

## Bailey, Heather

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**From:** kayla@genesispainting.com  
**Sent:** Friday, August 30, 2019 12:34 PM  
**To:** Bailey, Heather  
**Subject:** RE: 2122 Regent

Thanks Heather ☺ I guess we shall see what they come back with after the review.

Kayla Klink

[Genesis Painting](#) | [Genesis Exteriors](#)

4401 Femrite Dr. Madison, WI 53716

Office: 608.310.2144 | Fax: 608.221.3525

Email: [kayla@genesispainting.com](mailto:kayla@genesispainting.com)



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**From:** Bailey, Heather <HBailey@cityofmadison.com>  
**Sent:** Friday, August 30, 2019 11:38 AM  
**To:** 'kayla@genesispainting.com' <kayla@genesispainting.com>  
**Subject:** RE: 2122 Regent

Your submission, which arrived on August 15, puts this on the September 16 agenda. You should be getting notification of the staff report being available next week. In doing a fast review of your submittal, my comments remain the same as our previous discussion: while your narrative says that all of the dimensions of the windows/window components are the same, I think that the Landmarks Commission will want to know exactly what those dimensions are for the existing vs. the current and how they compare (the muntins are x" wide on the original and x" wide on the replacement, the top rail is x" wide on the original and x" wide on the replacement, etc.; and if you can show those things in a visual, that's even better). But the submittal is complete enough to go on the agenda.



**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](mailto:hbailey@cityofmadison.com)

Phone: 608.266.6552

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**From:** [kayla@genesispainting.com](mailto:kayla@genesispainting.com) <[kayla@genesispainting.com](mailto:kayla@genesispainting.com)>  
**Sent:** Friday, August 30, 2019 9:58 AM  
**To:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>  
**Cc:** [kevin@genesisexteriors.com](mailto:kevin@genesisexteriors.com)  
**Subject:** RE: 2122 Regent  
**Importance:** High

Good morning Heather,

Any update on the application we submitted for replacement windows at 2122 Regent Street?

Thanks,

*Kayla Klink*

[Genesis Painting](#) | [Genesis Exteriors](#)

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Office: 608.310.2144 | Fax: 608.221.3525

Email: [kayla@genesispainting.com](mailto:kayla@genesispainting.com)



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**From:** [kayla@genesispainting.com](mailto:kayla@genesispainting.com) <[kayla@genesispainting.com](mailto:kayla@genesispainting.com)>

**Sent:** Wednesday, July 31, 2019 3:56 PM

**To:** 'Bailey, Heather' <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>

**Subject:** RE: 2122 Regent

**Importance:** High

Heather,

Here is our updated packet with the recommended changes you suggested. Please let me us know after this revision where we stand or what further information we would be missing.

Thank you!

*Kayla Klink*

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**From:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>

**Sent:** Monday, July 8, 2019 3:48 PM

**To:** 'Kayla Klink' <[kayla@genesispainting.com](mailto:kayla@genesispainting.com)>

**Cc:** 'Kevin Merk' <[kevin@genesisexteriors.com](mailto:kevin@genesisexteriors.com)>

**Subject:** RE: 2122 Regent

Kayla,

I'm going to recommend a few changes. First, I recommend making a page for each window with a description of that window (materials, type/operation, location) and why it needs to be replaced, and a picture of the current conditions paired with a picture of the proposed replacement. For the comparisons, please include information about how the dimensions are similar (size of the sash, size of the muntins, are the muntins simulated or full divided light? If the sashes or muntins are of substantially different dimensions, then the look the window will be very different). Of the current

condition photos you included, the interior pictures are too dark for the commission to be able to make out details of the window condition. Your proposed replacements are of a different design than what is historic to the building and that is unlikely to be a successful request.

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**From:** Kayla Klink <[kayla@genesispainting.com](mailto:kayla@genesispainting.com)>  
**Sent:** Monday, July 01, 2019 2:12 PM  
**To:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>  
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**Subject:** RE: 2122 Regent

Heather,

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Please let me know what additional information we need to provide if anything is not proficient.

Thank you,

*Kayla Klink*

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**From:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>  
**Sent:** Wednesday, May 29, 2019 11:51 AM  
**To:** 'kevin@genesisexteriors.com' <[kevin@genesisexteriors.com](mailto:kevin@genesisexteriors.com)>; 'kayla@genesispainting.com' <[kayla@genesispainting.com](mailto:kayla@genesispainting.com)>  
**Subject:** 2122 Regent

Kevin & Kayla,

The building permit to replace the 12 windows at 2122 Regent St. has stopped at the Local Historic Review stage of the process. This property is within the University Heights Historic District and therefore must secure a Certificate of Appropriateness for any exterior alterations. We will need a complete application for this proposal to go before the Landmarks Commission.

## Landmarks Commission Application Information

[Submittal Dates](#)

[Application](#)

Please see the second page of the application for instructions on what to submit and the submittal dates link gives you the submission deadlines for the various meetings (this is a non-public hearing deadline project).

From previous precedent, this will be a very challenging project to get approved. I am attaching a memo from the City Attorney's Office regarding the preservation ordinance and preservation of original windows. From a Google street view, it appears that this building has original windows. The Landmarks Commission will need to know why each of these windows require replacement and are beyond repair. For the replacements, they need to know that the replacement window will duplicate the look and character of the window it is replacing (exterior dimensions and dimensions of the window components: sash, muntins, any other decorative features).

To do that for a project of this scale, I recommend organizing your submission in the following way:

1. Include a letter of intent where you describe the overall project. You need to discuss why all of the windows require replacement rather than repair of some and replacement of only those that are beyond repair.
2. Be sure to include an image of the house as seen from the street as a context view.
3. Provide a picture of each elevation or a diagram, with the windows labelled. This will serve as the key for the windows to be replaced.
4. A page for each window (with an identifier to link it to the key in #3) that includes a photo of the current window and an image of the proposed replacement window. Also include any additional images that make a case for why this window is beyond repair. Include a discussion of how the dimensions of the existing window compare to the dimensions of proposed replacement (width of sashes and muntins is important).
5. Include product specification sheets for the replacement window products.

I'd encourage you to submit an electronic version before you make the 12 paper copies to make sure that you have the required information for this to be a complete and sufficient application. Let me know if you have any questions as you proceed. For the property owner, this property is also within a National Register district, which would make this work eligible for preservation tax credits (although the State will have the same questions that we do and will emphasize repair over replacement).



**Heather L. Bailey, Ph.D.**

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Neighborhood Planning, Preservation + Design Section

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## Bailey, Heather

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**From:** kevin <kevin@genesisexteriors.com>  
**Sent:** Thursday, August 01, 2019 5:00 PM  
**To:** Bailey, Heather; kayla@genesispainting.com  
**Subject:** RE: 2122 Regent

Thanks for your input! Regarding energy efficiency I do agree with some of your statement but the percentage is much greater going from old single pane glass to a double pane, insulated unit. In my opinion the largest loss comes from around the perimeter of the unit especially the large uninsulated void where the old weights lockets are located which we would fill with low expanding foam insulation. Any ways, thanks so much again and please let me know if there is anything else we should submit to increase approval chances.

Thanks,  
Kevin

Sent from my U.S. Cellular® Smartphone

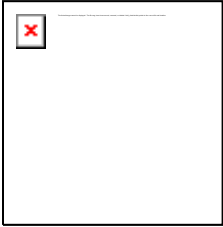
----- Original message -----

From: "Bailey, Heather" <HBailey@cityofmadison.com>  
Date: 8/1/19 4:28 PM (GMT-06:00)  
To: 'kevin' <kevin@genesisexteriors.com>, kayla@genesispainting.com  
Subject: RE: 2122 Regent

The Commission evaluates these projects based upon the guidance we received from the City Attorney's Office (which I'm attaching). Replacement of all original windows is a challenge. The priority for properties in historic districts is to retain original materials whenever possible. This is why we request applicants submit information on each window, in order to determine if each window is deteriorated beyond repair. If that is the case, then they evaluate if the replacement window adequately replicates the original. It seems that these likely do replicate the originals (although I'm still uncomfortable saying that they match without comparable dimensions for the width of the stiles/rails or muntins for the sashes). Making arguments for this being energy efficient or a conservation choice are problematic because most energy loss is from perimeter infiltration (only 10-20% of heat loss is due to transfer through the glass panes), which is why we recommend maintenance actions such as weather stripping and replacing glazing putty. Lead paint is a concern, but there's EPA guidance on mitigating lead paint for historic properties and we've had property owners do both encapsulation and full remediation.

All of which is to say that this will be a challenge.

Yes, please submit the hard copies for the application.



**Heather L. Bailey, Ph.D.**

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**From:** kevin <kevin@genesisexteriors.com>

**Sent:** Thursday, August 01, 2019 2:24 PM

**To:** kayla@genesispainting.com; Bailey, Heather <HBailey@cityofmadison.com>

**Subject:** RE: 2122 Regent

The frame size of the new windows are the same size as the existing window opening, all existing interior trim will NOT be removed or replaced and all exteriors are fiberglass with a custom stained or painted interior pine to match the existing windows. Hopefully this helps, Heather, what have you seen in the past regarding this passed through? Do we have a chance? :)

Thanks,

Kevin

Sent from my U.S. Cellular® Smartphone

----- Original message -----

From: [kayla@genesispainting.com](mailto:kayla@genesispainting.com)

Date: 8/1/19 2:18 PM (GMT-06:00)

To: "Bailey, Heather" <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>

Cc: [kevin@genesisexteriors.com](mailto:kevin@genesisexteriors.com)

Subject: RE: 2122 Regent

So should we print off the (13) copies and submit to office in person... or what are the next steps?

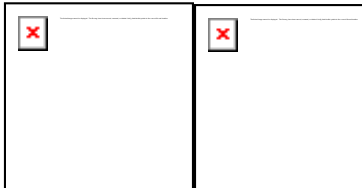
*Kayla Klink*

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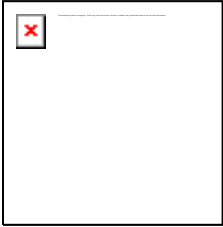
**Sent:** Thursday, August 1, 2019 2:06 PM

**To:** 'kayla@genesispainting.com' <[kayla@genesispainting.com](mailto:kayla@genesispainting.com)>

**Subject:** RE: 2122 Regent

I do see that you included that they are simulated divided lites in the description. I missed that in my quick glance through the submission. I'm still not seeing a comparison of existing window component dimensions to the replacements. But we can move forward with what you have.





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**From:** [kayla@genesispainting.com](mailto:kayla@genesispainting.com) <[kayla@genesispainting.com](mailto:kayla@genesispainting.com)>

**Sent:** Thursday, August 01, 2019 1:42 PM

**To:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>

**Subject:** RE: 2122 Regent

I indicated that they were SDL in the write up – also it talks about the materials with spec dimensions of the windows and sashes in the sheets that have the current window and then the proposed window. All measurements are listed, the colors, materials etc.

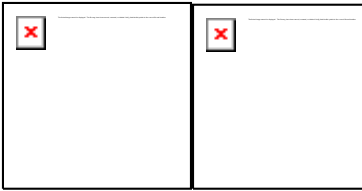
*Kayla Klink*

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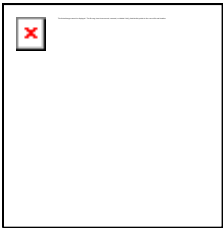
Email: [kayla@genesispainting.com](mailto:kayla@genesispainting.com)



**From:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>  
**Sent:** Thursday, August 1, 2019 1:05 PM  
**To:** 'kayla@genesispainting.com' <[kayla@genesispainting.com](mailto:kayla@genesispainting.com)>  
**Subject:** RE: 2122 Regent

Kayla,

Thank you. I think that this is more in line with what they need. I think it would be helpful to have actual dimensions of the window sashes rather than just a statement that all dimensions on the windows are the same, because it is hard to imagine that the dimensions would be identical. Are these full divided lite, simulated divided lite, or grill between glass? Are the replacements aluminum clad? Fiberglass? Wood?



**Heather L. Bailey, Ph.D.**  
  
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Neighborhood Planning, Preservation + Design Section  
  
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**Subject:** RE: 2122 Regent  
**Importance:** High

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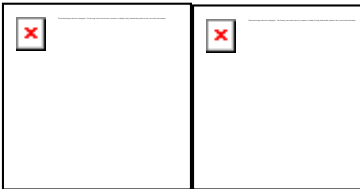
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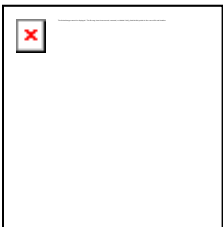
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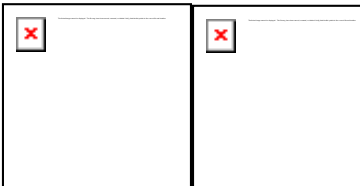
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[Application](#)

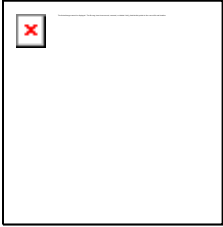
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