



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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June 8, 2021

Sean Size

TDS Custom Construction

1431 Northern Ct

Madison, WI 53703

Re: Certificate of Appropriateness for 512 E Main St

In accordance with the provisions of the Historic Preservation Ordinance, I have reviewed your plans to alter the exterior of the structure located at 512 E Main Street, a designated landmark located in the First Settlement Historic District, and am able to provide administrative approval for the following work:

- Replace roof shingles with GAF Timberline Natural Shadows shingles
- Repairing deteriorated wood trim with wood epoxy and painting to match trim
- Replacing pieces of deteriorated siding with 6" cedar siding, profiles to match existing
- Replacing 5" half round white gutters with materials in-kind

This letter will serve as the "Certificate of Appropriateness" for the project described above. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, 215 Martin Luther King Jr Blvd, Suite 017.

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 at 608-266-6552 or landmarkscommission@cityofmadison.com with any questions.

Sincerely,

Heather L. Bailey, Ph.D.

Preservation Planner

City of Madison Planning Division

cc: City preservation property file

As an administrative approval, there was no staff report for this project. The following would be the internal process for evaluating the proposed repairs.

Applicable standards

41.32 STANDARDS FOR REPAIRS

(1) General

- (a) This section provides standards for building repair when the scope of a project exceeds normal on-going maintenance and a limited amount of repair of any exterior element is necessary. Work beyond the level described below, as determined by the Preservation Planner, shall be considered an alteration and be governed by the Standards for Alterations section (Sec 41.xx).
 - 1. Materials and features shall be repaired by patching, splicing, consolidating, or otherwise reinforcing using recognized conservation and preservation methods for the material or feature needing repair.
 - 2. Compatible substitute materials shall be similar in design, color, scale, architectural appearance, and other visual qualities.

(3) Walls

(b) Wood

- 1. Materials and features shall be repaired by patching, splicing, consolidating, or otherwise reinforcing using recognized conservation and preservation methods for the material or feature needing repair.

(4) Roofs

(a) General

- 1. Roof repairs shall ensure that the existing roof covering is sound and waterproof.

(6) Entrances, Porches, Balconies and Decks

(a) Entrances and Porches

- 1. Deteriorated or broken components or features shall be repaired.
- 2. Replacement in-kind or with a compatible substitute materials shall be used when materials or features are extensively deteriorated or missing.

A discussion of the applicable standards:

41.32 STANDARDS FOR REPAIRS

(1) General

- (a) This section provides standards for building repair when the scope of a project exceeds normal on-going maintenance and a limited amount of repair of any exterior element is necessary. Work beyond the level described below, as determined by the Preservation Planner, shall be considered an alteration and be governed by the Standards for Alterations section (Sec 41.xx).
 - 1. This proposed entails work that would repair with some limited replacement of failed materials. The siding and gutters are proposed to have limited areas replaced with materials in-kind.
 - 2. No substitute materials are proposed for this undertaking.

(3) Walls

(b) Wood

- 1. Only failed pieces of siding are proposed to be replaced with cedar siding that will match the existing in profile and dimension. The areas of failed wood trim will be repaired with epoxy and painted to match adjacent.

(4) Roofs

(a) General

1. In order to ensure that the roofing is sound, the proposal is to replace the existing roof with GAF NS shingles.

(6) Entrances, Porches, Balconies and Decks

(a) Entrances and Porches

1. Some trim on the structure is proposed to be repaired with epoxy and painted to match the adjacent.

Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval as proposed.

Bailey, Heather

From: Sean Size <sean@tdscustomconstruction.com>
Sent: Monday, June 07, 2021 11:53 AM
To: Bailey, Heather
Subject: Re: 512 E main St
Attachments: 512 e main.png

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hi Heather,

Here is a picture of the front and back of the house where we will be doing the majority of the work. Let me know if you need anything else.

Thanks,

Sean





On Mon, Jun 7, 2021 at 9:44 AM Bailey, Heather <HBailey@cityofmadison.com> wrote:

All of this work is approvable and I should issue a Certificate of Appropriateness for it. Could you send pictures of the existing conditions for the areas proposed for work? I'm assuming that the existing siding will match the replacement in terms of dimension and profile?



Heather L. Bailey, Ph.D. *(she/her)*

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 Phone: 608.266.6552

From: Sean Size <sean@tdscustomconstruction.com>

Sent: Friday, June 04, 2021 8:28 AM

To: Bailey, Heather <HBailey@cityofmadison.com>

Subject: 512 E main St

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hi Heather,

We are planning to do some minor repair work at 512 E main st. I wasn't sure if there was an official form to fill out to get your approval for a small project like this? Let me know if you need anything else.

Thanks,

Sean

The work includes-

- Replacing the roof shingles. New shingles to be GAF Timberline natural shadow. Shakeswood color.
- Repairing some trim on the front of the house with wood epoxy and then repainting.
- Replacing a few pieces of rotten siding on the east side of the house with new painted 6" cedar siding.
- Restaining front stoop with solid brown stain
- Replacing one 5" half round white gutter on the rear of the house with the same.

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Sean Size

Production Manager

TDS Custom Construction

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Sean Size

Production Manager

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