

Bailey, Heather

From: Tim stick Szczykutowicz <gistick@yahoo.com>
Sent: Monday, July 22, 2019 2:16 PM
To: Bailey, Heather
Subject: Re: 2127 regent street, new roof

Thanks Heather. Those sites are good, but I have to find a contractor who is able to actually order that stuff and install it, that is the impossible part. The contractors have set distributors and warranty packages that confine them to certain types of building materials. I sent the list from you to my contractor to get their comment, perhaps they can bend a little and install something new. Thanks!

tim stick

Timothy P. Szczykutowicz, Ph.D.
cell# [REDACTED]

On Monday, July 22, 2019, 01:37:10 PM CDT, Bailey, Heather <HBailey@cityofmadison.com> wrote:

Tim,

I think that the application looks sufficient. We need 12 print copies submitted to our office to get you on the August 12 Landmarks Commission agenda. The criteria they will be using to review your project are from the Madison General Ordinances 41.24 University Heights Historic District:

41.24(5)(f): “Alterations Visible from the Street and Alterations to Street Facades . Alterations visible from the street, including alterations to the top of structures, and alterations to street facades shall be compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing structure or of other structures in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing structure where the existing building materials and architectural details differ from the original. Alterations that exactly duplicate the original materials in composition are encouraged. Alterations that destroy significant architectural features are prohibited. Side alterations shall not detract from the design composition of the original facade.

41.24(5)(i)(1): “Roof Material. If the existing roof is tile, slate or other material that is original to the structure and/or contributes to its historic character, all repairs thereto shall be made using the same materials. In addition, in all cases any such roof must be

repaired rather than replaced, unless the documented cost of repair exceeds the documented cost of re-roofing with a substitute material that approximates the appearance of the original roofing material as closely as possible, in which case re-roofing with a material that approximates the appearance of the original roofing material as closely as possible will be approved by the Landmarks Commission.”

It sounds like you’re making the case that the roof needs replacement in its entirety. As such, the design of the profile needs to match as closely as possible what the original roofing look is. The current design has a pattern with a horizontal plane, then a barrel, both of equal width. The new roofing product has a scallop design with a narrow peak and a wide trough/valley. This will result in a different look after the work is completed. From a quick Google, search, I turned up a couple of products that appear to mimic the current design:

<http://www.bestbuymetals.com/metal-tile-roofing.html>

The Matterhorn tile and Decra Villa tile have a similar style to yours (with the first being the closer match), whereas the Spanish Metal Clay and Sapphire European Metal tile have the scalloped look.

<https://eriemetalroofs.com/roofing-styles/spanish-tile/>

This Spanish tile is close to yours, but still a slightly different pattern. What is has going for it is that the valley is shallow and is of a similar width to the adjacent barrel.

<http://www.decra.com/products/villa-tile>

The Decra Villa tile again

<https://www.futureroof.com/steel-roof/mediterranean-tile-roof/>

Mediterranean tile roofing has the same design as your current roof.

<https://www.interlockroofing.com/metal-roofing/tile/>

Their Mediterranean tile roofing also has the same design.

You are welcome to submit with the current product. I think you will have a stronger case before the Landmarks Commission by proposing a product that more closely mimics the profile of your existing metal tiles. In fact, if it is identical, I can administratively approve that alteration.



Heather L. Bailey, Ph.D.

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From: Ethington, Ruth **On Behalf Of** Planning
Sent: Monday, July 22, 2019 12:16 PM
To: Bailey, Heather <HBailey@cityofmadison.com>
Subject: FW: 2127 regent street, new roof

From: Tim stick Szczykutowicz <gistick@yahoo.com>
Sent: Monday, July 22, 2019 11:36 AM
To: Planning <planning@cityofmadison.com>; Carrie Wolfe <cwolfe@beautifulroofs.com>
Subject: 2127 regent street, new roof

Heather/Carrie,

Please find attached the form for a landmarks commission application and a letter detailing the situation at 2127 Regent Street. Heather, Carrie from Metal Roofing systems may still have other forms to send you, I just wanted to reach out with this letter explaining the current roofing product on our home and comparing it to the proposed solution from Metal Roofing Systems.

The plan was for Metal Roofing systems to start in the beginning of August, I have had a tarp on my home for almost a year, if this can be expedited in any way I would greatly appreciate it. I have anxiety about water damage every time it rains and every time I travel. Thanks!!

Hope this helps!

tim stick

Timothy P. Szczykutowicz, Ph.D.
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