

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 2127 Regent St. Madison, WI 53726 Aldermanic District: _____

2. PROJECT

Project Title/Description: Re. Roof home

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

- ☒ Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☒ University Heights ☐ Marquette Bungalows ☐ Landmark
- ☐ Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows ☐ Landmark
- ☐ Demolition
- ☐ Alteration/Addition to a building adjacent to a Designated Landmark
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Landmark Nomination/Rescission of Historic District Nomination/Amendment (Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ Other (specify): _____

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Carrie Wolfe Company: Metel Roofing Systems

Address: 1022 Lumbertans Tr Madison WI 53716
Street City State Zip

Telephone: 608-663-2687 Email: cwo Wolfe@beautifulroofs.com

Property Owner (if not applicant): Tim and Margaret Szczytkowicz

Address: 2127 Regent St Madison WI 53726
Street City State Zip

Property Owner's Signature: [Signature] Date: 7/22/2019

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 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/2019-LCMeetingScheduleDates.pdf>

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APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- ☐ Landmarks Commission Application w/signature of the property owner (1 copy only).
- ☐ Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- ☐ Electronic files (via email) of submission materials (see below).
- ☐ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - ☐ Photographs of existing conditions;
 - ☐ Photographs of existing context;
- ☐ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - ☐ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - ☐ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☐ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ **Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☐ Perspective drawing
 - ☐ Photographs of examples on another historic resource
 - ☐ Manufacturer's product information showing dimensions and materials;
 - ☐ Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985 (mailing address)
Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
(608) 266-6552

Timothy P. Szczykutowicz, Ph.D.

Associate Professor

Departments of Radiology, Medical Physics, and Biomedical Engineering

University of Wisconsin Madison

2127 Regent Street, Madison WI 53726

7/22/2019

Dear Ms. Bailey and the Historic Planning Committee,

My home, at 2127 Regent Street, is within the University Heights Historic District. My family enjoys this neighborhood immensely. The purpose of this letter is to encourage the issuance of a work permit so the leak in my roof can be repaired as soon as possible. For a period approaching 1 year, my roof has been leaking. My home suffered mold damage and was repaired, albeit the outside of my home has an unsightly tarp in place. Since I respect the historic appearance of my home, my wife Margaret and I have been in search of the proper contractor to repair the outside of our home for months. We did not want to settle on any vendor, as our needs are unique given the Spanish Mediterranean style of our home (see Figure 1).

Within the calendar year of 2019, my wife and I spoke with or met with contractors from: Strander Roofing, Ganser Company, Paramount, Sita, Frey, and Metal Roofing Systems. Additionally, we called roughly 6 more who would not even come out to view the project as it was outside their scope of work entirely. Out of all of these contractors, we were only quoted by 3 to complete the work, as the style of our home is quite rare. We are engaged with Metal Roofing Systems to complete the work. If our request by the City is denied for the currently scoped project, we don't really know how we will repair our home. These custom metal pieces which Metal Roofing Systems has quoted us are already several hundreds of percent (i.e. 3.5 times) more expensive than traditional asphalt shingles. 100% custom metal tiles to replicate the 100 year old tiles on our current roof would not be within our budget. To help alleviate any misunderstandings with our project:

1. **Our current roof overhangs are not covered in terracotta clay**, they are covered using a metal roofing material that is made to look like terracotta shingles. See Figure 1.
2. Our current metal roofing material had red paint on it, but given they are 100 years old (our house was built in 1923-4) most of the paint is gone.
3. The market within the USA has many metal roofing options, but we only found 2 vendors producing a curved metal roofing product. We went with the option that most closely matches

Szczykutowicz

2127 Regent Street, Madison WI 53726
716-560-7751 E-mail: gistick@yahoo.com

our current roof, see Figures 1 and 2 for a comparison of our current roof with the product we wish to install from Metal Roofing Systems.

- a. Our existing and proposed roofing products both have a “barrel” design mimicking a terracotta style.
- b. Our existing and proposed roofing products are both made of metal.
- c. Our existing and proposed roofing products will terminate with a styled edge, in other words, from the road the “barreled” nature of the roof is and would still be visible.



Figure 1. Our current roof, 2127 Regent Street, Madison WI 53726. Left is a zoomed in view of the region of our home that is leaking. At right, a street view of the overhangs on our home where the new roof will go.



Figure 2. The roofing product we have contracted Metal Roofing Systems to install (sample home from vendor website). It is made by “Classic Metal Roofing Systems”
<https://www.classicmetalroofingsystems.com/product-info/styles/grande-tile/>

We were able to find some companies that offer tiles patterns very similar to our current tiles. These tile patterns, however (see Figure 3):

1. Are not offered by our current contractor (Metal Roofing Systems)
2. Are not offered by any contractor we contacted in Madison except for
 - a. Paramount would install Decra Villa tiles. They are steel, not aluminum. This vendor took over a month to get back to us on a quote, and forgot to quote us a new flat roof (another part of the job we had requested all companies to work with us on, we are not impressed by them and would not use them as a contractor because of that mistake).

- b. Frey would install Boral Steel tiles (Barrel-Vault Tile – Barcelona), they are steel (i.e. it will rust) and covered with ground up asphalt, not something we wanted to switch to as it is not the covering we have now (original had no textured coating) and it wears off. The asphalt also collects mold/algae and needs to be cleaned.
- 3. Are all steel compared to the rust free 95% recycled aluminum tiles we wish to use
 - a. One exception to this is the vendor “Interlock” that has an Al product, but that vendor doesn’t sell their product to third parties.




Capri Clay

Figure 3. Boral Steel tiles on left, Decra Villa tile on right.

Please do not hesitate to contact me to clarify anything discussed in this letter.

Sincerely, Tim Szczykutowicz, Ph.D.



Szczykutowicz

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GrandeTile

- Elegant Barrel Tile Look
- Offered in a variety of both Mediterranean and Traditional Kynar 500® or Hylar 5000® PVDF resin-based finishes



Architectural Specifications

1. General

A. Name and Description

Grande Tile. The panels are for use on residential and light commercial roofs, and mansards.

Exposure Height: Single course panels have an exposure height of 13.75". Double course panels have an exposure height of 27.75". Panels can be cut to length, and the maximum panel length is 19'.

Exposure Width: 41"

Weight /Square: 67 lbs.

B. Manufacturer

Isaiah Industries, Inc.
8510 Industry Park Drive
P.O. Box 701
Piqua, OH 45356 U.S.A.
Tel. 800/543-8938
Fax. 937/773-9261
Email:
info@isaiahindustries.com
Web address:
www.isaiahindustries.com

C. Scope

The scope of the work includes, but is not limited to, the installation of all panels, pre-formed accessories and field-formed accessories such as various flashings and attaching devices as well as sealant.

2. Product

A. Material

All panels, including, pre-formed accessories and flashings and matching coilstock are made of .032" 3105 H24 aluminum alloy sheet stock with a yield strength of 26,400 psi. and a tensile strength on 27,700 psi.

B. Finish

Grande Tile panels are coated with a baked-on protective primer and a Kynar 500 or Hylar 5000 top coat to provide a high quality finish. Kynar 500 and Hylar 5000 are trade names for polyvinylidene fluoride resin. The backs of the panels are finished with a protective clear coat.

C. Additional Materials

Other materials available from the manufacturer include color matching high temperature silicone sealant, underlayment, touch-up paint, pipe flashings and stainless steel screws.

3. Installation

A. Pitch

Grande Tile panels are designed for installations on roofs with a 3:12 or greater pitch.

B. Decking

The panels are applied over minimum 1/2" decking. The system may also be applied over existing composition roofing provided the existing roofing is smooth. Any curled or irregular roofing must be removed or replaced.

C. Underlayment

In the case of either a new roofing application or re-roofing, the entire roof must be covered with at least one layer of 30 pound felt underlayment or equivalent.

D. Panels

Grande Tile panels install right to left, and lap top over bottom and side over side.

E. Anchorage

Grande Tile panels are held in place with to the deck with #9-15 stainless steel screws with stainless steel bonded seal washers. The screws should be of sufficient length to fully penetrate the decking.