

Bailey, Heather

From: jaynemariemiller@gmail.com
Sent: Tuesday, May 14, 2019 4:31 PM
To: Bailey, Heather
Subject: Re: 15 East Gilman Street

Hi Heather -

My sincere apologies as I had no idea that the previous submission needed to be utilized due to the floor plan, application form, window product sheets, etc.

I will get together with Waunakee Remodeling to make certain that the windows are matched up to the original specification sheets submitted, and we will only work on the worst windows that need replacement. Their replacements utilize comparable materials.

I will also work with the vendors on finding out where those bottom sashes were placed - I'm certain they were not destroyed. I am clearly not interested in obtaining any citation.

Best,

Jayne

Sent from my iPad

> On May 14, 2019, at 1:49 PM, Bailey, Heather <HBailey@cityofmadison.com> wrote:

>

> Jayne,

>

> We will need to use the previous submission as it included a floor plan with windows keyed to it, an application form, and window product sheets. Your supplemental materials you recently provided do not contain any of those items. If I am to keep you on this agenda, then I would need to include items from your open and incomplete application. You represented in emails on 4/18, 4/16, 4/29, 5/3, and 5/13 (yesterday) that these were additional materials to the open application, that you were only replacing the few windows that were beyond repair, and that you were phasing the project into two parts with the majority of the windows being repaired with a submission for that to come for the first June meeting. I am attaching your original application. Through email correspondence, City staff was preparing to put this item on a November 2018 agenda, but as it was still incomplete, that did not move forward. Most recently you asked how to move this application forward and I provided you with information on possible courses of action, and you said you wanted to proceed with only replacing the windows beyond repair, but otherwise repairing the rest.

>

> Staff is trying to work with you and Waunakee Remodeling, but the inconsistencies in your submittals and representations are proving problematic.

>

> To clarify the new State statute, it requires that if a commission determines that repair or replacement are necessary, that those repairs or replacements utilize comparable materials. The windows at 15 E Gilman look like they are repairable (and you've confirmed that today). If the commission were to determine that any windows need replacing, then they determine if the proposed replacement utilizes similar materials. I have attached the State's guidance on interpreting WI Act 280.

>

> Please come to the Monday Landmarks Commission meeting prepared to clarify to the commission where the missing windows have gone since the original application and the inconsistencies in the submittal materials and emails. If those

windows have been destroyed, you will be issued a citation for work completed without a Certificate of Appropriateness.

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>
> Heather L. Bailey, Ph.D.
> 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

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> -----Original Message-----
> From: jaynemariemiller@gmail.com <jaynemariemiller@gmail.com>
> Sent: Tuesday, May 14, 2019 11:46 AM
> To: Bailey, Heather <Hbailey@cityofmadison.com>
> Subject: Re: 15 East Gilman Street

>
> Hi Heather -

>
> I was under the impression we were starting from scratch since nothing that has been previously submitted met the Committee's criteria, and as I have not seen the November submission. We began in the back of the building and made notes on each window moving throughout the apartment; therefore, the numbering of the windows is totally different.

>
> Construction has been ongoing since December of last year (floors, cabinetry, etc.; obviously nothing to change the historic appearance outside) and Ken Miller has no idea where those lower sashes are. I met with a gentleman by the name of Kent Rosenthal from Hellenbrand Glass after I met with Waunakee Remodeling. Obviously all of the windows can be restored. I have yet to receive his quote, but he spoke of it exceeding \$50,000. They plan on blowing foam into where the ropes and pulleys were since most of those were missing as well. Kurt from Waunakee indicated that the replacement windows will look exactly the same (with the grids) and be the exact same size as each window is currently, so I would prefer replacing as many as possible for efficiency, the fact that this is a rental property, and that the cost is substantially less. I have also learned about Assembly Bill #771 which permits an owner to utilize materials that an ordinary observer would perceive as having a substantially similar appearance to the original material which would allow us to replace them at less than half the cost than restoring in a rental property.

>
> Let me know what else you may need at this time.

>
> Thank you -

>
> Jayne Miller

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> Sent from my iPad

>> On May 13, 2019, at 5:42 PM, Bailey, Heather <HBailey@cityofmadison.com> wrote:
>>
>> Jayne,
>>
>> I'm writing my staff report for this project and there seems to be some discrepancies between the November submission and this new one. Which of the windows are you proposing to replace and which are you repairing? The Waunakee documentation says that 9 of the windows are missing their lower sash, but the November submission shows those windows as having their lower sash. I just spoke with Ken and he said that those lower sashes were still there. The numbering of the windows is different between the two submissions so I will spend some time correlating the two. You had previously said you were proposing replacement of the broken windows and repair of the others, but this submission does not say that.
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>>
>> Heather L. Bailey, Ph.D.
>> Preservation Planner
>> Neighborhood Planning, Preservation + Design Section
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>> -
>> ----- Department of Planning + Community + Economic
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>> 53701-2985
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>> -----Original Message-----
>> From: jaynemariemiller@gmail.com <jaynemariemiller@gmail.com>
>> Sent: Monday, May 13, 2019 2:47 PM
>> To: Bailey, Heather <HBailey@cityofmadison.com>
>> Subject: Re: 15 East Gilman Street
>>
>> Fantastic!
>> Thanx again -
>> Jayne
>>
>> Sent from my iPad
>>
>>> On May 13, 2019, at 2:18 PM, Bailey, Heather <HBailey@cityofmadison.com> wrote:
>>>
>>> Yes, I believe we are good to go. I'm going to reach out to Kurt to get digital copies of the submission. But we got all of the paper copies that we needed.
>>>
>>> Heather L. Bailey, Ph.D.
>>> 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

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>>> -----Original Message-----

>>> From: jaynemariemiller@gmail.com <jaynemariemiller@gmail.com>

>>> Sent: Monday, May 13, 2019 11:40 AM

>>> To: Bailey, Heather <HBailey@cityofmadison.com>

>>> Subject: Re: 15 East Gilman Street

>>>

>>> Hi Heather -

>>>

>>> Writing to make certain we're ready to go for the May 20th meeting with Waunakee Remodeling. As previously stated, I am waiting for Hellenbrand's quote for restoration for the June meeting.

>>>

>>> Thanx for your time -

>>>

>>> Jayne

>>>

>>> Sent from my iPad

>>>

>>>> On May 5, 2019, at 8:06 AM, Bailey, Heather <HBailey@cityofmadison.com> wrote:

>>>>

>>>> Jayne,

>>>>

>>>> Sounds good. I'll be on the lookout for the additional application info. We need 12 copies for the packets.

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>>>> Heather L. Bailey, Ph.D.

>>>> Preservation Planner

>>>> Neighborhood Planning, Preservation + Design Section

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>>>> ----- 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

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>>>> -----Original Message-----

>>>> From: jaynemariemiller@gmail.com <jaynemariemiller@gmail.com>

>>>> Sent: Friday, May 03, 2019 1:47 PM

>>>> To: Bailey, Heather <HBailey@cityofmadison.com>

>>>> Subject: Re: 15 East Gilman Street

>>>>

>>>> Hi Heather -

>>>>

>>>> I met with Kent from Hellenbrand today to go through all of the windows. He will have a quote to me in the next couple of weeks for repairs on windows. So I will have that information on the repairs to get to you by May 28th for the June meeting. Also met with Waunakee Remodeling again who will have information for you by noon on Monday for the May 20th meeting with new pictures, etc.

>>>>

>>>> How many copies do we need to get to you?

>>>>

>>>> Thank you,

>>>>

>>>> Jayne

>>>>

>>>> Sent from my iPad

Bailey, Heather

From: jaynemariemiller@gmail.com
Sent: Monday, April 29, 2019 11:15 AM
To: Bailey, Heather
Subject: Re: 15 East Gilman Street

Hi Heather -

We will acquire bids to repair as many windows as possible, and then replace the remainder per your suggestions. Also, thank you for forwarding Jen Davel's contact information. I will be speaking with her again after we acquire repair quotes to start the tax credit protocol.

I will be in touch.

Thank you -

Jayne

Sent from my iPad

> On Apr 26, 2019, at 2:46 PM, Bailey, Heather <HBailey@cityofmadison.com> wrote:

>

> Jayne,

>

> Yes, if I get an updated narrative that shows which windows you're proposing to be replaced and include information that you will be coming in for the next meeting with information about the windows needing repair, then I think we can move forward. Per your previous photos, I think you have a clear case that some of the windows are completely broken and there is urgency to install new windows in those openings. The urgency case will explain why you are breaking up the project into two separate meetings.

>

> Heather L. Bailey, Ph.D.

> Preservation Planner

> Neighborhood Planning, Preservation + Design Section

> -----

> ----- Department of Planning + Community + Economic

> Development Planning Division

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> 53701-2985

> Email: hbailey@cityofmadison.com Phone: 608.266.6552

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> -----Original Message-----

> From: jaynemariemiller@gmail.com <jaynemariemiller@gmail.com>

> Sent: Thursday, April 25, 2019 9:43 AM

> To: Bailey, Heather <HBailey@cityofmadison.com>

> Subject: Re: 15 East Gilman Street

>

> Hi Heather -

>

> Well we obviously missed the deadline for the May 6th meeting.

> New pictures will be taken by Waunakee Remodeling next week and I am meeting Kent from Hellenbrand on Friday, May 3rd to go over window repairs.

> That being said, it is possible for Kurt to get onto the May 20th meeting? I doubt that Hellenbrand will be able to gather all information for a May 6th submission deadline, but perhaps he can get onto the June 10th meeting with a submission of May 28th.

>

> Thank you for your time -

>

> Jayne Miller

>

> Sent from my iPad

>

>> On Apr 18, 2019, at 5:36 PM, Bailey, Heather <HBAiley@cityofmadison.com> wrote:

>>

>> Jayne,

>>

>> I need materials by noon this upcoming Monday (April 22) for the May 6 agenda. The details you've mentioned are exactly what LC needs to be able to make their decision. Providing those dimensions and how they compare between the replacement and the original will be their focus. For the windows that need repair rather than replacement, I can provide you with the submission from 103 Langdon. If you would like to explore other contractors who do repair (and I'd encourage you to do so to maximize your options), please contact Jen Davel at the Wisconsin Historical Society who can provide you with a list of contractors who have successfully completed preservation tax credit projects for window repair. 103 Langdon's project was successful per the City's review.

>>

>> Jen Davel

>> 608-264-6490

>> Jen.Davel@wisconsinhistory.org

>>

>> The windows from Waunakee Remodeling will meet the LC's requirements and the State's requirements for replacement windows. That will not be an issue or question.

>>

>>

>> Heather L. Bailey, Ph.D.

>> Preservation Planner

>> Neighborhood Planning, Preservation + Design Section

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>> -

>> ----- Department of Planning + Community + Economic

>> Development Planning Division

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>> 53701-2985

>> Email: hbailey@cityofmadison.com Phone: 608.266.6552

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>> -----Original Message-----

>> From: jaynemariemiller@gmail.com <jaynemariemiller@gmail.com>

>> Sent: Thursday, April 18, 2019 4:03 PM

>> To: Bailey, Heather <HBAiley@cityofmadison.com>

>> Subject: Re: 15 East Gilman Street

>>

>> Hi Heather -

>>

>> Thanx for your response.

>>

>> Kurt is out this week and we won't be able to discuss until after Easter. For the upcoming meeting, I solely am focused on the windows that need replacement and know that the dimensions of each replacement window - sashes and muntins/mullions - will be exact to the current historic window. I am not looking to change the size, style, etc. and am interested in repairing those windows that solely need repairing.

>>

>> When do you require the information for the replacement windows for the May 6th meeting. Also, you mentioned the repaired windows at 103 Langdon Street - may I ask what company did that for them?

>>

>> I appreciate your time.

>>

>> Best,

>> Jayne

>>

>> Sent from my iPad

>>

>>> On Apr 15, 2019, at 5:11 PM, Bailey, Heather <HBailey@cityofmadison.com> wrote:

>>>

>>> Jayne,

>>>

>>> Kurt and I spoke about your project about a month ago, along with another project he is working on. If you would like your application to proceed as is, I can put it on the next agenda. Our feedback, however, remains the same: the Landmarks Commission will have questions about why all of the windows need to be replaced rather than some replaced and others repaired. They want specific information on each window for how the replacement window will match the dimensions and characteristics of each window (we are assuming that not all of the windows are identical and a quick view of the property shows there's some variation). How do the dimensions of the window sashes and muntins/mullions compare between the historic window and the replacement?

>>>

>>> I do not want to waste your time by having you attend a Landmarks Commission meeting where they will ask for the information that staff has informed you is missing from the application, only to have the commission refer you to a future meeting because they are missing that information. From looking through your application, there are clearly some windows that require replacement (although if the sash is salvageable, they will want to know if you can replace the glass in the existing sash).

>>>

>>> We do have successful window replacement requests, but those applications address the conditions of each specific window rather than a few deteriorated windows justifying replacement of all or most windows. Out your way, we recently approved a Certificate of Appropriateness at Delta Gamma at 103 Langdon where they repaired every window, maintaining the historic old-growth wood windows.

>>>

>>> If you would like to provide information on how each window requires replacement, I can wait for that information. If you would like to proceed with the application as you had previously submitted, I can put you on the next available agenda. Let me know how you would like to proceed.

>>>

>>> Heather L. Bailey, Ph.D.

>>> Preservation Planner

>>> Neighborhood Planning, Preservation + Design Section

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>>> -
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>>> -----Original Message-----
>>> From: jaynemariemiller@gmail.com <jaynemariemiller@gmail.com>
>>> Sent: Thursday, April 11, 2019 9:57 AM
>>> To: Bailey, Heather <Hbailey@cityofmadison.com>
>>> Cc: Kurt@waunakeeremodeling.com
>>> Subject: 15 East Gilman Street
>>>
>>> Good morning Heather -
>>>
>>> My name is Jayne Miller. I hired Waunakee Remodeling in August of 2018 to install windows at 15 East Gilman Street. I went with this vendor because of their reputation and longstanding history of working with and preserving historic buildings.
>>>
>>> I realize that your Department has had several personnel changes since last year and wanted to make certain that I was communicating with the correct person to ensure proper protocol is followed through this endeavor.
>>>
>>> Kurt Hartjes, Sales Manager for Waunakee Remodeling, has not heard anything from William Fruhling since December. At that point in time, 12 copies of 30 pictures each were submitted to hopefully garner the opportunity to get on the agenda for your monthly meeting. This was the second time pictures and specifications were submitted - both interior and exterior. I'm not certain William is still on this Committee?
>>>
>>> The place is virtually uninhabitable because of the current windows: the wood is rotted, sashes have fallen out and/or are broken, and glass panes have fallen out. These windows are over 100 years old and are in dire need of replacement - not repair. Per Kurt's specifications, the new windows will look identical to what is currently on site - no changes in dimension and no change in design.
>>>
>>> Please let me know what needs to take place to be put on the agenda for your upcoming May 6th meeting.
>>>
>>> Thank you in advance for your assistance. I look forward to working with you or another individual on your team.
>>>
>>> Best,
>>>
>>> Jayne
>>>
>>>
>>> Sent from my iPad
>> <103 Langdon Submission.pdf>

From: [Bailey, Heather](#)
To: ["Kurt Hartjes"](#)
Cc: [Fruhling, William](#)
Subject: RE: Window projects
Date: Monday, April 15, 2019 4:19:34 PM

Kurt,

I would also like us to have stronger communication. One of the points of clarification is in regards to the new State statute. As I stated at the March 11 Landmarks meeting the windows you're proposing are replacements that meet both the state statute language as an appropriate replacement and the review requirements for our landmark properties. Where we are stalled out is if the windows require replacement. The language of the historic preservation ordinance specifies the priority of preservation of historic materials. If the Landmarks Commission determines that repair and maintenance is not an option, then the State statute comes into play in terms of appropriate replacement materials. That is not in question.

I would caution your applicant from deciding that the State statute language empowers her to proceed without securing a Certificate of Appropriateness or that it allows her to replace any exterior element of her building without the required permits from the City.



Heather L. Bailey, Ph.D.

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: Kurt Hartjes <kurt@waunakeeremodeling.com>

Sent: Friday, April 12, 2019 1:30 PM

To: Bailey, Heather <HBailey@cityofmadison.com>

Subject: Window projects

Good Afternoon Heather,

I am emailing you because homeowners are starting to push me on why they can't replace their broken, unfixable, an inefficient windows. Attached is a letter for Ann Kox on Jenifer St. that she wanted me to pass along. Jayne Miller called me this week and requested who she needed to email to get some resolution, which you received her emails.

We now have another homeowner on Rutledge having issues and has contracted with us to replace windows in like.

It is at the point where homeowners are looking into laws as you seen with AB 771 from last year. Obviously I am aware of what was passed last year as well, but want to go through the proper channels. I did talk with Ann about getting pricing on restoring what might been salvageable, which she agreed to let me do for her. I am working on helping her with that because she is in Europe. She wants them all to look the same though, which is in the best interest of the home as well.

I am trying to open communication on how things like this can be avoided and streamlined better. I can completely respect the value of restoration and preserving historical items in most cases. When I can replicate exactly what is in the home, this shouldn't be an issue. I have invited you to have real conversation and to see what we propose to homeowners to help them.

It will come to a point where homeowners are going to contract with people that don't go through the proper channels and will just put them in on a Sunday afternoon over a couple weekends. Which happens quite often and nothing is done about that. Obviously we have always gone through the channels needed, but have never seen the resistance we have had over the last few years. When we worked with Kitty we passed windows through that were identical almost all the time. This was before I was the Sales Manager and Ben Lindberg and her worked together on projects. I would like to think we could have the same relationship. If you don't know what we do and how we do it that can be difficult though. We have always had a great relationship with City of Madison. We pull permits for everything we do and always do what is right for homes and homeowners.

Thank you for reading my email again. I hope we can have a discussion regarding these two/three jobs and the districts in general. Have a great weekend.

Kurt Hartjes
Sales Manager
Waunakee Remodeling
608-850-2127

From: [Scanlon, Amy](#)
To: ["Elise Schmitt"](#)
Cc: [Fruhling, William](#); [Heiser-Ertel, Lauren](#)
Subject: RE: 15 E. Gilman St, #7
Date: Friday, August 17, 2018 4:06:06 PM
Attachments: [window submission example.pdf](#)
[image001.png](#)

Hi Elise,

The Landmarks Commission will require condition photos of each of the windows. I have attached an example submission for your review. They will also want to have detailed information about the proposed replacement window. They will need to be 6-over-1 double hungs with muntins that project off of the face of the exterior glass so that they do not look flat like tape. The Commission has approved Marvin aluminum clad windows recently. We would need a complete submission package including photos in order to start the process.

I will be on vacation so please send questions to Bill and Lauren (copied).

Best,
Amy

From: Elise Schmitt <elise@waunakeeremodeling.com>
Sent: Tuesday, August 14, 2018 10:18 AM
To: Scanlon, Amy <AScanlon@cityofmadison.com>
Subject: RE: 15 E. Gilman St, #7

Amy,

I just talked to Gary. He said they are probably original wood sashes. He said they are painted white. Some of them are in pretty bad shape and rotted out. Some of the windows are being held in by storm windows. Gary did not take any pictures, so he will have to do that. Do you need to see pictures first or can I start the application process?

Thanks!
Elise

From: Scanlon, Amy <AScanlon@cityofmadison.com>
Sent: Monday, August 13, 2018 2:14 PM
To: Elise Schmitt <elise@waunakeeremodeling.com>
Cc: Cnare, Rebecca <RCnare@cityofmadison.com>
Subject: RE: 15 E. Gilman St, #7

Hi Elise,

We are unaware of window replacements at 15 E Gilman. Are the existing windows original wood sash or already replacement units?

Best,
Amy

From: Elise Schmitt <elise@waunakeeremodeling.com>

Sent: Monday, August 13, 2018 1:49 PM

To: Scanlon, Amy <AScanlon@cityofmadison.com>

Subject: 15 E. Gilman St, #7

Amy,

We are replacing 14 windows for Ken Miller @ 15 E. Gilman St, #7. Ken told our salesman, Gary Buhler, that he is having some remodeling done and he already incorporated the window replacement into that permit. I just want to double check on that. If it is not, I will apply for the 14 windows.

Thanks!

Elise Schmitt

❖ Contracts

❖ Work Changes

❖ Down Payments

Direct: 850-2102

elise@waunakeeremodeling.com

Waunakee Remodeling

1001 Frank H. Street

Waunakee, WI 53597

849-5155

www.waunakeeremodeling.com

