen Bahama Brown Surround Charcoal Hi-Transparency Fbrgls N 3 1/4" Jambs Existing Sill Angle O Hindrance: Is the existing Sill Angle of		initials required Seller:
	L		The Control of Management and Management and Association and Association (Management and Association (Management Association)).
Line #4 Qty: 1	Mark Unit: Goodwyn Meditation A		
THE Extension To Built for life  Al Viewed From The Extension  Entered As: IO FS 32 5/8" X 67 3/4" IO 33" X 68"	Bahama Brown Exterior Stone White Interior Infinity Insert Double Hung Inside Opening 33" X 68"  Top Sash  IG - 1 Lite  LoE 366 - i89 w/Argon Bottom Sash  IG - 1 Lite  LoE 366 - i89 w/Argon White Sash Lock White Sash Lift Extruded Full Screen Bahama Brown Surround Charcoal Hi-Transparency Fbrgls N 3 1/4" Jambs Existing Sill Angle O Hindrance: Is the existing Sill Angle of		

Seller: \_\_\_\_\_

Tom Goodwyn and Kraig Kowalke Partial Home Windows

Quote Number: **XBDC6KQ**Architectural Profile Number:

1				~~··	
Line #5	Mark Unit: Goodwyn Master Bath A				
Qty: 1		1			
INFINITY		Bahama Brown Exterior Stone White Interior			
REPLACEMENT WINDOWS		Infinity Insert Double Hung			
Built for life		Inside Opening 32" X 42"			
		Top Sash			
▽		IG-1 Lite			
		Tempered LoE 366 - 189 w/Argo Bottom Sash	n		
ا ۵		IG - 1 Lite			
		Tempered LoE 366 - i89 w/Argo	n		
As Viewed From The		White Sash Lock White Sash Lift			
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IO 32" X 42"		Charcoal Hi-Transparency Fbrgls Mesl	h		
		3 1/4" Jambs Existing Sill Angle 0			
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					Initials required
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		The state of the s			Buyer:
Line #6	Mark Unit: Goodwyn	Panty A			
Qty: 1	•	•			
INFINITY		Bahama Brown Exterior	<u> </u>		L
REPLACEMENT WINDOWS		Stone White Interior			
Buils for life		Infinity Insert Double Hung Inside Opening 33" X 62"			
		Top Sash			
V		IG - 1 Lite			
		LoE 366 - 189 w/Argon Bottom Sash			
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Entered As: 10		Extruded Full Screen			
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IO 33" X 62"		Charcoal Hi-Transparency Fbrgls Mesl 3 1/4" Jambs	h		
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Line #7	Mark Unit: Goodwyn	Apt C			
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REPLACEMENT WINDOWS		Stone White Interior			
		į			

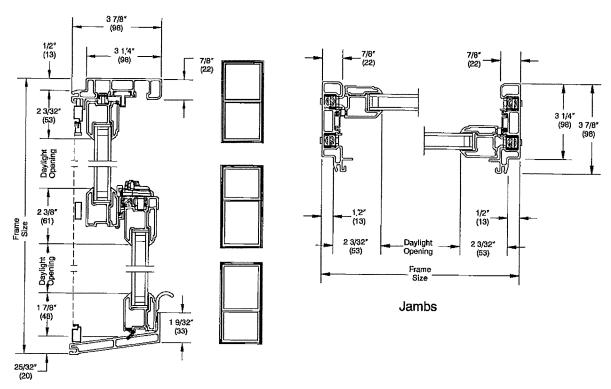
Architectural Profile Number:



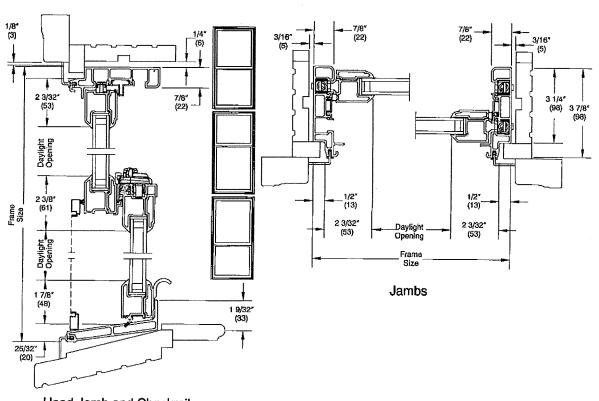
Entered As: IO FS 37 5/8" X 65 3/4" IO 38" X 66"

IG - 1 Lite	
LoE 366 - 189 w/Argon	
Bottom Sash	
IG - 1 Lite	
LoE 366 - 189 w/Argon	
White Sash Lock	
White Sash Lift	
Extruded Full Screen	
Bahama Brown Surround	
Charcoal Hi-Transparency Fbrgls Mesh	
3 1/4" Jambs	
Existing Sill Angle 0	
Hindrance: Is the existing SIII Angle of 0 degrees correct?	
	Initials required
	•
	Seller:
	Buyer:

SCALE 3" = 1' 0"



Head Jamb and Checkrail



Head Jamb and Checkrail

Appendix B



## FREY CONSTRUCTION & HOME IMPROVEMENT, LLC

530 Park Ave Prairie du Sac, WI 53578 | Phone (606) 643-7914 | Fax: (606) 644-0621 www.freyconstruction.com | info@freyconstruction.com

### **Proposal**

Date: February 19, 2015

Job Number: 151008

### **Estimate Submitted To:**

Tom Goodwyn & Kraig Kowalke 848 Spaight St. Madison, WI 53703 Cell: 608-251-9117

For Work At:

Same 848 Spaight St. Madison, WI 53703

Frey Construction & Home Improvement, LLC proposes to furnish all materials and perform all labor necessary to complete the following work:

Description Cost

Total Replacement

GAF Timberline Lifetime Shingle

\$20,579.87

Cost

\$7,596.88

\$3,719.96

\$3,456,06

(\$500.00)

Description: \*\*Exclusive Warranty Available Only From a GAF Master Elite Contractor\*\*

Weather Stopper Golden Pledge Warranty covers complete Roofing System, not just the shingles. Warranty provides 50 years of 100% coverage for material defects and labor to repair or replace materials, including tear-off and disposal. After installation, an exclusive 40-point factory inspection will be completed. Upon completion, Workmanship will be 100% covered by the warranty for 25 years. Wind coverage for winds up to 130 MPH is provided for 15 years. If the home is sold, the warranty may be transferred once during the first twenty years of the warranty.

Tear off existing one layer of roof materials down to roof deck. Supply & install GAF Weather Watch Ice and Water Protection on all roof areas within 6' of eaves and 3' of valleys. Supply & install GAF Premium Breathable Deck Armor in all other areas. Supply & install GAF Snow Country ridge vent, 20" of valley tin in all valleys, and drip edge along all eaves & rakes. Install plywood in existing vent openings. Replace plumbing vent flashings, Broan vents and chimney flashings. Clean up, and recycle or dispose of waste. Supply & install GAF Timberline Lifetime Shingle. Rebuild street side eyebrows onto stucco with a steeper pitch. 5 or 6 pitch to increase better water flow away from the building and stucco to reduce the opportunity for water to penetrate the attic space. The installation will require grinding into the stucco and adding wood with raised eyebrows. Additional materials will include fascia, wood, drip edge, shingles and proper flashings.

Shingle Color: Barkwood Drip Edge Color: Brown

Custom Bend Vent. Drip Edge With 2x4 furring strips

Description: Custom Bend Ventilating Drip Edge on the Eaves. With 2x4" Furring Strips to Create a 1.5" Air Chamber for Ventilation to connect overhang to attic space.. 7/16" OSB Roof Sheeting applied over furring strips. 7/16 osb over entire roof.

Absolute Gutter System

Description: Tear Off Existing Gutters. Clean Up, Recycle, and Dispose of all Waste. Install Absolute Gutter: The Ultimate Water Dispersing system with 3x4 downspouts and Big Mouth Outlets.

Gutter Color: Town

Downspout Color: Cown

Leafproof Gutter Protection

Description: Supply and install Leafproof gutter protection on gutters.

Color: Bob rown

Discount

Description: Discount to Customer: February special \$500 off

- Leading appealance of the control of the control

Total Replacement Total \$34,852.77

All work is to be completed in a substantial and workman-like manner for the sum of **Thirty Four Thousand Eight Hundred Fifty Two Dollars and Seventy Seven Cents**.

Typical payment schedule is as follows: 33 1/3% Deposit Upon Signing, 33 1/3% on Start Date, 33 1/3% Upon Completion.

Full Balance Due upon Completion: \$34,852.77	
Approximate Start Date: March 15th — APPROXIMATE Completion Date: March 28th — Marc	115 2015
Approximate Completion Date: March 28th - /	April 28 2013
Rotten wood and unforseen complications will be replaced as Time Material, Labor, and Sub-Contractor costs. Any alterations or devia executed only upon written orders and will become an extra charge Improvement, LLC is not responsible for damage to the interior of the pictures falling off walls, nail pops and cracked drywall). This contract abatement, removal, or cleaning. If mold is found existing on the prehomeowner as an extra. In addition, any warranty given to the homeowner as an extra. In addition, any warranty given to the homeowner, or clean mold that may be found on the premises in the future necessary permits and the cost will be added to your invoice. Any purposes. Note: This proposal may be withdrawn by Frey Construct.  This contract does not include, unless expressly specified, any mold premises, any cost to abate, remove, or clean shall be paid by the h	tion from the above specifications involving extra costs will be over and above the estimate. Frey Construction & Home is house caused by exterior work (including knick-knacks and ct does not include, unless expressly specified, any mold emises, any cost to abate, remove, or clean shall be paid by the eowner under this contract does not include the cost to abate, are. Frey Construction & Home Improvement, LLC obtains all include the cost to abate, are. Frey Construction & Home Improvement, LLC obtains all includes taken of your property may be used for marketing tion & Home Improvement, LLC if not accepted within 10 days.
homeowner under this contract does not include the cost to abate, refuture.	emove, or clean mold that may be found on the premises in the
I would not like to receive communication future specials and discounts or promotions.	ns from Frey Construction about home maintenance,
am presenting the above estimate along with the terms $\frac{2-19-15}{}$	s of payment for your consideration.
Date	
Frey Construction & Home Improvement, LLC	
ACCEPTANCE	
You are hereby authorized to furnish all materials and la for which I agree to pay according to the terms describe	bor required to complete the work described above, d above.
Kray C Kourlhe Tom/Goodwyn & Kraig Kowalke	<u>2-19-2015</u> Date
Monia a Lotting	2-19-2005 Date