

# GREEN DESIGN STUDIO

## EARTH FRIENDLY ARCHITECTURE

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### EDWARD KUHARSKI, ARCHITECT, AIA, LEED AP

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JULY 9, 2018

To the City of Madison Landmarks Commission:

Application is made for a Certificate of Appropriateness for replacement/restoration of some of the windows on the 2-flat residence at 1219-1221 Jenifer St. in the Third Lake Ridge Historic District. It is owned by Jennie & Raja Maunnamalai, who will be owner-occupants of the upper unit in the near future.

The property is located in mid-block, nearly opposite the Willy Street Coop driveway. It is surrounded mainly by 2-flats with the similar floor plans and overall form. Siding, trim & windows vary but are generally similar. There is one smaller home to the southwest; it appears to have been built as a single-family residence but is now divided into a 2-flat.

The windows in question are on Second & Third floors. Most appear to be original, with the exception of the 7 double hung windows on the 3rd floor and the (2) Kitchen windows on 2nd floor.

As identified on the keyed floor plans, there are (4) original double hung windows on the 2nd floor that are substantially deteriorated with rotted sash and frames. All four lower sash are being held together with corner irons. In addition to rotted bottom rails, the side stiles on the lower sash have internal rot from 4 to 6 inches above the joint with the bottom rails. On upper sash, the joint between bottom (meeting) rail and side stiles is deteriorated from condensation over the last 114 years. The meeting rails are weathered from lack of varnish finish.

On the 3rd floor there are (4) double hung windows in the side and rear gable ends that have previously replaced sash that are coming apart. In addition, the frames are deteriorated to the point that the sills are largely missing (see exterior photo of unit 3D on sheet A17).

The above (8) double hung windows are proposed to be replaced with Pella 450 Series wood sash with aluminum exterior cladding.

Also on 3rd floor, the special divided light windows on the street facade are not original but with the exception of the vent louver & plywood panel in the center upper sash appear to reflect the original design. That upper sash does not show any evidence of having had the diamond divided light detail of the two flanking windows. Suitable replacement windows are quite expensive (over \$6800.00 for the group of 3). This is not supportable in the owner's budget for the current remodeling project, so reglazing & refinishing of the existing non-original sash is proposed.

The balance of original windows on the 2nd floor are proposed to be reglazed & refinished as needed. The exterior sills, jambs & sash on all window openings will receive lead-safe treatment by a certified subcontractor.

Regards, Edward Kuharski, Architect, AIA

REGISTERED ARCHITECT ~ LEED ACCREDITED PROFESSIONAL

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STREET ELEVATION



3RD FLOOR WINDOW GROUP



2ND FLR PARLOR WINDOW



2ND FLR - SMALL WINDOW



REAR & SIDE ELEVATIONS



TYPICAL 3RD FLR WINDOWS -  
SIDE/REAR

PROJECT PHOTOS

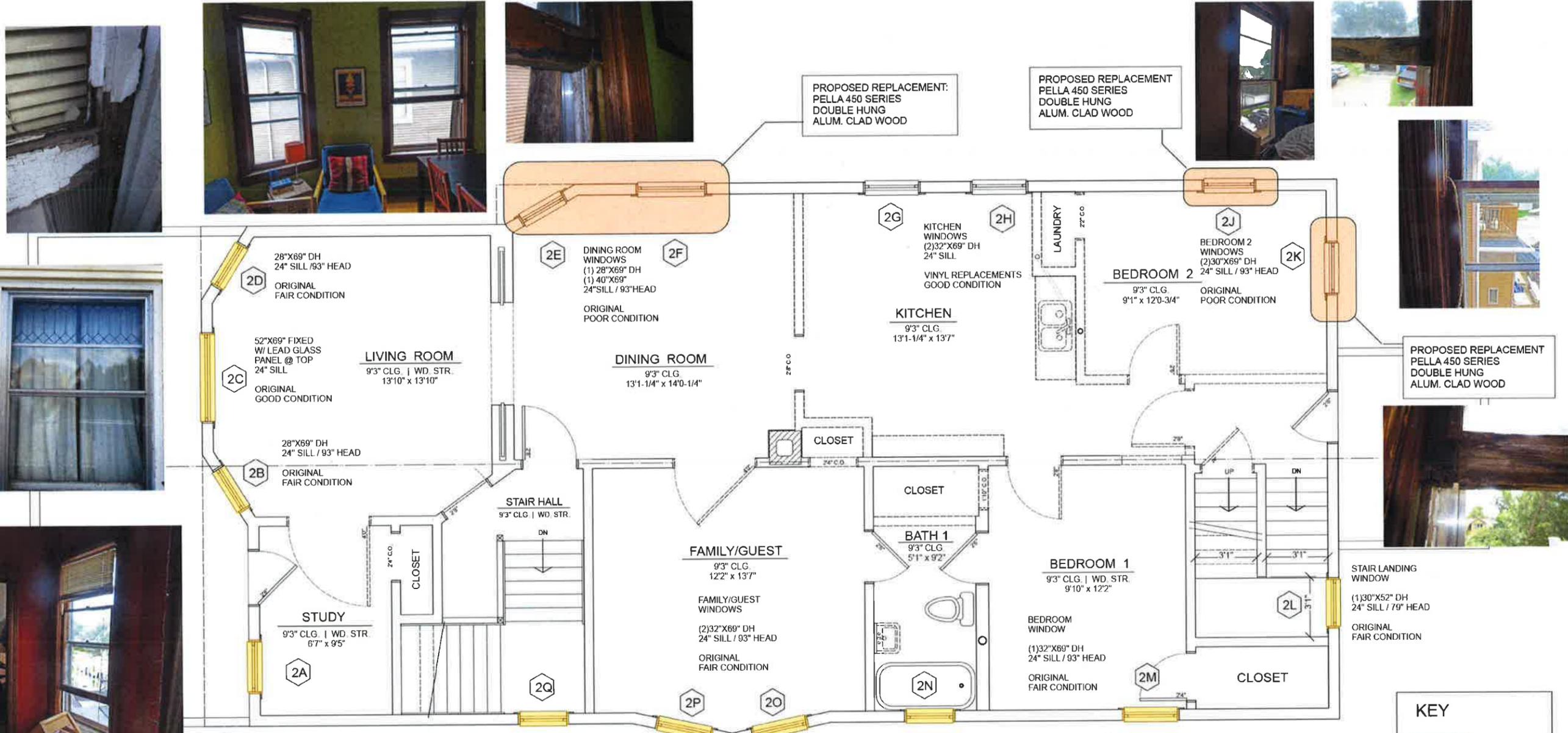
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ALTERATIONS TO 2ND & 3RD FLOORS AT:  
**1221 JENIFER STREET • MADISON, WI**  
 RAJ & JENNY MAUNMALAI, OWNERS • 1223 JENIFER ST. MADISON, WI 53703

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04-26-18	Schematic Design #5
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05-25-18	Pre-Contract Review
05-31-18	ForPlanReview/Permit
06-04-18	LandmarksComm.Subm.

SHEET NO.

**A9**



PROPOSED REPLACEMENT:  
PELLA 450 SERIES  
DOUBLE HUNG  
ALUM. CLAD WOOD

PROPOSED REPLACEMENT  
PELLA 450 SERIES  
DOUBLE HUNG  
ALUM. CLAD WOOD



PROPOSED REPLACEMENT  
PELLA 450 SERIES  
DOUBLE HUNG  
ALUM. CLAD WOOD



28"X69" DH  
24" SILL / 93" HEAD  
ORIGINAL  
FAIR CONDITION

52"X69" FIXED  
W/ LEAD GLASS  
PANEL @ TOP  
24" SILL  
ORIGINAL  
GOOD CONDITION

28"X69" DH  
24" SILL / 93" HEAD  
ORIGINAL  
FAIR CONDITION

9'3" CLG. | WD. STR.  
6'7" x 9'5"

30"X36" FIXED  
W/ DIAMOND  
DIVIDED LIGHT  
57" SILL / 93" HEAD  
ORIGINAL  
GOOD CONDITION

LIVING ROOM  
9'3" CLG. | WD. STR.  
13'10" x 13'10"

DINING ROOM  
9'3" CLG.  
13'1-1/4" x 14'0-1/4"

KITCHEN  
9'3" CLG.  
13'1-1/4" x 13'7"

FAMILY/GUEST  
9'3" CLG.  
12'2" x 13'7"

BEDROOM 1  
9'3" CLG. | WD. STR.  
9'10" x 12'2"

BEDROOM 2  
9'3" CLG.  
9'1" x 12'0-3/4"

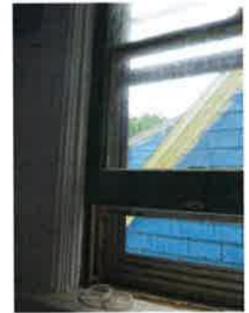
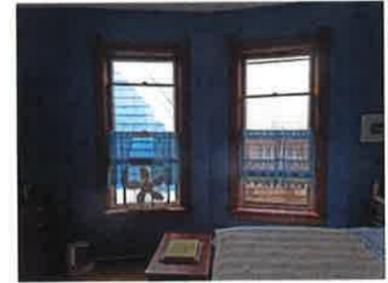
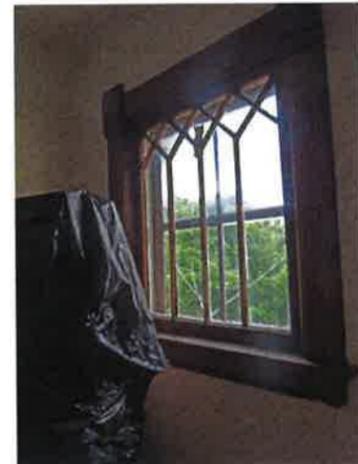
KITCHEN WINDOWS  
(2)32"X69" DH  
24" SILL  
VINYL REPLACEMENTS  
GOOD CONDITION

BEDROOM 2 WINDOWS  
(2)30"X69" DH  
24" SILL / 93" HEAD  
ORIGINAL  
POOR CONDITION

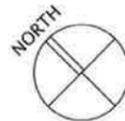
BATH 1  
9'3" CLG.  
5'1" x 9'2"

BATHROOM WINDOW  
(1)28"X40" DH  
53" SILL / 93" HEAD  
ORIGINAL  
FAIR CONDITION

STAIR LANDING WINDOW  
(1)30"X52" DH  
24" SILL / 79" HEAD  
ORIGINAL  
FAIR CONDITION



SCALE: 3/8"=1'-0"



2nd FLOOR WINDOW SURVEY

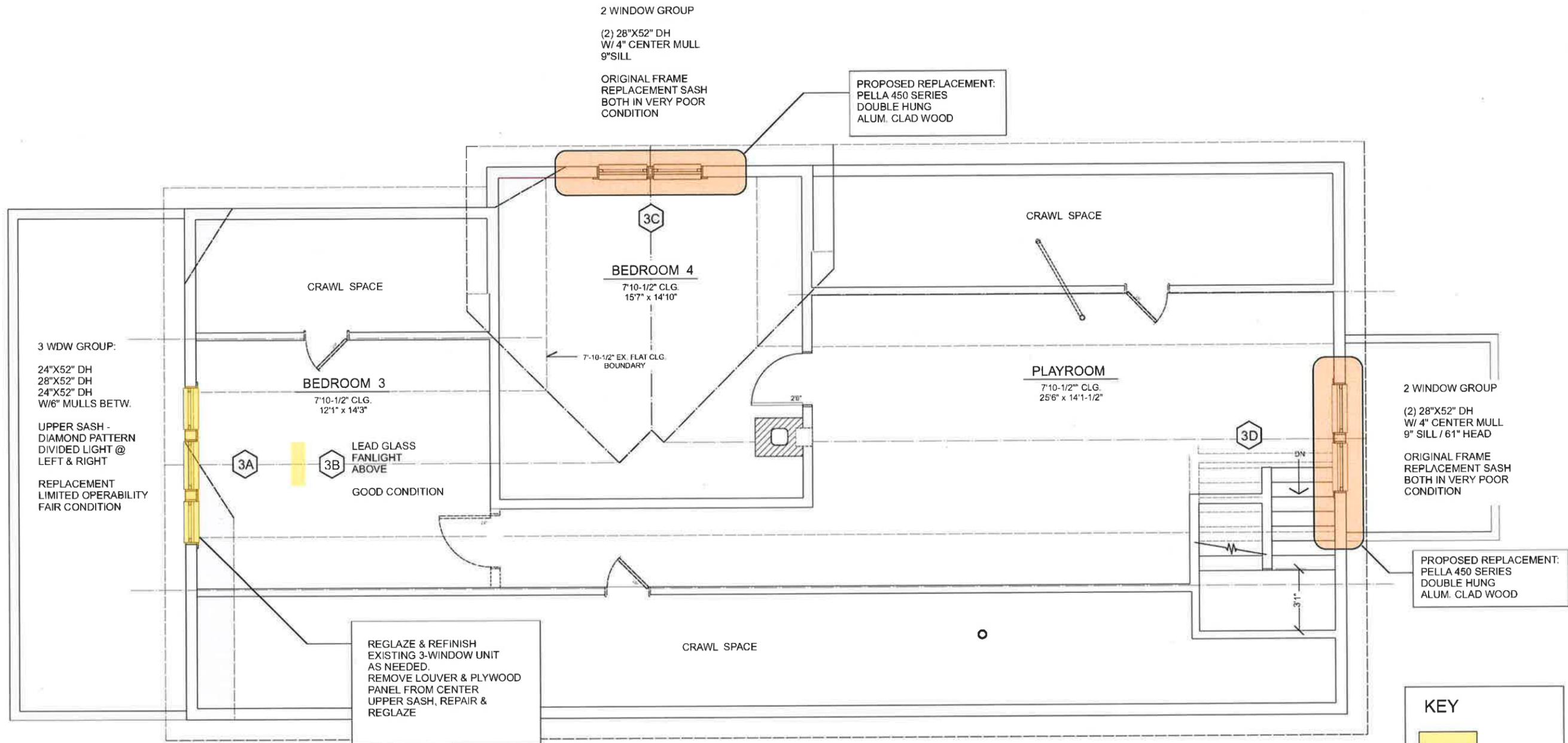
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06-21-18	Pre-Contract Review
06-04-18	Off Plan Review/Permit
06-15-18	Landmarks Comm. Subm.
06-18-18	Rev Per Plan Review
07-02-18	Landmarks 2nd Submittal

SHEET NO.

**A10**



**KEY**

 TO BE REPAIRED AS NEEDED

 PROPOSED TO BE REPLACED



SCALE: 3/8"=1'-0"

3rd FLOOR WINDOW SURVEY



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**A11**



2nd FLOOR WINDOW PHOTO SURVEY- DINING RM

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**A12**



2nd FLOOR WINDOW PHOTO SURVEY- BEDROOM 1

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SHEET NO.

**A13**



2nd FLOOR WINDOW PHOTO SURVEY - TO BE RETAINED

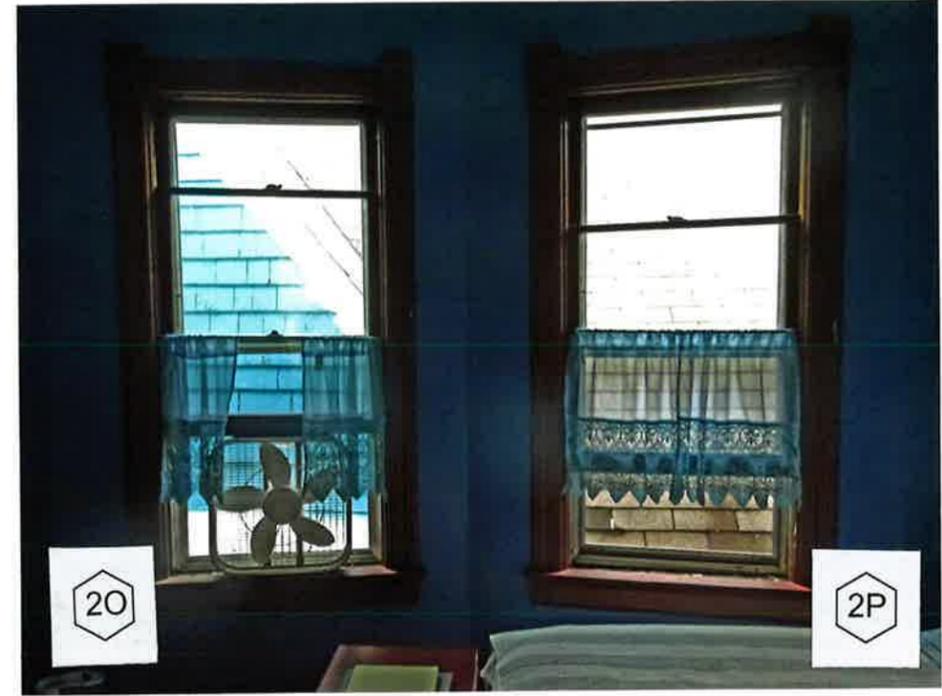
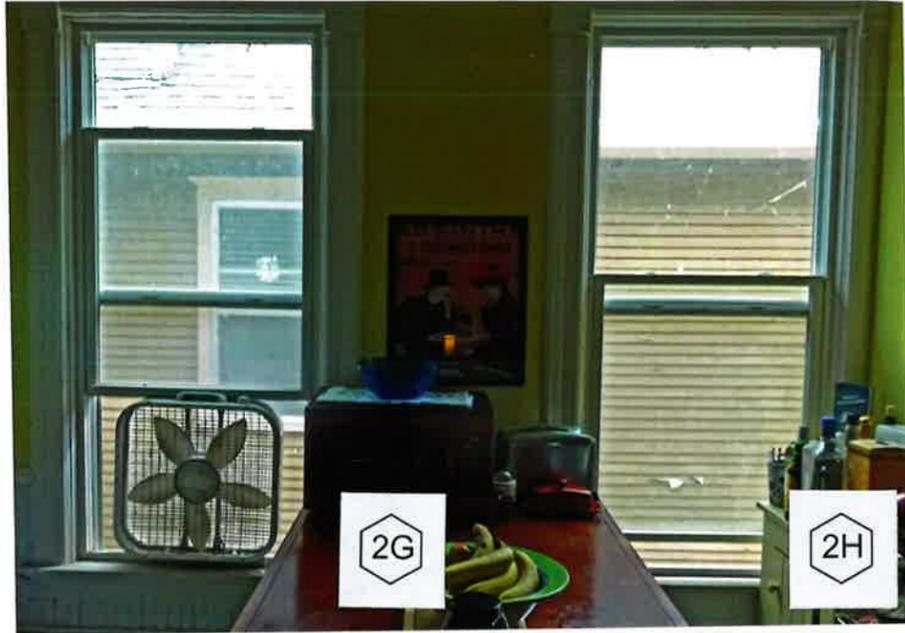
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**A14**



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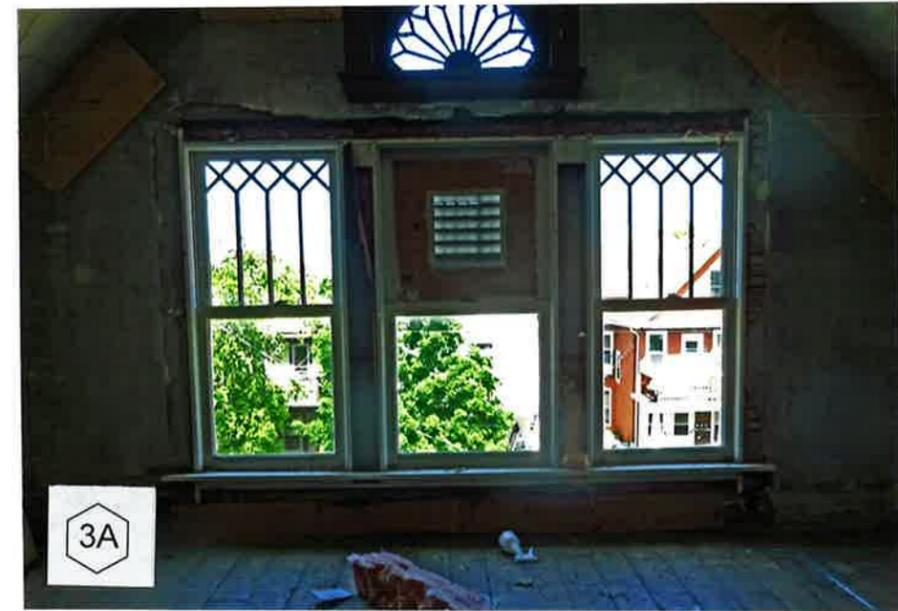
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SHEET NO.

**A15**

2nd FLOOR WINDOW PHOTO SURVEY - TO BE RETAINED



3rd FLOOR WINDOW PHOTO SURVEY- FRONT

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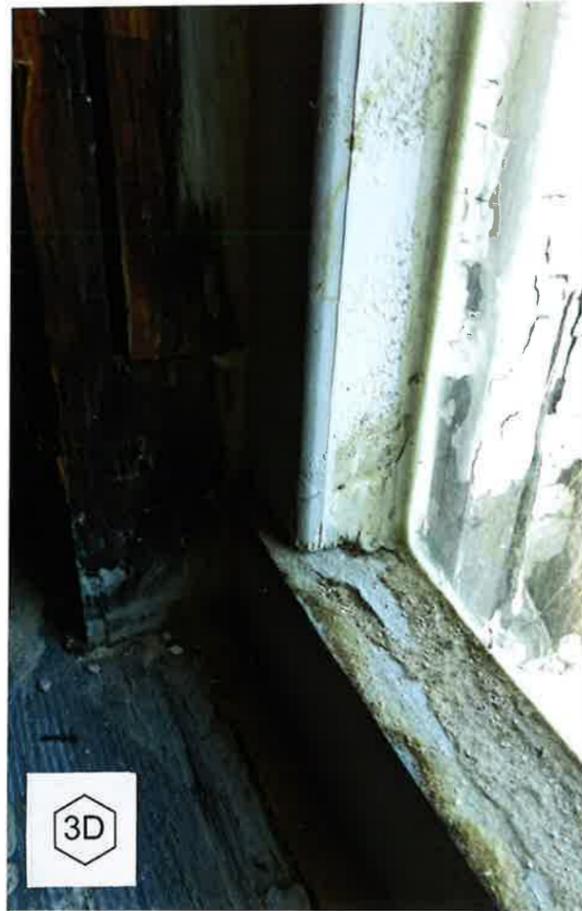
**A16**



3C



3D



3D



3C



3D

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**A17**

3rd FLOOR WINDOW PHOTO SURVEY- SIDE & REAR

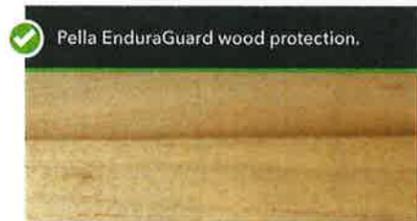
# Beauty of wood.

Choose Pella® wood products not only for their beauty, inside and out, but also for their low-maintenance features, energy efficiency and enhanced longevity.



From standard to custom and everything in between. Create an authentic look or add character to your home with endless possibilities; design one-of-a-kind shapes, special sizes, grille patterns and more.

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella wood windows and patio doors look and perform beautifully for years.

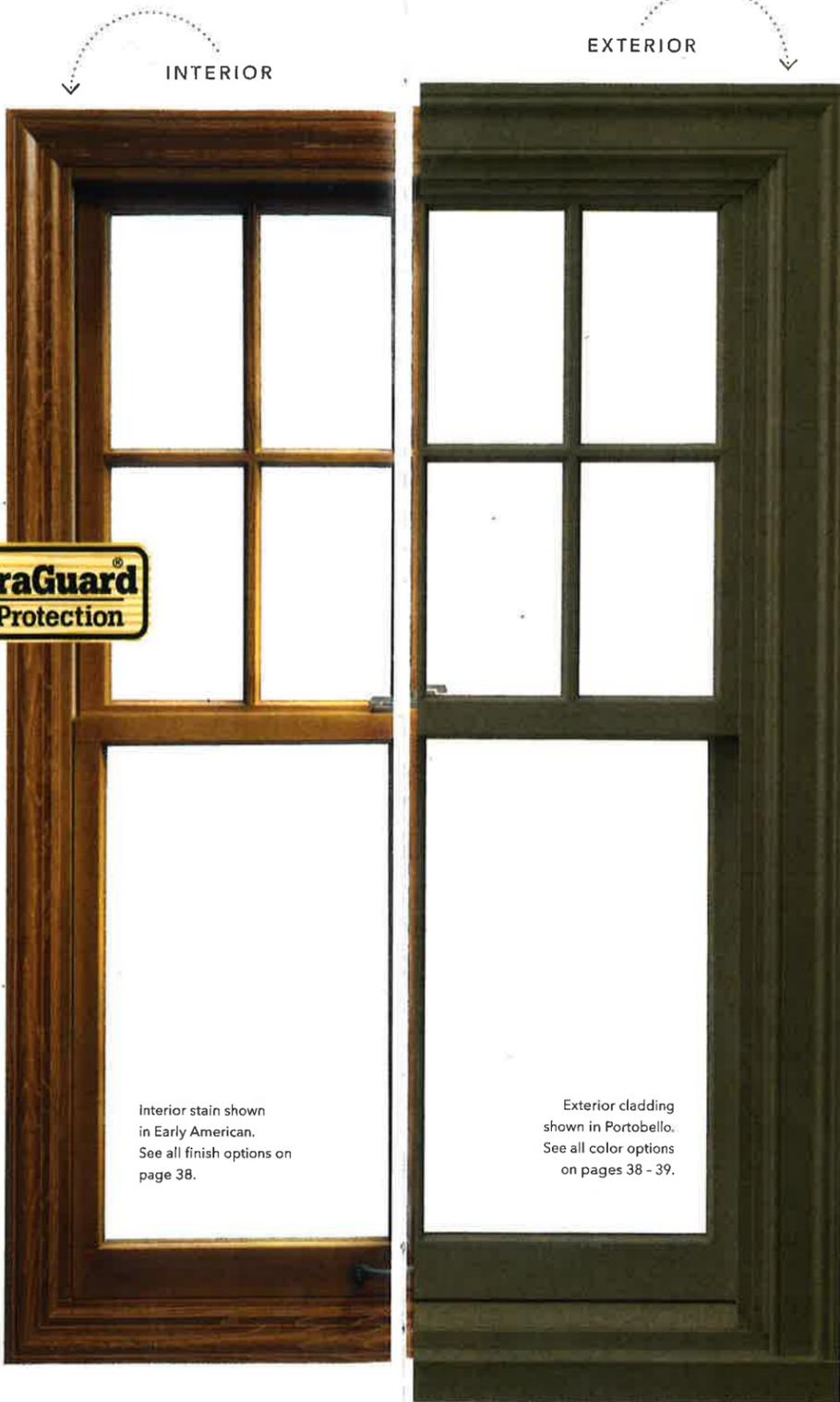


Pella's casement window after 7 months of exposure to moisture.<sup>1</sup>



Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.<sup>1</sup>

Factory-prefinished pine interiors. Pella wood products can arrive factory-prefinished in your choice of nine beautiful stain colors, as well as White, Bright White or Linen White paint. You get a professional, high-quality finish – eliminating drips, runs and harmful odors.



Interior stain shown in Early American. See all finish options on page 38.

Exterior cladding shown in Portobello. See all color options on pages 38 - 39.

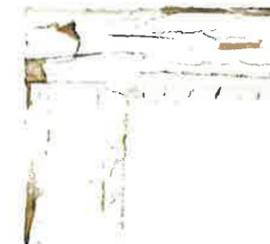


The best limited warranty for wood windows and patio doors.<sup>3</sup> Trust in knowing that the Pella® wood products you buy today are built to withstand the elements for years.

EnduraClad® low-maintenance exterior finish helps keep the exterior of your window or patio door protected from the elements and is fade-resistant. So your windows and patio doors will look great for years.



✓ Pella aluminum-clad exterior.



✗ Old wood exterior.

Virtually unlimited custom exterior colors.



AdvantagePlus® protective frame system helps Pella's doors stand up to the elements and stay looking great longer.



The Pella Wood Collection allows your windows and patio doors to blend tastefully with other woods in your home.

<sup>1</sup> For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.

<sup>2</sup> Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.

<sup>3</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty), or contact Pella Customer Service at 877-473-5527.