



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 40 N Roby Rd Aldermanic District: 5

2. PROJECT

Date Submitted: 10 June 2013

Project Title / Description: Remove & rebuild side bump out, expand one foot, replace existing foundation

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: Amy Hasselman Company: Architecture Network Inc
 Address: 116 E Dayton St City/State: Madison, WI Zip: 53703
 Telephone: 608-251-7515 x33 E-mail: amy_hasselman@architecture-network.net
 Property Owner (if not applicant): Matt & Katrina Kelly
 Address: 137 E Wilson St, unit 1312 City/State: Madison, WI Zip: 53703

Property Owner's Signature:  Date: June 10, 2013

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

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.



architecture
network, inc.

116 E. Dayton St.
Madison, WI 53703
608.251.7515
608.251.7566 fax
www.architecture-network.net

June 10, 2013

Madison Landmarks Commission
Department of Planning & Development
215 Martin Luther King, Jr. Blvd. P.O. Box 2985
Madison, WI 53701-2985

RE: Kelly Residence
40 N Roby Road
Madison, WI

Commissioners,

Please consider issuing a Certificate of Appropriateness at your meeting on June 24th for the following alterations and addition to the home at 40 North Roby Road, in the University Heights Historic District.

Those of you who were on the Commission in 2010 may remember that we obtained a Certificate of Appropriateness for alterations & additions to this house at your October 4, 2010 meeting. Construction was subsequently delayed on the project, and the house has since been purchased by a different owner who wants to do the approved addition and alterations. Minor changes from the previous owners' requests have been reviewed and approved by Amy Scanlon.

As part of plaster removal and foundation investigation to perform the alterations, we have discovered that the foundation of the small side bump out off the kitchen is insufficient. The footings are two small concrete piers barely extending below grade. In addition to not being adequate for frost and the loads on them, it provides an entry for vermin below the floor. We would like to remove and recreate the side bump out, with the previously approved alterations, to fix the foundation issues and correct the structure. The owners would also like to slightly expand the bump out, by 12", to facilitate better kitchen maneuvering space.

Another small change from the previously approved plans: The original garage door on the back of the house was infilled at some point, probably early 1950s, with three windows and a door. We previously obtained permission to remove the door and add a fourth window to match the others. We would now like to replace the three existing windows. They are essentially storm windows, with obscure wire glass. While that may have been fine for a basement storage area, they will become windows to a living area and provide an unpleasant view and terrible thermal performance.

I hope you will consider these alterations and addition, and grant a Certificate of Appropriateness. If you have any questions or concerns, please call me at 251-7515 x33.

Sincerely,

Amy Hasselman
Architect/ Project Manager







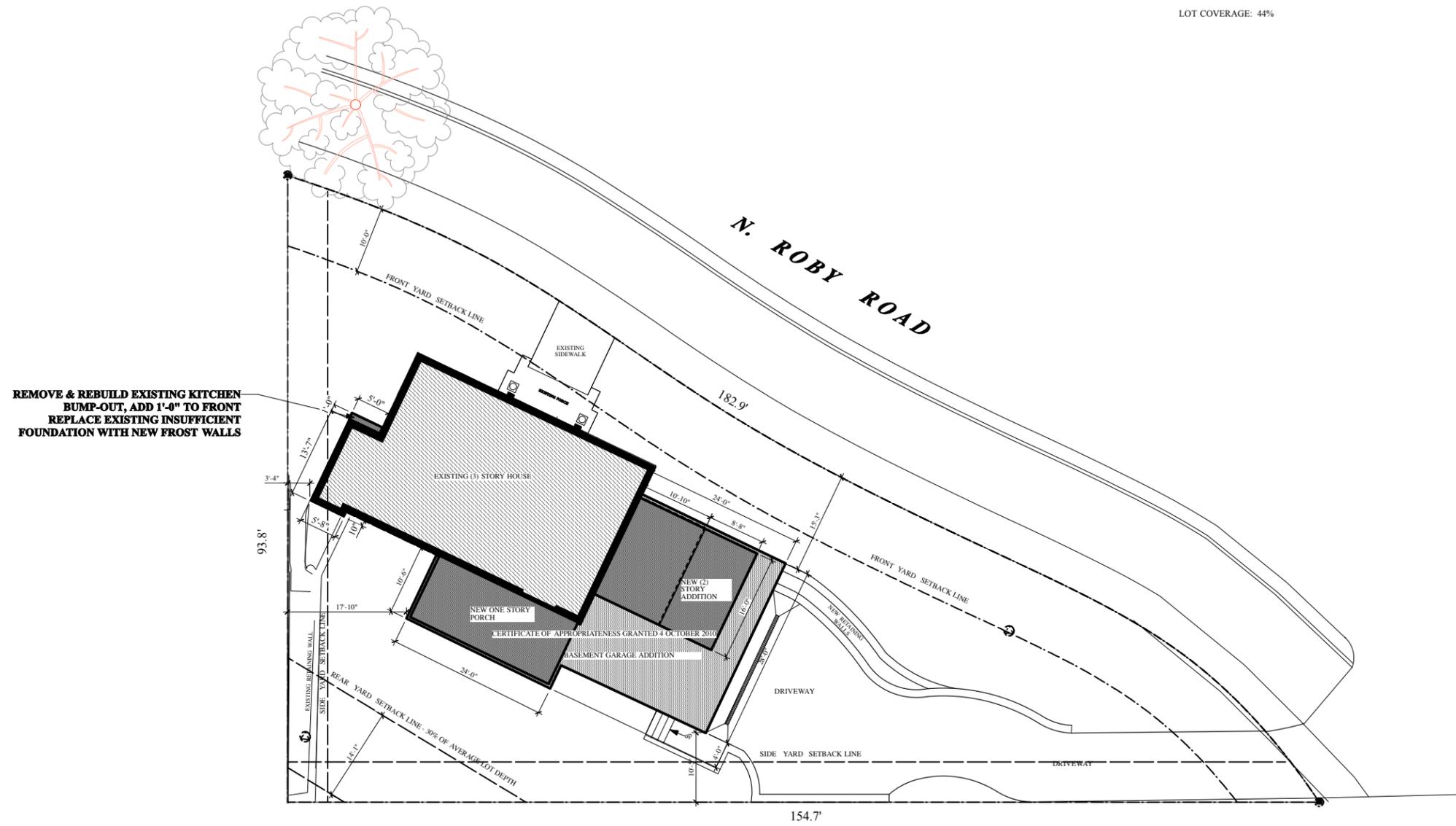








ZONING NOTES:
DISTRICT: HIS-UH TR-C2
LOT AREA: 8,171 SF
LOT FRONTAGE: 182.9'
LOT COVERAGE: 44%



1 SITE PLAN
SP-1.0 Scale: 1" = 10 ft



- ISSUE:
- ◇ CONSTRUCTION SET
 - ◆ PLAN REVIEW SET
 - ◇ BID SET
NOT FOR CONSTRUCTION
 - ◇ PRELIMINARY
NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:
Addition & Alterations
to create the
KELLY RESIDENCE

40 N ROBY RD
Madison, Wisconsin

REVISIONS:

DATE: 10 JUNE 2013
SCALE: As noted; 50% @ 11x17
PROJECT: K1302
DRAWN BY: AKK

DRAWING NAME:

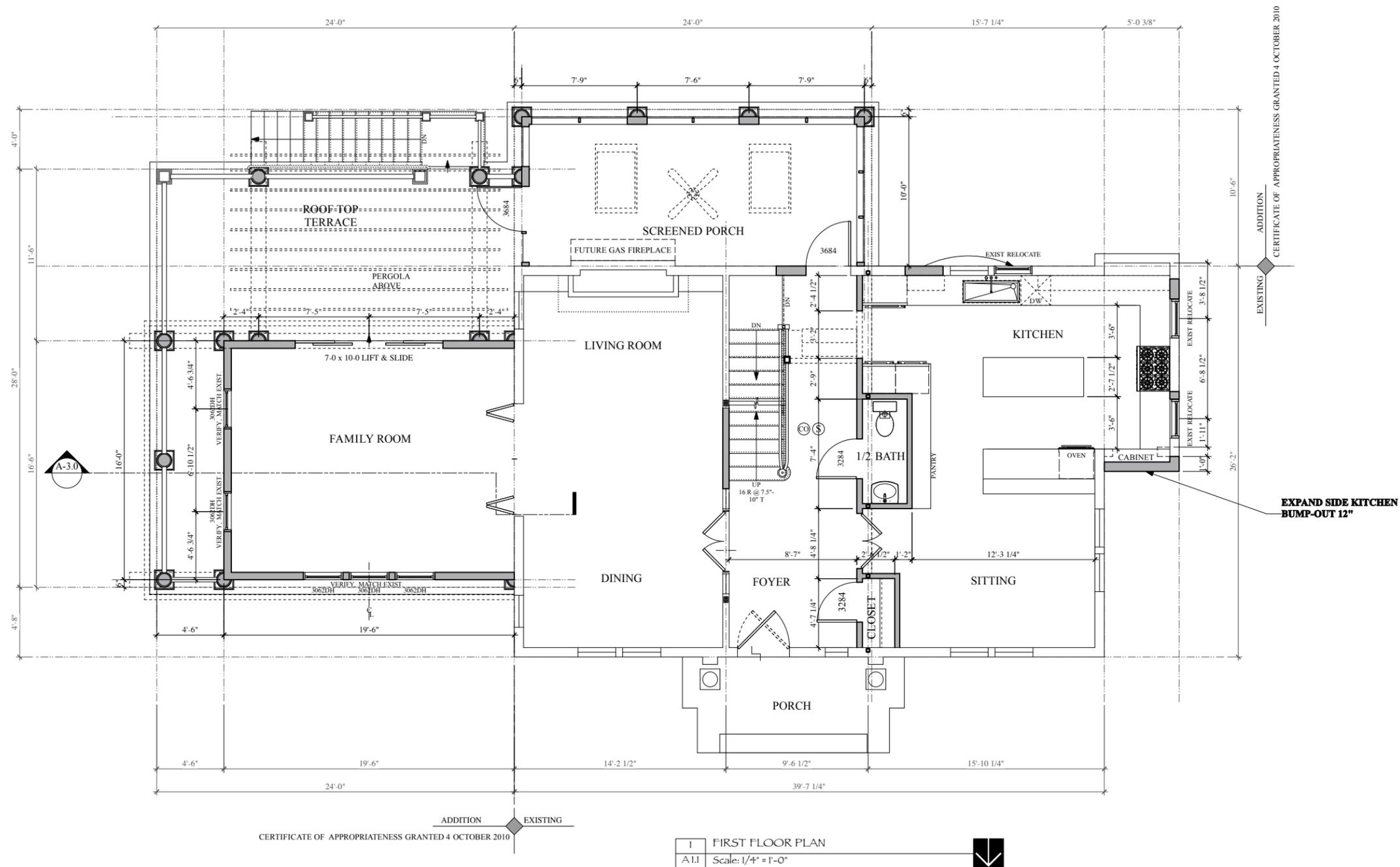
SITE PLAN

DRAWING NUMBER:

SP-1.0

LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING MASONRY WALL TO REMAIN
-  NEW WALLS
-  WOOD STUD WALLS w/ MASONRY VENEER
-  CONCRETE WALLS
-  CONCRETE WALLS w/ INTERIOR 2x FURRING
-  CONCRETE WALLS w/ MASONRY VENEER
-  EXISTING DOOR TO REMAIN
-  EXISTING WINDOW TO REMAIN
-  DOOR:
TAG FORMAT: "<Size>-<Notes>"
Size = Width x Height (in inches)
-  3628 Awn
NEW WINDOW:
WIDTH X HEIGHT, TYPE
-  CARBON MONOXIDE DETECTOR
-  SMOKE DETECTOR



CERTIFICATE OF APPROPRIATENESS GRANTED 4 OCTOBER 2010

1 FIRST FLOOR PLAN
A.1.1 Scale: 1/4" = 1'-0"

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REVISIONS:

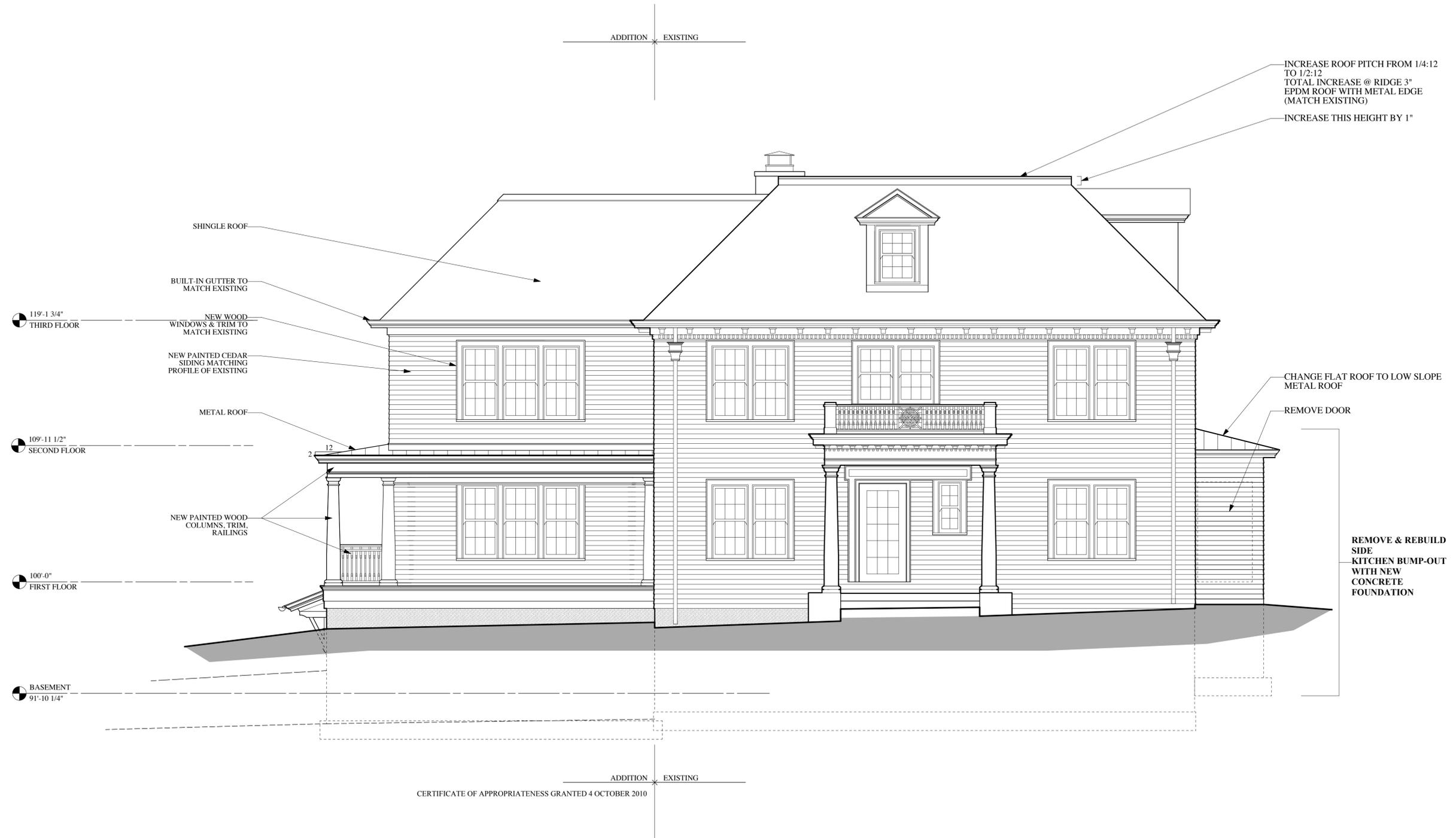
DATE: 10 JUNE 2013
SCALE: As noted; 50% @ 11x17
PROJECT: K1302
DRAWN BY: AKK

DRAWING NAME:

FIRST FLOOR PLAN

DRAWING NUMBER:

A-1.1



CERTIFICATE OF APPROPRIATENESS GRANTED 4 OCTOBER 2010

1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

ISSUE:
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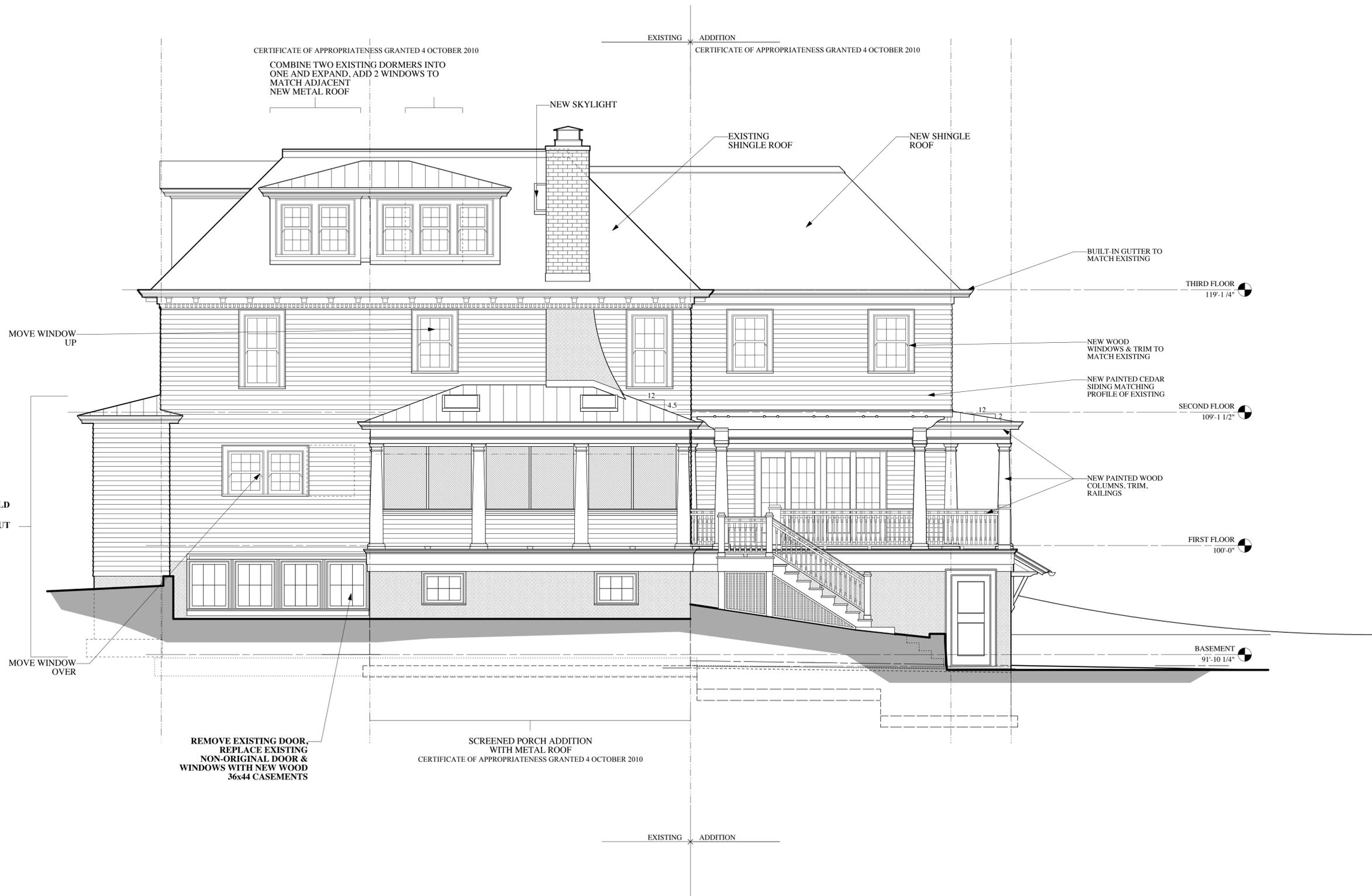
REVISIONS:

DATE: 10 JUNE 2013
 SCALE: AS NOTED
 PROJECT: K1302
 DRAWN BY: AKK
 DRAWING NAME:

EXTERIOR
ELEVATIONS

DRAWING NUMBER:

A-2.0



- ISSUE:
- ◇ CONSTRUCTION SET
 - ◆ PLAN REVIEW SET
 - ◇ BID SET NOT FOR CONSTRUCTION
 - ◇ PRELIMINARY NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET NOT FOR CONSTRUCTION

PROJECT:
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40 N ROBY RD
Madison, Wisconsin

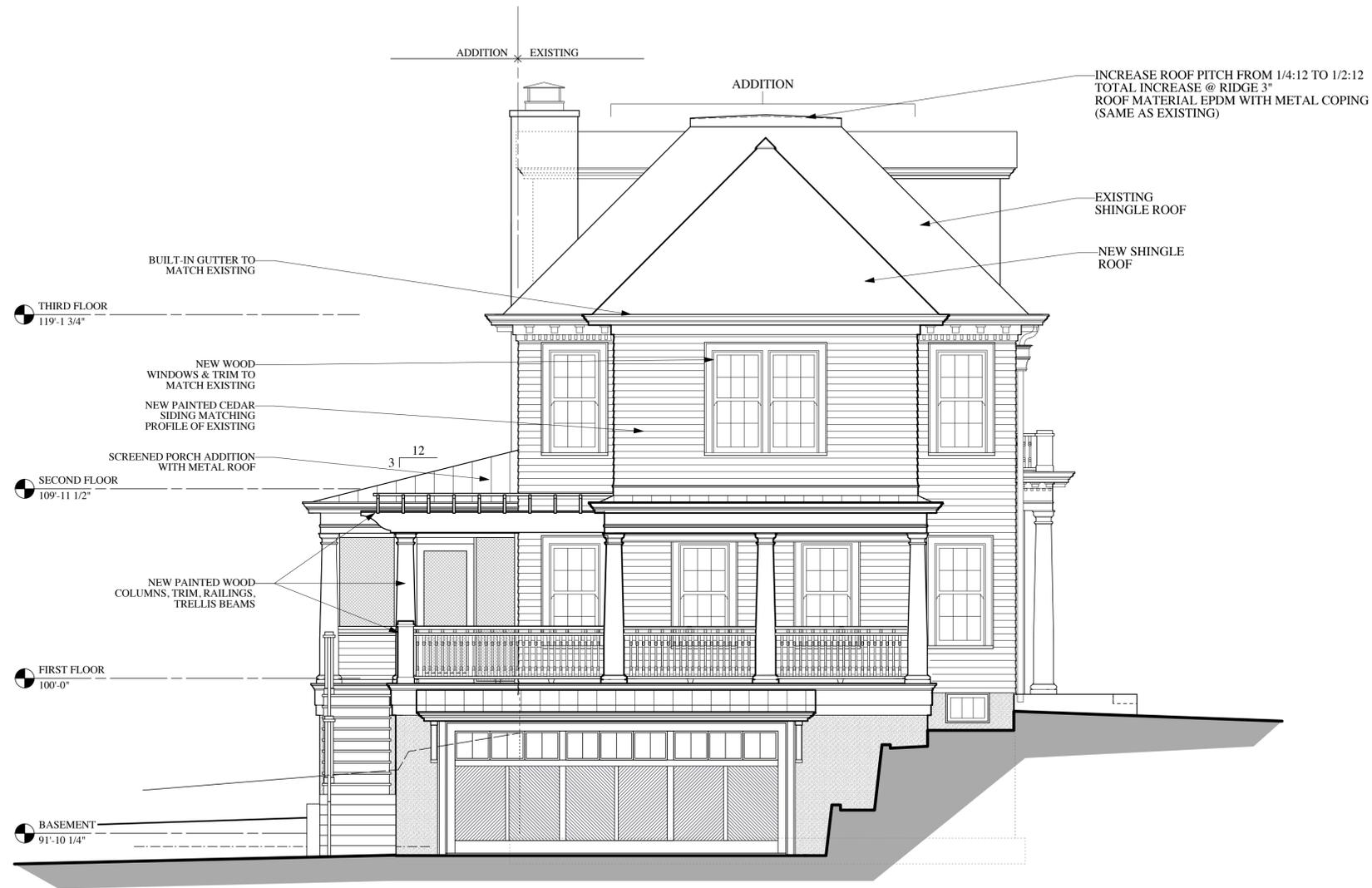
REVISIONS:

DATE: 10 JUNE 2013
SCALE: AS NOTED
PROJECT: K1302
DRAWN BY: AKK
DRAWING NAME:

EXTERIOR ELEVATIONS
DRAWING NUMBER:

A-2.1

1 REAR ELEVATION
A 2.1 Scale: 1/4" = 1'-0"



GARAGE ADDITION BELOW STREET GRADE
CERTIFICATE OF APPROPRIATENESS GRANTED 4 OCTOBER 2010

2 LEFT ELEVATION
A.2.2 Scale: 1/4" = 1'-0"

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 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

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REVISIONS:

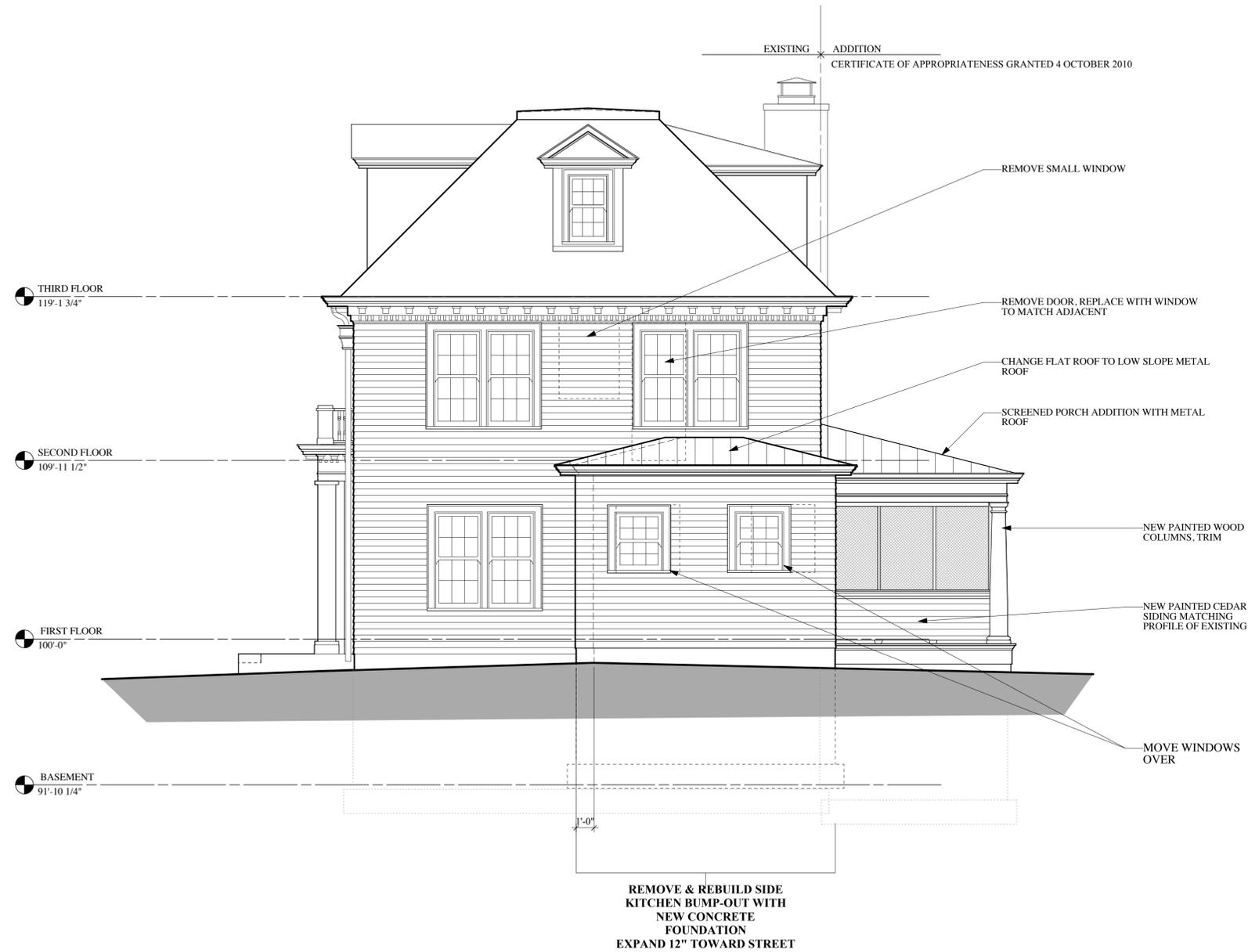
DATE: 10 JUNE 2013
SCALE: AS NOTED
PROJECT: K1302
DRAWN BY: AKK

DRAWING NAME:

EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-2.2



2 RIGHT ELEVATION
A.2.3 Scale: 1/4" = 1'-0"

- ISSUE:
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 - ◆ PLAN REVIEW SET
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NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

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Madison, Wisconsin

REVISIONS:

DATE: 10 JUNE 2013
SCALE: AS NOTED
PROJECT: K1302
DRAWN BY: AKK

DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-2.3