

Bailey, Heather

From: Bailey, Heather
Sent: Tuesday, May 28, 2019 3:22 PM
To: 'Scott Mckinley'; 'rachelwarrich@gmail.com'
Cc: Becky H
Subject: RE: 1207 Jenifer St/Purposed window replacement- COA

Scott,

I'm going to break out the comments below:

How wide is the sash on the old and the new? **WILL BUTT UP TO SASH STOP**

Yes, but how wide are the sashes? We have problems with sashes being either much wider or much narrower, thereby changing the look of the window opening (so, more or less glass). So how wide are the current sashes and meeting rails and how do the dimensions compare on the replacements.

If they have muntins, NO MUNTINS(CLEAR PANES) what is the profile and do the replacements have full or simulated divided lights?. **ALL WINDOWS ARE SINGLE HUNG WITH 2 TOTAL PANES **LIKE EXISTING WINDOWS****

I recommend looking back through the photos. There are several windows with muntins in the pictures (bedroom windows and the basement windows), however it is difficult to tell the configuration of the glass because most of the photos are up close on details of the sashes without a picture that shows the window in its entirety. It also appears that the bathroom windows have a unique style of decorative glass. I recommend one photo per window that shows the entire window (in focus) and then one image that highlights the critical failure of that window. The door picture shows the property address but doesn't show the rest of the door. And itemized replacement inventory is for 5 doors, but there's only one extreme close-up shot of a current door. The photos you sent digitally of the windows you purchased show some picture windows and some fixed windows.

We have up-close photos of various windows, but do not have a window key to guide the commission through an evaluation of each window and why it needs to be replaced. I'd recommend organizing the submission by each window (picture of current window/door compared with replacement, and a discussion of how the two compare in their dimensions). **I will work on itemizing windows and have it to you this week**

Also keep in mind that we need 12 copies of a final submission. I recommend being strategic in the photos that you include. A photo of each elevation with the window/door's number, and then a photo that shows each individual window/door (and that shows the entire window/door with a bit of the wall surrounding it) with a picture of the replacement product next to it and a description of how the dimensions of the window/door components compare to one another, then one up close photo of deterioration; then move on to the next elevation of the building. The commission needs to be able to look through this packet and know exactly which window and door you're talking about and what it you're proposing to replace it with.



Heather L. Bailey, Ph.D.

Preservation Planner
Neighborhood Planning, Preservation + Design Section

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Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Scott Mckinley <scottm@madisonproperty.com>
Sent: Tuesday, May 28, 2019 2:12 PM
To: Bailey, Heather <Hbailey@cityofmadison.com>; 'rachelwarrich@gmail.com' <rachelwarrich@gmail.com>
Cc: Becky H <beckyh@madisonproperty.com>
Subject: RE: 1207 Jenifer St/Purposed window replacement- COA

Hi Heather ,Please see below.
Thanks

Scott,

I've completed an initial review of the submission and we're missing some essential information in order for this to be a complete and sufficient application. You've provided information on the rough openings of the windows and doors, but in order for these replacements to be appropriate replacements, we need the dimensions of the window components (How wide is the sash on the old and the new? **WILL BUTT UP TO SASH STOP** If they have muntins, **NO MUNTINS(CLEAR PANES)** what is the profile and do the replacements have full or simulated divided lights?). **ALL WINDOWS ARE SINGLE HUNG WITH 2 TOTAL PANES **LIKE EXISTING WINDOWS**** We have up-close photos of various windows, but do not have a window key to guide the commission through an evaluation of each window and why it needs to be replaced. I'd recommend organizing the submission by each window (picture of current window/door compared with replacement, and a discussion of how the two compare in their dimensions). **I will work on itemizing windows and have it to you this week**

From the photos, I think you have a case for some of the windows being deteriorated beyond repair, but many of them appear to be repairable. I think you have a challenging case to make to the Landmarks Commission and I'd recommend getting an evaluation of the windows from someone who repairs windows. The Wisconsin Historical Society has a list of contractors who have successfully completed preservation tax credit projects (contact Jen Davel jen.davel@wisconsinhistory.org or 608-264-6490).

Before submitting updated submission materials, I'd recommend sending a digital version for comment prior to making all of the prints. Let me know if you have questions as you proceed.

Bailey, Heather

From: Bailey, Heather
Sent: Tuesday, May 28, 2019 10:34 AM
To: 'Scott Mckinley'; 'rachelwarrich@gmail.com'
Cc: 'Becky H'
Subject: RE: 1207 Jenifer St/Purposed window replacement- COA

Scott,

I've completed an initial review of the submission and we're missing some essential information in order for this to be a complete and sufficient application. You've provided information on the rough openings of the windows and doors, but in order for these replacements to be appropriate replacements, we need the dimensions of the window components (How wide is the sash on the old and the new? If they have muntins, what is the profile and do the replacements have full or simulated divided lights?). We have up-close photos of various windows, but do not have a window key to guide the commission through an evaluation of each window and why it needs to be replaced. I'd recommend organizing the submission by each window (picture of current window/door compared with replacement, and a discussion of how the two compare in their dimensions).

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Preservation Planner
Neighborhood Planning, Preservation + Design Section

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PO Box 2985
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Email: hbailey@cityofmadison.com Phone: 608.266.6552

From: Bailey, Heather
Sent: Wednesday, May 22, 2019 9:10 AM
To: 'Scott Mckinley' <scottm@madisonproperty.com>
Cc: Becky H <beckyh@madisonproperty.com>
Subject: RE: 1207 Jenifer St/Purposed window replacement- COA

I have it next to me on my desk. I'll find time today to review it and get information back to you.



Heather L. Bailey, Ph.D.

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From: Scott Mckinley <scottm@madisonproperty.com>
Sent: Wednesday, May 22, 2019 9:07 AM
To: Bailey, Heather <HBailey@cityofmadison.com>
Cc: Becky H <beckyh@madisonproperty.com>
Subject: RE: 1207 Jenifer St/Purposed window replacement- COA

Morning Heather!
I dropped off paperwork off yesterday around noon.
Please let me know if you have any questions.
Thanks

From: Scott Mckinley
Sent: Friday, May 17, 2019 3:44 PM
To: 'Bailey, Heather' <HBailey@cityofmadison.com>
Subject: RE: 1207 Jenifer St/Purposed window replacement- COA

[Bailey, Heather \(HBailey@cityofmadison.com\)](mailto:HBailey@cityofmadison.com)

**PPAgent01.cityofmadison.com gave this error:
Message Size Violation**

Your message wasn't delivered because the recipient's e-mail provider rejected it.

Hi Heather ,Looks like ill have to hand deliver Monday.

Have a great weekend!

Diagnostic information for administrators:

Generating server: ZIVA.madisonproperty.com

HBailey@cityofmadison.com

PPAgent01.cityofmadison.com #550 5.7.0 Message Size Violation ##

Original message headers:

Received: from ZIVA.madisonproperty.com ([10.1.1.5]) by
Ziva.madisonproperty.com ([10.1.1.5]) with mapi id 14.03.0266.001; Fri, 17

May 2019 15:41:05 -0500
From: Scott Mckinley <scottm@madisonproperty.com>
To: "Bailey, Heather" <HBailey@cityofmadison.com>
CC: Becky H <beckyh@madisonproperty.com>
Subject: 1207 Jenifer -COA
Thread-Topic: 1207 Jenifer -COA
Thread-Index: AdUM8EGQmSjOcYAsT4qn0wNAMZqJ1w==
Date: Fri, 17 May 2019 20:40:58 +0000
Message-ID: <C629BD446CDEE44EB02F25983AE5F1AB011F3C9115@Ziva.madisonproperty.com>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
x-originating-ip: [10.0.2.58]
Content-Type: multipart/mixed;
boundary="_002_C629BD446CDEE44EB02F25983AE5F1AB011F3C9115Zivamadisonpr_"
MIME-Version: 1.0

From: Scott Mckinley
Sent: Thursday, May 16, 2019 1:40 PM
To: 'Bailey, Heather' <HBailey@cityofmadison.com>
Subject: RE: 1207 Jenifer St/Purposed window replacement- COA

Hi Heather,
I would like to hand deliver , I think it may be too large of a file to email.
Please advise.

From: Bailey, Heather [<mailto:HBailey@cityofmadison.com>]
Sent: Wednesday, May 01, 2019 12:56 PM
To: Scott Mckinley <scottm@madisonproperty.com>
Subject: RE: 1207 Jenifer St/Purposed window replacement- COA

Scott,

I am attaching a copy of our email correspondence from April 8. The new materials you have provided address one of the items we need for a complete submission. I'll break out the requirements into a list form:

- Photos of the current windows and doors
- Copies of the product sheet from the manufacturer [you've now provided that]
- Photos of the exterior of the building with notations of what windows and doors you're proposing to replace (and be sure to key them to the product descriptions)
- A narrative that explains why the current windows and doors are beyond repair
- A description of the current windows and doors, including their dimensions and how those dimensions compare to the proposed replacements
- Approximate age of the current windows and doors

I am also attaching a document on sustainability as it relates to windows from the National Park Service and a windows information sheet we're currently reviewing from Hammond, LA. Given the information that you've provided to this point, I think that you will have a challenging case for replacing all historic windows and doors, particularly if your argument is only for sustainability (as replacements are not a sustainable option when you have old-growth wood windows and doors). The window and door replacements the Landmarks Commission approves are for units that are deteriorated beyond repair. If you need information on how to find the appropriate contractors to maintain historic windows, I would recommend you reach out to the Wisconsin Historical Society's preservation architect (608-264-6490)

who can provide you with information on contractors who have successfully completed preservation tax credit projects. You might also review their guidance on historic window maintenance:

<https://www.wisconsinhistory.org/Records/Article/CS4302>

Let me know if you have additional questions.

Heather L. Bailey, Ph.D.
Preservation Planner
Neighborhood Planning, Preservation + Design Section

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-----Original Message-----

From: Scott Mckinley <scottm@madisonproperty.com>
Sent: Thursday, April 25, 2019 9:17 AM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: 1207 Jenifer St/Purposed window replacement- COA

Good morning Heather,
What the owner and Madison property management propose is a full window replacement along with exterior doors. We had a sales person from Pella windows measure the windows in the photo shown and Findorff of construction would be doing the proposed replacement work.

My main goal is to conserve energy while maintaining the historic look of the building.
Please let me know if this is sufficient or you need additional information.

I appreciate all your help and time with this matter -----Original Message-----

From: mpm@madisonproperty.com [mailto:mpm@madisonproperty.com]
Sent: Thursday, April 25, 2019 9:38 AM
To: Scott Mckinley <scottm@madisonproperty.com>
Subject: Scan from ES Copier

Attached

TASKalfa 5500i
[00:c0:ee:88:ac:ab]

Bailey, Heather

From: Scott Mckinley <scottm@madisonproperty.com>
Sent: Wednesday, May 01, 2019 1:20 PM
To: Bailey, Heather
Subject: Re: 1207 Jenifer St/Purposed window replacement- COA

Heather

I will take additional photos of the current windows in the building, I believe these windows were original when the building was built and are deteriorated beyond repair, I apologize for not being more thorough.

My goal is to revisit there I may pull all the storm I was up so I can get exterior photos so you can also see the glazing that's missing and/or cracked and paint chipping and/or missing.

Thank you for your patience

Sent from my iPad

On May 1, 2019, at 12:56 PM, Bailey, Heather <HBailey@cityofmadison.com> wrote:

Scott,

I am attaching a copy of our email correspondence from April 8. The new materials you have provided address one of the items we need for a complete submission. I'll break out the requirements into a list form:

- ? Photos of the current windows and doors
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<https://www.wisconsinhistory.org/Records/Article/CS4302>

Let me know if you have additional questions.

Heather L. Bailey, Ph.D.

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-----Original Message-----

From: Scott Mckinley <scottm@madisonproperty.com>
Sent: Thursday, April 25, 2019 9:17 AM
To: Bailey, Heather <HBailey@cityofmadison.com>
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Please let me know if this is sufficient or you need additional information.

I appreciate all your help and time with this matter -----Original Message-----

From: mpm@madisonproperty.com [mailto:mpm@madisonproperty.com]
Sent: Thursday, April 25, 2019 9:38 AM
To: Scott Mckinley <scottm@madisonproperty.com>
Subject: Scan from ES Copier

Attached

TASKalfa 5500i
[00:c0:ee:88:ac:ab]

<email 4-8-19.pdf>

<Hammond Window Guidance.pdf>

<Windows Sustainability Guidelines Technical Preservation Services National Park Service.pdf>

Bailey, Heather

From: Bailey, Heather
Sent: Monday, April 08, 2019 3:31 PM
To: 'Scott Mckinley'
Subject: RE: 1207 Jenifer St.

Scott,

We will need some additional information before the Landmarks Commission can review this project proposal.

First, we need a completed Landmarks application form, with 12 copies of all supporting materials:
Landmarks Commission Application Information

Landmarks Commission Application Information

[Submittal Dates](#)

[Application](#)

For a window and door replacement, we need photos of the current windows and doors, copies of the product sheet from the manufacturer, photos of the exterior of the building with notations of what windows and doors you're proposing to replace (and be sure to key them to the product descriptions). We also need a narrative that explains why the current windows and doors are beyond repair, and a description of the current windows and doors. The description should include their dimensions, how those dimensions compare to the proposed replacements (How wide are the window sashes? Is the muntin profile and dimension similar? Etc.), and the approximate age of the current windows and doors.

I would recommend submitting a digital version first before you go to the expense of making the print copies. Let me know if there's any additional information or guidance I can provide as you prepare your application.

Heather L. Bailey, Ph.D.

Preservation Planner

Neighborhood Planning, Preservation + Design Section

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Planning Division

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PO Box 2985

Madison WI 53701-2985

Email: hbailey@cityofmadison.com Phone: 608.266.6552

-----Original Message-----

From: Scott Mckinley <scottm@madisonproperty.com>

Sent: Monday, April 08, 2019 9:19 AM

To: PLLCApplcations <landmarkscommission@cityofmadison.com>

Subject: 1207 Jenifer St.

To whom it may concern,

I am requesting a six Fiffick it of appropriateness to commence work at the above mentioned property. The owner has purchased windows for this property and would like to have them installed. Below are photos of the windows, our goal is to get approval for these windows to be installed. They are double hung wood clad windows. These windows would match perfectly with the existing windows now. Currently there is double hung wood windows.

Thank you very much