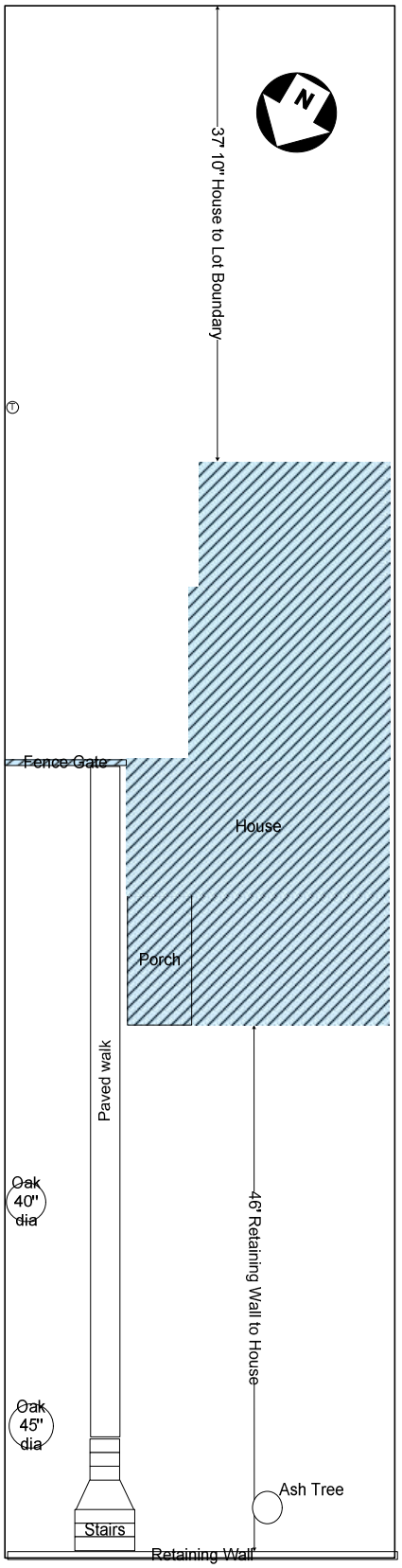


929 Williamson St Demolition Plan

January 2, 2018

To be demolished.

The house will be demolished and replaced with lawn.

Measures will be taken to protect the mature burr oak trees on the northeast side of the property.

An ash tree will be removed from the (private) front lawn of the house prior to demolition, but this decision was made with regards to the health of that tree and the oak trees, not in relation to the demolition. No other trees are planned to be removed.

Lot Description

The 929 Williamson St Lot is a 33' by 132' lot. The northeast side of the lot faces Williamson St. There is a 2'4" high retaining wall between the lot and the sidewalk.

The lot grades uphill from Williamson St towards the lot for 928 Jenifer St at the back of the property.

A concrete stairway and 30" wide walkway lead from the sidewalk to the front porch and entrance. This will be preserved to allow access to/from Williamson St.

The property features two mature oak trees, 45" and 40" in diameter, on the front side of the property on the northeast property line.

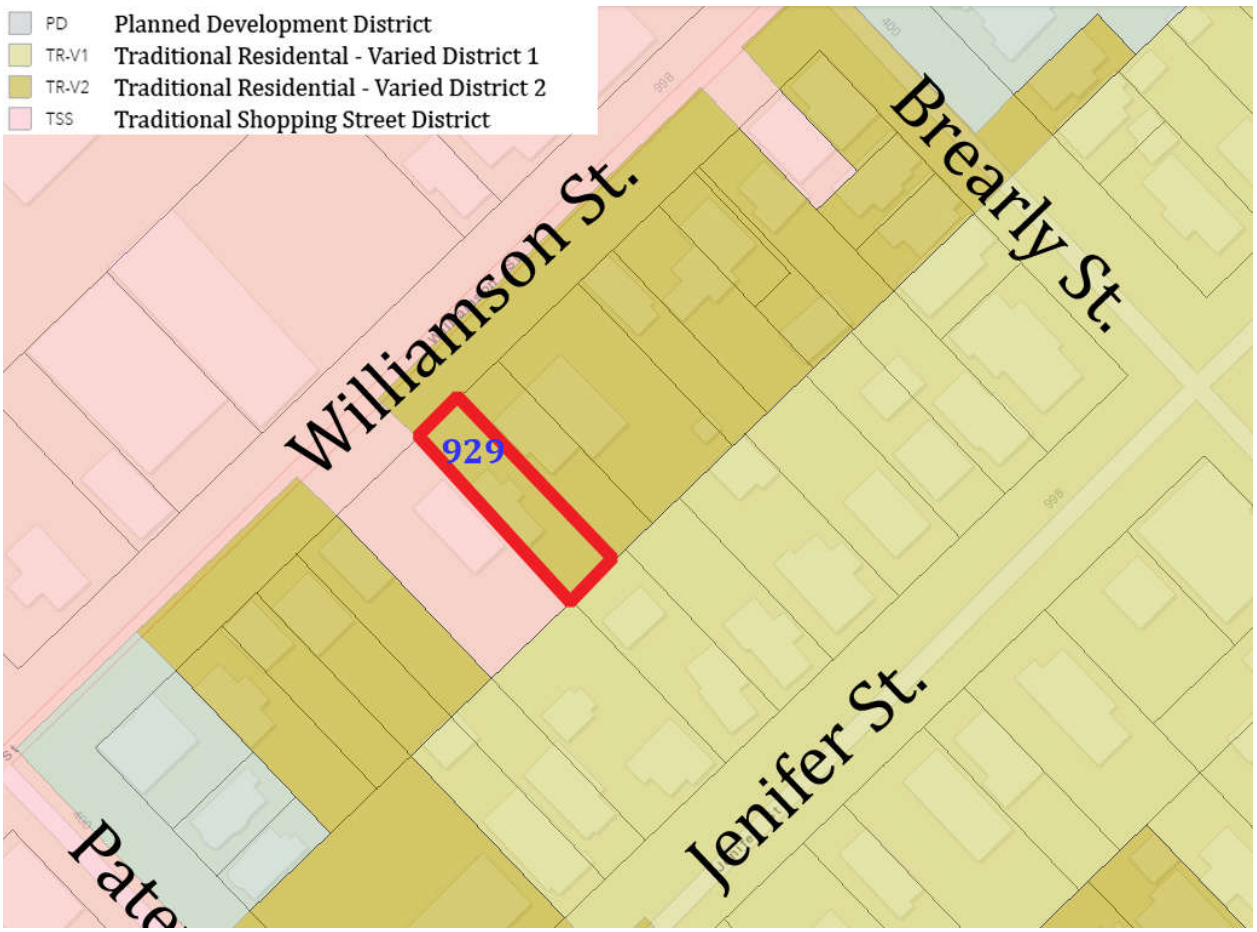
929 Williamson St Legal Description

Prepared January 2, 2018 by Caden Howell

929 Williamson St refers to the Southwest 1/2 of Lot 5, Block 154, Original Plat of Madison, in the city of Madison, Dane County, WI.

Zoning Map

The 900 Block of Williamson St mixes a number of different zoning types, predominantly Traditional Shopping Street and Traditional Residential - Varied District 2. 928 Williamson St is Traditional Residential - Varied District 2. *No zoning change is being proposed.*



Sources:
2015 Zoning Map. Downloaded May 8, 2017.
http://www.cityofmadison.com/dpced/planning/documents/Zoning_Districts_2015.pdf
City of Madison Zoning Districts Map. Downloaded May 8, 2017.
http://cityofmadison.maps.arcgis.com/apps/webappviewer/index.html?id=89737c066cda41eea5d986dd71291576

929 Williamson St Vicinity Map

Prepared January 2, 2018 by Caden Howell

Source: Map data ©2018 Google, Retrieved January 2, 2018 from Google Maps.

History of 929 Williamson St

Prepared by Caden Howell
Last updated May 14, 2017

Disclaimer: This document has been prepared, to the best of my ability, based on public records. I tried to minimize assumptions, and when necessary, point out that assumptions were made.

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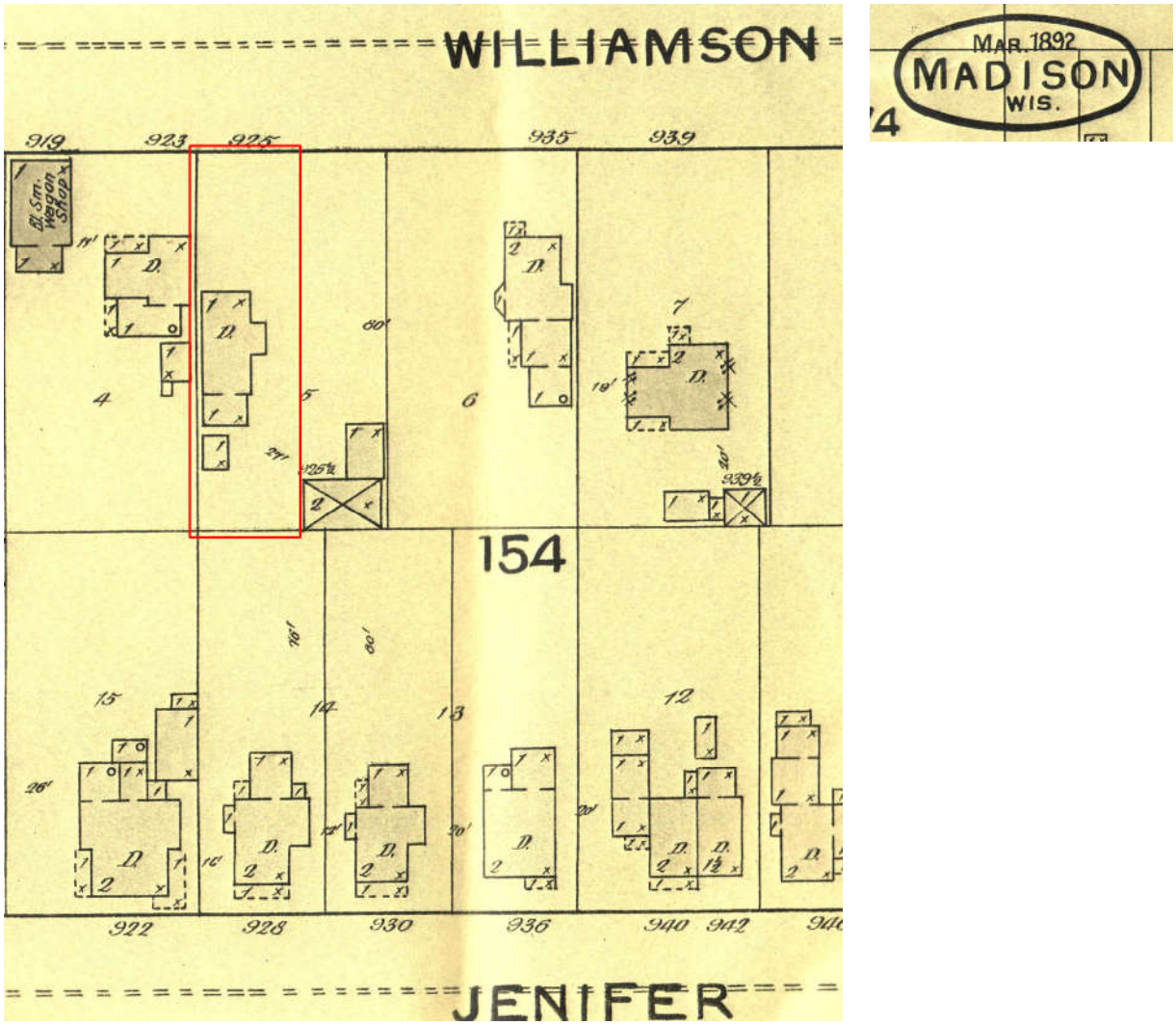
Summary

In 1879, a five-room single-story home was built at 929 Williamson St. It appears to have been largely unchanged since then or at least since 1892, where it appears on a map of the area. Until about 1906, 929 Williamson appears to have been occupied by the Conlin family. Peter Conlin was an early settler of the Third Ward, and a drayman for about 30 years. Around 1907, Peter Conlin and his family and moved into 931 Williamson St next door, splitting lot 5. Starting around that time, 929 Williamson saw a number of shorter-term occupants, who may have been renters or owners, until the house was purchased by Gilman S. Stone, a fireman, around 1949. Stone occupied the home with his family until about 1966, when the home was purchased by Ray A. Peterson. At that time 929 Williamson became a rental property. It fell into disrepair over the decades and was posted as "No Occupancy" by the City of Madison in 2015.

I was unable to find any past occupants of 929 Williamson St of particular historical significance.

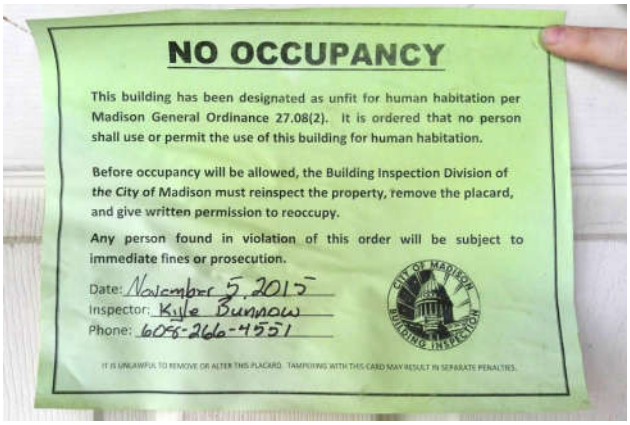


929 Williamson St on a map from March 1892, when it was numbered 925 Williamson St (outlined in red.)

Historic Status

929 Williamson St exists in the Third Lake Ridge Local Historic district. However, it does not appear on the National Register of Historic Places. It falls outside the adjacent Jenifer-Spaight Historic District which does appear on the National Register.[1]

[1] National Park Service U.S. Department of the Interior. National Register of Historic Places Registration form, "Jenifer-Spaight Historic District." https://npgallery.nps.gov/pdfhost/docs/NRHP/Text/04001153.pdf Downloaded April 29, 2017.



NO OCCUPANCY

This building has been designated as unfit for human habitation per Madison General Ordinance 27.08(2). It is ordered that no person shall use or permit the use of this building for human habitation.

Before occupancy will be allowed, the Building Inspection Division of the City of Madison must reinspect the property, remove the placard, and give written permission to reoccupy.

Any person found in violation of this order will be subject to immediate fines or prosecution.

Date: November 5, 2015
Inspector: Kyle Bunnow
Phone: 608-266-4551

CITY OF MADISON BUILDING INSPECTION

IT IS UNLAWFUL TO REMOVE OR ALTER THIS PLACARD. TAMPERING WITH THIS CARD MAY RESULT IN SEPARATE PENALTIES.

The No Occupancy Posting on 929 Jenifer St

Recent No Occupancy Status

It would be fair to say that Ray Peterson, who owned the property from approximately 1966 until 2016, or more than a third of the life of the building, plays an important part in the history of 929 Williamson St. The City of Madison Code Building Inspection Division has recorded a number of code violations going back a several decades. In 2015, Ray Peterson made Madison news for owing more than $600,000 in judgments and more than 1,400 violations on his properties which were accumulated between May 1, 2010 and May 1, 2015.[2] In the same article, describing 929 Williamson St and 2269 E. Washington, Housing Inspection Supervisor Kyle Bunnow commented, "They were in such bad shape that we didn't compile a report. It's one of those things where, I'm sorry, this is so bad, no one can be in here." Both properties had recently been posted as "No Occupancy" due to housing code violations.

Timeline of Events of Public Record

City of Madison Building Inspection case numbers in parentheses, where applicable.

1879	929 Williamson St is built (at the time, probably numbered 925 Williamson.) on lot 5.
November 10, 1879	Peter Conlin and Catherine Lovin marry[3]
1885	To the southwest, 923 Williamson St is built (which now houses Umami Restaurant.)[4]
1883-1907	Peter Conlin, Drayman ("freight delivery"), resides at 929 Williamson[5] with wife Katherine (alt Katie, Kathrine, Catharine)

[2] Godar, Bryna. "Madison landlord Ray Peterson aims to sell 48 properties following court ruling." The Capital Times. December 7, 2015. http://host.madison.com/ct/news/local/govt-and-politics/madison-landlord-ray-peterson-aims-to-sell-properties-following-court/article_587bd17f-855b-53fd-abac-0ac15d9b60a5.html

[3] Wisconsin Historical Society. Wisconsin Genealogy Index: Marriage Record Entry for Dane County, Volume No. 03, Page No. 483; viewed online at http://www.wisconsinhistory.org on

[4] : Wisconsin Historical Society Architecture and History Inventory Property Record, " 923 WILLIAMSON ST "

1897	William Schultz and wife Emma live at 929 Williamson St. Schultz is a dealer in fresh, smoked, and dried meats at 908 Williamson.[6] Emma Schultz is a half-sister of Peter Conlin.
1902	Frank M. Conlin, student at University of Wisconsin, lives with parents at 929 Williamson[7]
1904	931 Williamson St is built on the northeast half of lot 5. This is possibly when the 66-foot lot shown in the 1892 map was divided.
1907	William H. Conlin, Electrical Engineering student at University of Wisconsin lives with parents at 929 Williamson[8]
1909	City directory lists Peter Conlin residence as 931 Williamson
1911-1914	William U. and Frieda Taplick reside at 929 Williamson street.[9] 1911 announced the birth of a son.[10] William Taplick's occupation listed as machinist at South Madison Co.[11]
1914	William Jahn, employee of MG&E Co, and wife Flora reside at 929 Williamson.
1916	George A Smith, switchman for the NW Railway resides at 929 Williamson with wife Beulah.[12]
1916	Harry Wilcox, lineman of NW Railway resides at 929 Williamson with wife Mabel S.[13]
1917	Harry Wilcox of 929 Williamson St. files exemption claim to the draft.[14]
1919	Herbert Grimm, laborer, and wife Mildred reside at 929 Williamson.[15]
1920	Houses for sale: "929 Williamson St–Five room house just decorated–a very reasonable price of $3700–lot 33x132. Groves-Cretney co. Fairchild 372"[16]
1921	Mary E Blossom (widow of William) and Mrs. Hattie Atkinson, clerk (widow of John) resides at 929 Williamson[17],[18]

[5] Madison City Directory 1890-91, 1892-1893, 1894-1895, 1886-1887, 1888-1889, 1890-1891,1900-1901,1902,1904,1907 Collection at http://digicoll.library.wisc.edu/cgi-bin/WI/WI-idx?type=browse&scope=WI.MadisonLocHist
[6] Madison City Directory, 1896-1897
[7] Madison City Directory, 1902
[8] Madison City Directory, 1907
[9] Madison City Directory, 1914 (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011)
[10] "Ten Years Ago Today." Wisconsin State Journal. May 13, 1921. 9.
[11] Madison City Directory, 1911
[12] Madison City Directory, 1916. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[13] Madison City Directory, 1916
[14] "1000 Drafted Men Go Thru Body Test." Wisconsin State Journal. August 18, 1917. 6.
[15] Madison City Dirctory, 1919
[16] "Houses for Sale." Madison Capital Times. April 19, 1920. 9.
[17] Madison City Directory, 1921 (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011)
[18] Madison City Directory, 1921

1922	Mrs. Hattie Atkinson moves from 929 Williamson to 414 Oakridge Avenue[19] Mary E Blossom moves to 414 Oakridge as well.[20]
1923	Glenn E and Delia Sherman reside at 929 Williamson. Glenn Sherman is a clerk at Sherman & Hughes[21]
1925	Virgil L Treadwell, painter, and Helen F and Ernest E Treadwell, students, reside at 929 Williamson.[22]
1927	Josef L, department manager at S S Kresge Co, and Edna C Schaefer reside at 929 Williamson.[23]
1929	William Salvisberg and wife Mary reside at 929 Williamson St.[24]
1930	"Lost Parrot From 929 Williamson St. Return to Owner and Receive $10.00 REWARD!"[25] Capital Times reports "Polly Belonging to Pauline Busser Tries Wings, is Missing."[26], "Prodigal Parrot Back Thanks to Local Girl and Times Want Ad"[27] Pauline went on to marry Ernest Edgren and worked for Wisconsin Bell for almost 40 years.[28]
1931	Paul M Busser, foreman at Struck and Irwin Fuel Co and wife Maude reside at 929 Williamson with Pauline A Busser, telephone operator for Wis Tel Co.[29]
1933-1935	James H and Ethel R McAllister reside at 929 Williamson St.[30]
1937	Orville L , machinist, and Mildred E Rowen reside at 929 Williamson St. [31]
1937	Frank Schneider, machinist, resides at 929 Williamson St.
1939	Harold E. Tipler , driver for Yellow Truck Lines, and wife Alice M reside at 929 Williamson St. [32]
1941-1947	Emil C, porter, and Ellen Lamp reside at 929 Williamson St.

[19] "Removals." Madison Capital Times. February 13, 1922. 8.
[20] Madison City Directory, 1923. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[21] Madison City Directory, 1923. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[22] Madison City Directory, 1925. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[23] Madison City Directory, 1927. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[24] Madison City Directory, 1929. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[25] Madison Capital Times. July 17, 1930. 4.
[26] Madison Capital Times. July 18, 1930. Section 2. 1.
[27] Madison Capital Times. July 22, 1930. Section 2. 1.
[28] "Obituaries." Wisconsin State Journal. February 9, 2009.
[29] Madison City Directory, 1931. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[30] Madison City Directory, 1933, 1935. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[31] Madison City Directory, 1937. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[32] City of Madison Directory 1939. http://thirdlakeridge.org/results.asp?Street=Williamson&Street_no=929

	Emil Lamp is a fireman with Madison Club.[33]
1948	Gilman Stone, fireman[34], lives at 1036 Williamson St[35]
1950	Ellen Lamp now widowed lives at 929 Williamson St.[36]
June 1950	Gilman Stone obtains work permit for repairs at 929 Williamson St. worth $200.[37]
December 10, 1951	Daughter born to Mr. and Mrs. Gilman Stone, 929 Williamson St.[38]
March 1965	Gilman S. and Priscilla Stone still live at 929 Williamson St.[39]
November 3, 196? (year illegible)	City of Madison Electrical work permit lists owner as Gil Stone
April 6, 1965	Install heating
May 5, 1965	Repairs to plaster, rotted window sash, enclose heating plant
August 25, 1965	Plumbing connection for automatic washer
September 10-15, 1965	City of Madison reports roof links, issue with cement steps
1966?	Ray Peterson takes possession of 929 Williamson St. (Not found in public record.)
May 9, 1966	Reside and reroof with asphalt and asbestos
1967	Patrick M. Roach[40] and Carl W, Gilmann[41] reside at 929 Williamson St.
1967	929 Williamson is occupied by Kathleen E. Doherty[42]
1969	929 Williamson is occupied by Deborah C. Alderman, age 22.[43]
January 10, 1973	(0709-134-0611-6) City of Madison reports some exterior trim needs paint and rear shed should be repaired or removed
July 25, 1973	City of Madison reports no action taken on January issues
August 8, 1973	January Issues remediated
1974	929 Williamson is occupied by Mr. and Mrs. David Russell.[44]
September 28, 1974	Previous owner, Gilman S. Stone passes away.[45]
January 16, 1984	(84-00486) Code enforcement: ceilings are sloping, kitchen floor is rotten
January 20, 1984	(84-00902, 84-00903) City of Madison notice issued • Furnace issues

[33] Madison City Directory, 1941, 1943, 1947. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[34] Madison Capital Times. August 6, 1954.
[35] "Fireman's Team Seeks Bowling League Berth." The Wisconsin State Journal. September 8, 1948.
[36] Madison City Directory, 1950. (Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.)
[37] Madison Capital Times. June 26, 1950.
[38] Madison Capital Times. December 10, 1951.
[39] "Judy C. Morgan Becomes Bride of Gilman J. Stone." Wisconsin State Journal. March 1, 1965. Section 2. 2.
[40] "Records Column." Wisconsin State Journal. January 12, 1967.
[41] "Today's Records. Traffic Court." Madison Capital Times. January 19, 1967.
[42] "Today's Records. Marriage Licenses." Madison Capital Times. December 11, 1967.
[43] "Today's Records. Traffic Court." Madison Capital Times. March 19, 1969.
[44] "Today's Records. Births." Madison Capital Times. December 5, 1974.
[45] "Death Notices." Wiscons State Journal. September 28, 1974. Section 1. 8.

	• Leaking? (illegible) lavatory faucets • Leaking toilet • Rotted out bathroom floor, bathtub is sinking into the floor • Insufficient insulation and related Energy Code items • Broken floor tile in kitchen • Missing or issue with deadbolts and window locks Condition of front porch
April 17, 1984	Most January issues remediated
April 23, 1984	(84-02375) Request for driveway and curb cutout denied, not enough room to put next to current structure.
April 25, 1984	Code enforcement: Outstanding January issue with clearance around combustibles
April 26, 1984	City of Madison grants Energy Code Compliance Certificate
May 29, 1984	Letter from City of Madison "failed to maintain the proper clearance between vent pipe and combustible wall"
1988	929 Williamson occupied by Daniel Gaytan.[46]
February 2, 1993	(93-01362, 93-01714) City of Madison issued 2 notices, 33 items including: • Multiple windows do not close and lock • Hole in middle bedroom ceiling • Hole in kitchen floor • No shutoff control knob for kitchen cold water • Right stove burners don't light by pilot • Replace the bathroom flooring • Repair walls around bathtub • Hot water faucet bathroom doesn't work • Leaking drain pipe on bathroom sink • Tuckpoint foundation • Damaged siding • Deteriorated paint on wood surfaces • Rotted wood between windows on front of house • Install fascia boards on right side of house
February 1, 1996	(96-04302) Code Enforcement, 12 items including: • Bathroom, kitchen sink leaks, can see through to basement • Rebuild, replace deteriorated front left side porch • Exterior trash • Non-working windows, missing and torn screens
January 1, 1997	(97-00630,97-00631) Code Enforcement: • Insufficient heat • Leaking Bathroom faucet,

[46] "Campos backers picket City-County; claim racism." Wisconsin State Journal. March 30, 1988. Section 3. 2.

	• Missing storm panels • Missing tiles on kitchen walls
August 22, 1997	(97-04616) Code Enforcement: • Carpet mold and mildew • Holes in floor • MG&E Red tagged gas range
August 26, 1997	(97-04891) Code enforcement: 26 items including: • Rear bedroom floor hole and broken, curled, moldy tile • Fiberglass roof over rear entry door sags and is full of debris • Rotted, damaged, loose soffit and fascia for main roof in area above the side porch Rotted, damaged siding near rear shed
October 22, 1997	(97-06037) Code Enforcement: Kitchen faucet leak, leaks into base cabinet
November 25, 1997	929 Williamson "may be eligible for rent abatement per Madison General Ordinances 32.06(2)."[47]
October 8, 2002	(202297009, 202297010) Code enforcement: • Standing water on basement floor • Water leak by water meter in basement • Deterioration of front-side porch • Rebuild front right corner of foundation wall
October 25, 2002	City of Madison notice, 28 items including: • Frame falling apart in rear storm door • Deteriorated paneling on wall in kitchen under the window • Broken doorjamb for rear bedroom entrance door • Missing glass on right window in front bedroom
June 26, 2003	City of Madison notice: Obtain permit for roof replacement
December 17, 2003	(203351011) Code Enforcement: Severe leak in bathroom, water turn off for the building
September 17, 2007	(207261028) City of Madison notice: Missing street numbers, Exterior trash complaint
May 7, 2008	(208126019) Exterior junk trash debris complaint
December 4, 2008	(208207011) Compliance reached for junk, trash, debris complaint.
September 10, 2010	(CB2010-272-05828) Abandonment of the property, broken windows, side door unlocked
May 23, 2011	(CB2011-143-03809) "House has been abandoned long term and is very poor maintenance condition. Rats living in the basement and travel to adjoining yards."
October 29, 2015	(CB2015-309-09072) Code Enforcement: "House is deteriorating, tub has sunk through the

[47] "Legal Notices." Madison Capital Times. November 25, 1997. 4B.

	floor, toilet not operating correctly, damaged flooring, general disrepair and deterioration."
November 5, 2015	City of Madison posts "No Occupancy" on 929 Williamson St.
October 26, 2016	House purchased from Ray A. Peterson by Caden Howell

Appendix: Photos of 929 Williamson St

929 Williamson St. Appears to be some time before Asbestos Siding was installed in 1966.[48]

[48] Wisconsin Historical Society Architecture and History Inventory Property Record, "Approximately 927 Williamson" Downloaded April 29, 2017 from http://www.wisconsinhistory.org/Content.aspx?dsNav=Ny:True,Ro:0,N:4294963828-4294963814&dsNavOnly=N:4294963828-4294963814&dsRecordDetails=R:HI120608&dsDimensionSearch=D:927+williamson,Dxm:All,Dxp:3&dsCompoundDimensionSearch=D:927+williamson,Dxm:All,Dxp:3

929 (left) and 923 (right) Williamson St circa 1977.[49]

[49]Wisconsin Historical Society Architecture and History Inventory Property Record, " 923 WILLIAMSON ST " Downloaded April 29, 2017 from http://www.wisconsinhistory.org/Content.aspx?dsNav=Ny:True,Ro:0,N:4294963828-4294963814&dsNavOnly=N:4294963828-4294963814&dsRecordDetails=R:HI115849&dsDimensionSearch=D:923+williamson,Dxm:All,Dxp:3&dsCompoundDimensionSearch=D:923+williamson,Dxm:All,Dxp:3

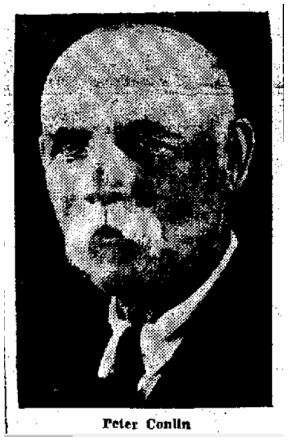
Appendix: Peter Conlin's Obituary

Source: Madison Capital Times. July 29, 1931. 1.

Peter Conlin was possibly the first inhabitant of 929 Williamson St, although it looks like around 1907, he moved to 931 Williamson St, the house built on the other half of lot 5.

Peter Conlin, Ex-Drayman, Dead, Aged 77

Veteran - 3rd Ward Resident Dies at Home Today



Peter Conlin

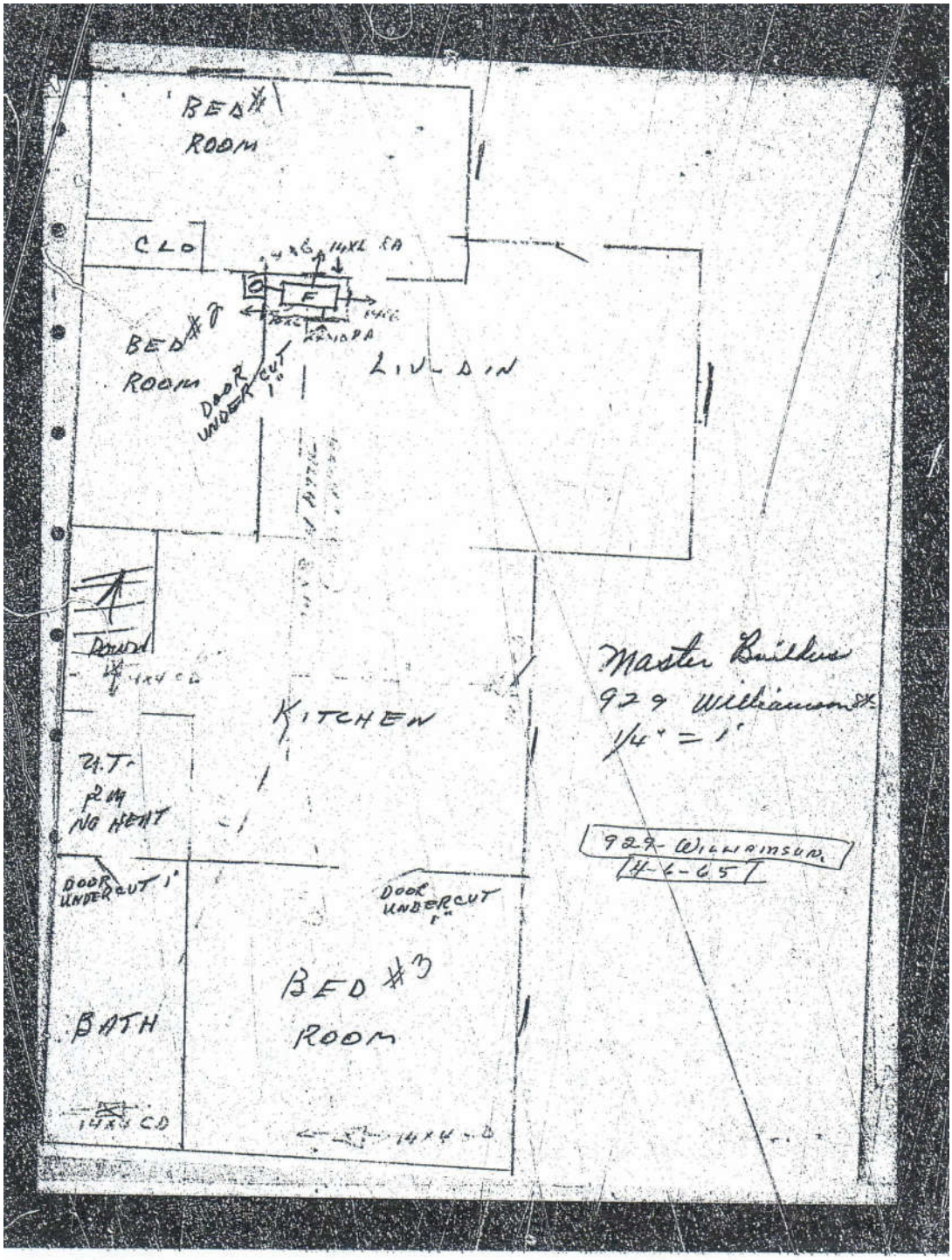
Peter Conlin, 77, retired drayman and an old settler of the third ward, died early today at his home, 931 Williamson St. He had been suffering with Rheumatism for several months. Born in Racine in 1854, Mr. Conlin came with his parents to Dane County. They settled on a farm near Madison. Later, Mr. Conlin took a position with the Chicago and NorthWestern road. He engaged in the dray business about 30 years and retired 12 years ago.

Fifty-two years ago Mr. Conlin was married to Miss Catherine Levin, who survives him. Two years ago Mr. and Mrs. Conlin celebrated their golden wedding anniversary. They had lived on the present homestead site ever since they had been married. Besides his widow Mr. Conlin leaves two sons, Dr. Frank M. Conlin of Omaha, Neb. who came here several years ago, and William H. Conlin, Maple Bluff. Two half-sisters, Mrs. Patrick Casey and Mrs. William Schulz of this city, and a half brother, Michael Conlin, of Blooming Grove, also survive. The oldest son of Mr. Conlin, James, died about 24 years ago.

A brother, Dominic Conlin, who was also engaged in the dray business, died ten years ago. Mr. Conlin had been a member of St. Patrick's church ever since its organization in the late eighties. Funeral services will be held at 9 Friday morning from St. Patrick's church with the Rev. P. B. Knox officiating. Burial will be in Cavalry cemetery.

Appendix: 1965 Floor Plan Sketch

The following floor plan was filed at the City of Madison Building Inspection office by Master Builders, Ray Peterson's company. It is still a roughly accurate representation of the building layout.



Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, Director
Madison Municipal Building
126 S Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

June 28, 2017

Caden Howell
928 Jenifer St
Madison, WI 53703

Re: Certificate of Appropriateness for 929 Williamson

At its meeting on June 5, 2017 the Madison Landmarks Commission reviewed, in accordance with the Madison General Ordinances pertaining to provisions of the Historic Preservation Ordinance, your plans to demolish the existing structure located at 929 Williamson Street. The Landmarks Commission voted to approve the issuance of a Certificate of Appropriateness for the demolition.

This letter will serve as the "Certificate of Appropriateness" for the project. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, 126 S Hamilton Street.

Please note that any scope of work or design changes from the alterations approved herein must receive approval by the Landmarks Commission, or staff designee, prior to commencing with the work. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to $500 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me (608-266-6552 or ascanlon@cityofmadison.com) with any questions.

Sincerely,

Amy L Scanlon

Amy Loewenstein Scanlon, Registered Architect
Preservation Planner
City of Madison Planning Division

cc: City preservation property file

Advanced Health and Safety
5940 Seminole Centre Court, Suite 225A
Madison, WI 53711 US
(608) 243-8466
bob@madisonasbestos.com
http://www.madisonasbestos.com

INVOICE

BILL TO
Caden Howell
928 Jenifer Street
Madison, Wisconsin 53703

INVOICE # AHS 9181
DATE 11/14/2017
DUE DATE 11/29/2017
TERMS Net 15

P.O. NUMBER

ACTIVITY	QTY	RATE	AMOUNT
Abatement REMOVAL OF ASBESTOS CONTAINING MATERIALS AT: 929 WILLIAMSON STREET IN MADISON, WISCONSIN REMOVAL & DISPOSAL OF ASBESTOS MATERIALS: Asbestos Materials: 9 INCH CONFETTI FLOOR TILES UNDER THE OTHER 9 INCH TILES AND UNDERLAYMENT IN THE KITCHEN. 15' X 15' (225 FT.) RED FLOORING UNDER THE 9" FLOORING & UNDERLAYMENTS IN THE KITCHEN. 15' X 15' (225 FT.) EXTERIOR CEMENT BOARD SIDING. APPROXIMATELY 1200 FT. Price to remove the asbestos (includes permit & disposal): $5,950.00	1	5,950.00	5,950.00

PAID

Thank you for your business.

PAYMENT	5,950.00
BALANCE DUE	**$0.00**

ADVANCED HEALTH & SAFETY

ASBESTOS INSPECTION AND BULK SAMPLING PRIOR TO A DEMOLITION/FIRE TRAINING BURN

LOCATION

929 WILLIAMSON STREET
MADISON, WISCONSIN

CLIENT

CADEN HOWELL

DATE OF INSPECTION

AUGUST 16, 2017

ASBESTOS INSPECTION & BULK SAMPLING

929 Williamson Street in Madison, WI

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

AHS inspected the property on August 16, 2017. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed with the client. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

Four separate categories of materials (if applicable) will be listed for the property:

The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable.** If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**

The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable.** If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

*Note: while abatement is not "required" for a **demolition** of a single family residence, it is recommended for disposal as well as neighbor relations & liability purposes.*
If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling:	**929 Williamson Street in Madison, WI**
Building Type:	**Residential house**
Inspector:	**Bob Stigsell**
Inspector Contact Info:	**608-279-0866 bob@madisonasbestos.com**
Inspector Certification:	**AII-03628**
Certification Expires:	**May 25, 2018**
Inspection Date:	**August 16, 2017**
Advanced Client Name:	**Caden Howell**
Client Phone Number:	**312-593-8073**
Client email:	**cadenhowell@gmail.com**
Inspector Signature:	

List A
Asbestos Containing Friable Materials
(Required to be Abated prior to Demolition or Burning)

None

List B
Asbestos Containing Category II Non-Friable Materials
(Required to be Abated prior to Demolition or Burning)

Sample#	Description
1	Exterior cement board siding. Approximately 1200 ft.

List C
Asbestos Containing Category I Non-Friable Materials
(These Materials Must Be Abated Prior To Burning)

Sample#	Description
9	9 inch confetti floor tiles under the other 9 inch tiles and underlayment in the kitchen. 15' x 15'
10	Red flooring under sample number nine in the kitchen. 15' x 15'

List D
Materials Found Not To Contain Asbestos At 1% Or Greater
(Both Tested or Known Not To Contain Asbestos)
(No Abatement Required)

Sample#	Description
2-3	Ceiling tiles throughout the first floor
4-5	Vermiculite in the ceiling
6	9 inch floor tiles plus mastic in the kitchen on underlayment. 15' x 15'
7	12 inch floor tiles in the bathroom on underlayment. 25 ft.

8	9 inch floor tiles at the top of the landing coming from the basement. 25 ft.
11–12	Plaster – throughout
13	Asphalt type siding on the back of the house
14	Black tarpaper under the cement board siding
15	Asphalt roofing shingles

Universal Wastes: universal wastes have not been inventoried. They will need to be inventoried and removed/recycled prior to the demolition. See http://dnr.wi.gov/files/PDF/pubs/wa/WA651.pdf

LICENSES/CERTIFICATION

LEAD INSPECTOR: LII-3628

ASBESTOS INSPECTOR: AII-3628

ASBESTOS SUPERVISOR: ACS-3628

ASBESTOS PROJECT DESIGNER: APD-3628

LEAD-SAFE RENOVATOR: LSR-3628

ASBESTOS MANAGEMENT PLANNER: AMP-3628

A COPY OF THE LICENSES WILL BE MADE AVAILABLE UPON REQUEST.

ASBESTOS SAMPLE RESULTS

170817V

Advanced Health & Safety LLC

Consulting • Compliance • Training

Asbestos Bulk Sampling

Analysis for:

Advanced Health & Safety LLC
5940 Seminole Centre Ct., Ste. 225A
Madison, Wisconsin 53711
Ph: 608-243-8466 bob@madisonasbestos.com

Analyzed by:

TESC
13509 East Boundary Road, Ste B
Midlothian, Virginia 23112
Phone: 804-739-1751

Advanced Client Name:	**Caden Howell**
Client Contact Info:	**312-593-8073**
Client email:	**cadenhowell@gmail.com**
Project Site Location:	**929 Williamson Street in Madison, WI**
Sampling Date:	**August 16, 2017**

Sample#	Description
1	exterior cement board siding. Approximately 1200 ft.^{2}
2-3	ceiling tiles throughout the first floor
4-5	vermiculite in the ceiling
6	9 inch floor tiles plus mastic in the kitchen on underlayment. 15' x 15'
7	12 inch floor tiles in the bathroom on underlayment. 25 ft.^{2}
8	9 inch floor tiles at the top of the landing coming from the basement. 25 ft.^{2}
9	9 inch confetti floor tiles under the other 9 inch tiles and underlayment in the kitchen. 15' x 15'
10	red flooring under sample number nine in the kitchen. 15' x 15'
11--12	plaster – throughout
13	asphalt type siding on the back of the house
14	black tarpaper under the cement board siding
15	asphalt roofing shingles

TURNAROUND TIME: X 24 hour

Relinquished by: Bob Stigsell Date: 08-16-17
Received by: [signature] Date: 8-17-17 10:45AM

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

13509 East Boundary Road, Suite B, Midlothian, VA 23112
804-739-1751 • fax: 804-739-1753

BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: Advanced Health & Safety, LLC
5940 Seminole Centre Court, Suite 225A
Madison, WI 53711

TESC LOGIN #: 170817V

DATE OF RECEIPT: 8/17/2017
DATE OF ANALYSIS: 8/17/2017
DATE OF REPORT: 8/17/2017

CLIENT JOB/ #: **Caden Howell**

JOB SITE: 929 Williamson Street in Madison, WI

ANALYST: B. Trimmer

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
1	1 / Gray granular, white fibers	**15% Chrysotile**		85%
2	2 / Brown fibers	**NAD**	98% Cellulose	2%
3	3 / Brown fibers	**NAD**	98% Cellulose	2%
4	4 / Brown foam-like (vermiculite)	**NAD**		100%
5	5 / Brown foam-like (vermiculite)	**NAD**		100%
6A	6 - Tile / Gray vinyl	**NAD**		100%
6B	6 - Mastic / Yellow adhesive	**NAD**		100%
7A	7 - Tile / Gray vinyl	**NAD**		100%
7B	7 - Mastic / Yellow adhesive	**NAD**		100%
8	8 / Gray lino., tan fibers	**NAD**	20% Cellulose	80%

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA 600/M4-82-020, Dec. 1982 and "Method for the Determination of Asbestos in Bulk Building Materials", EPA 600/R-93/116, July 1993. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report shall not be reproduced, except in full written approval of Triangle Environmental Service Center, Inc. This report must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

[**LEGEND** NAD=No Asbestos Detected, Lino.=Linoleum, JC=Joint Compound]

Reviewed By Authorized Signatory:

Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

13509 East Boundary Road, Suite B, Midlothian, VA 23112
804-739-1751 • fax: 804-739-1753

BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: Advanced Health & Safety, LLC
5940 Seminole Centre Court, Suite 225A
Madison, WI 53711

TESC LOGIN #: 170817V

DATE OF RECEIPT: 8/17/2017
DATE OF ANALYSIS: 8/17/2017
DATE OF REPORT: 8/17/2017

CLIENT JOB/ #: **Caden Howell**

JOB SITE: 929 Williamson Street in Madison, WI

ANALYST: B. Trimmer

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
9	9 / Gray vinyl	**2% Chrysotile**		98%
10A	10 - Tile / Red vinyl	**3% Chrysotile**		97%
10B	10 - Mastic / Black adhesive, brown fibers	**NAD**	80% Cellulose	20%
11	11 / Gray, white granular	**NAD**		100%
12	12 / Gray, white granular	**NAD**		100%
13	13 / Black tar-like	**NAD**	10% Cellulose	90%
14	14 / Black fibers	**NAD**	98% Cellulose	2%
15	15 / Black tar-like	**NAD**	10% Cellulose	90%

Total Samples/Layers Analyzed: 18

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA 600/M4-82-020, Dec. 1982 and "Method for the Determination of Asbestos in Bulk Building Materials", EPA 600/R-93/116, July 1993. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report shall not be reproduced, except in full written approval of Triangle Environmental Service Center, Inc. This report must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

[**LEGEND** NAD=No Asbestos Detected, Lino.=Linoleum, JC=Joint Compound]

Reviewed By Authorized Signatory:

Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

928 Jenifer St
Madison, WI 53703
January 2, 2018

Bryan Johnson
Recycling Coordinator
1501 W. Badger Rd.
Madison, WI 53713

Dear Mr. Johnson:

The property at 929 Williamson St is a single-story home of about 817 square feet. I am planning to demolish the building as soon as possible. There are not many resources to harvest from this building, but here is how we are handling each of the parts of the recycling plan. I am referring to the "DEMOLITION RECYCLING AND REUSE PLAN " document at https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/DemolitionRecyclingandReusePlans.pdf

1. Reuse plan. I contacted the Habitat for Humanity ReStore and asked them if they were interested in recovering anything from the building. Donations Manager Patrick J. Connell indicated that they were not interested. I am attaching his email.

2. Appliance Recycling. I had the appliances removed for recycling by College Hunks Hauling Junk. They removed all of the major appliances: refrigerator, stove, hot water heater, and furnace. I am attaching the paid invoice. The appliances are not itemized because they charge by the truckload.

3. Mercury Recovery/Recycling. There are no fluorescent fixtures in the house. I will remove the thermostat myself and recycle it according to city of Madison's regulations.

4. Concrete/Asphalt Recycling. There is no driveway or parking lot on the property. I plan to preserve the existing retaining wall along the sidewalk. The foundation is stone with a dirt floor and will be filled in.

5. Metal Recycling. The metal in the building is minimal. The furnace was in a closet on the main floor with a single vent exhausting from the side of the closet. The kitchen, bathroom, and hot water heater were all in adjacent spaces, minimizing the amount of metal used for plumbing. We will not take any special measures to remove these items, but if I can grab them from the demolition, I will certainly set them aside for recycling.

Thank you for reviewing this plan.

Sincerely,

Caden Howell

Gmail

Caden Howell <cadenhowell@gmail.com>

Deconstruction of 929 Williamson St

Donation <Donation@restoredane.org> Tue, Jul 25, 2017 at 10:17 AM
To: Caden Howell <cadenhowell@gmail.com>

Caden,

I looked at the pictures of the property and as you said, it is in pretty poor condition. I would say that we are going to pass on this opportunity.

Thanks,

Patrick J. Connell

Donations Manager | **Habitat ReStore**

RESTORE EAST: 4207 Monona Drive
RESTORE WEST: 5906 Odana Road
608-663-1191 | donation@restoredane.org |www.restoredane.org
twitter.com/ReStoreMadison | Habitat ReStore of Madison on Facebook
4-Star Charity | United Way of Dane County Partner Agency

From: 0x435448@gmail.com [mailto:0x435448@gmail.com] **On Behalf Of** Caden Howell
Sent: Friday, July 21, 2017 1:04 PM
To: Donation <Donation@restoredane.org>
Subject: Deconstruction of 929 Williamson St

Hi!

I purchased a home last fall that I am planning to demolish next spring. It is one of the Ray Peterson properties and is in very poor condition.

I was wondering if you would come and take a look and tell me if you think there is anything Habitat for Humanity could use. If so I'd be interested in hiring your deconstruction team.

Here are more details on the saga with the property if you're interested.

http://cadenhowell.com/929/

I left a message on your answering machine as well.

Thanks,

Caden

INVOICE

Reference: 1616358
College Hunks Hauling Junk and College Hunks Moving
WI - Madison - Gummow/Dornbrook
4123 Terminal Drive
McFarland, WI, 53558

Caden Howell
929 Williamson Street
Madison, WI, 53703

Job 1616359: 929 Williamson Street, Madison, WI, 53703

Products & Services

Job ID	Date	Service Type	Service/Product	Rate	Quantity	Sub-Total
1616359	09/19/2017	Junk Removal	f) 3/8 Truckload	$318.00	1	$318.00
1616359	09/19/2017	Junk Removal	n) Pro-Rated Labor (15 min Increment)	$30.00	1	$30.00
1616359	09/19/2017	Junk Removal	Appliance Removal Fee	$15.00	5	$75.00

Payments

Job ID	Date	Payment Memo	Payment Amount	Payment Method
1616359	09/19/2017	1616359	$423.00	Credit Card

Product Total	$423.00
Discounts/Coupons	$0.00
Sub Total	$423.00
Taxes	$0.00
Total Due	$423.00
Payments Received	$423.00
Balance Due	$0.00