



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King Jr Blvd, Suite 017

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

www.cityofmadison.com

June 23, 2020

Ed Linville
Linville Architects
408 E Wilson St
Madison, WI 53703

Re: Certificate of Appropriateness for 202 Forest Street

At its meeting on May 4, 2020, the Landmarks Commission reviewed, in accordance with the provisions of the Historic Preservation Ordinance, your plans to construct an addition to a principal structure located at 202 Forest Street in the University Heights historic district. The Commission approved a Certificate of Appropriateness to construct an addition to the principal structure with the following condition:

- Final window and door specifications be approved by staff. Those submitted specifications meet the standards of the Historic Preservation Ordinance.

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



Project Name & Address: 202 Forest Street

Application Type(s): Certificate of Appropriateness for an addition in the University Heights historic district

Legistar File ID # [59709](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: March 10, 2020

Summary

Project Applicant/Contact: E. Edward Linville, Linville Architects

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of an addition to a principal structure.

Background Information

Parcel Location/Information: The subject site is located in the University Heights Historic District.

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Relevant Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City’s historic resources.

41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.

- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
- (a) Height. No alterations shall be higher than the existing structure; however, if the existing structure is already a nonconforming one, alteration shall be made thereto except in accordance with Section 28.192. Roof alterations resulting in an increased structure volume are prohibited unless they meet the requirements in Sec. 41.24(4)(a)5. and are permitted under Chapter 28, or approved as a variance pursuant to Sec. 28.184 or approved as a conditional use or as part of a planned residential development.
 - (b) Second Exit Platforms and Fire Escapes. Second exit platforms and fire escapes shall be invisible from the street, wherever possible, and shall be of a plain and unobtrusive design in all cases. In instances where an automatic combustion products detection and alarm system is permitted as an alternative to second exits, use of such a system shall be mandatory.
 - (c) Repairs. Materials used in exterior repairs shall duplicate the original building materials in texture and appearance, unless the Landmarks Commission approves duplication of the existing building materials where the existing building materials differ from the original. Repairs using materials that exactly duplicate the original in composition are encouraged.
 - (d) Restoration. Projects that will restore the appearance of a structure to its original appearance are encouraged and will be approved by the Landmarks Commission if such projects are documented by photographs, architectural or archeological research or other suitable evidence.
 - (e) Re-Siding. Re-siding with aluminum or vinyl that replaces or covers clapboards or nonoriginal siding on structures originally sided with clapboards will be approved by the Landmarks Commission provided that the new siding imitates the width of the original clapboard siding to within one (1) inch and provided further that all architectural details including, but not limited to, window trim, wood cornices and ornament either remain uncovered or are duplicated exactly in appearance. Where more than one layer of siding exists on the structure, all layers except the first must be removed before new siding is applied. If insulation is applied under the new siding, all trim must be built up so that it projects from the new siding to the same extent it did with the original siding.
 - (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.
 - (g) Additions and Exterior Alterations Not Visible from the Street. Additions and exterior alterations that are not visible from any streets contiguous to the lot lines upon which the structure is located will be approved by the Landmarks Commission if their design is compatible with the scale of the existing structure and, further, if the materials used are

- compatible with the existing materials in texture, color and architectural details. Additions and alterations shall harmonize with the architectural design of the structure rather than contrast with it.
- (h) Roof Shape. The roof shape of the front of a structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the structure and similar in location and shape to original dormers on structures of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a structure shall be visually compatible with the architectural design of the existing structure.
 - (i) Roof Material.
 1. 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.
 2. If the existing roofing material is asphalt shingles, sawn wood shingles or a nonhistoric material such as fiberglass, all repairs shall match in appearance the existing roof material; however, if any such roof is covered or replaced, re-roofing must be done using rectangular sawn wood shingles or rectangular shingles, for example, 3-in-1 tab asphalt shingles. Modern style shingles, such as thick wood shakes, Dutch lap, French method and interlock shingles, that are incompatible with the historic character of the district are prohibited.
 3. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.
 - (j) Parking Lots. No new parking lots will be approved unless they are accessory to and on the same zoning lot as a commercial structure or multiple family dwelling.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to construct a single-story addition and deck to the side of the house. The Craftsman style house was constructed in 1915 and features stucco walls, flared pilasters and a flared roof. This house is also unusual in that while it is on a corner, the front door faces an interior property line. A former porch that faced Forest Ave. was enclosed in 1991 per a Certificate of Appropriateness approved by the Landmarks Commission. Neither of the street façades are the primary façade of the house.

The addition would demolish an existing single-story enclosed entry on the side of the house and create a shallowly-pitched gabled roof that is framed with cornice elements in the corners, which make references to the flared pilasters on the historic house. The new screened porch attached to the addition would feature a flat roof and large screened window areas. A simple wood deck is attached to that and runs to the adjacent garage. The proposal adds pergola-style brackets to the garage that would project over the new deck.

Also, the applicant proposes to alter the stairs to the main door to both make them more accessible by including a handrail and plan for possible future installation of a ramp. The existing entry will remain, but the stairs to the stoop will be reconfigured so direct pedestrians from the sidewalk to the door and also provide a railing. The existing stoop has brick piers and the proposal is to incorporate that material adjacent to the steps, but pour

concrete steps and extended stoop. The metal railing will mimic some decorative elements on the entryway, but still read as being new construction with subtle detailing so as not to become a focal point.

A discussion of the relevant ordinance sections follows:

41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.

- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
- (a) Height. The single-story addition is lower in height than the historic house. The caps on the decorative elements in the corners are at the same level as the wood belt band that separates the two stories on the historic house.
 - (b) Second Exit Platforms and Fire Escapes. N/A.
 - (c) Repairs. N/A.
 - (d) Restoration. Projects N/A.
 - (e) Re-Siding. N/A.
 - (f) Alterations Visible from the Street and Alterations to Street Facades. The side addition will be visible from the street, but it is functionally the side of the house. The addition is inset from the historic house and incorporates decorative elements (stucco siding, the detail that continues the belt band on the house) that are compatible with the historic house and similar in architectural style. The enclosed porch features largely open spaces, which will allow it to read a voids that do not compete with the style of the house. The deck is a simple design that will blend with the setting. The main entrance to the house will be more visible from the street with the modification of the stairs, but done in a way that does not detract from the character of the historic house.
 - (g) Additions and Exterior Alterations Not Visible from the Street. Most of the alterations will be visible from the street. The new fireplace exhaust screen is located on the backside of the new addition, which as it is inset from the historic house, should not be visible from the street.
 - (h) Roof Shape. The roof shapes on the addition and the new enclosed porch create a hierarchy where each is more stepped down from the unusual flared roof on the historic house. The roof shapes are compatible with the historic and allow the unusual roof form on the historic house to remain as the dominant feature of the roofing on the building.
 - (i) Roof Material. Due to the minimal pitch on the addition, it will utilize rolled asphalt roofing and the enclosed porch will utilize a membrane roof, which meets the requirements of this standard.
 - (j) Parking Lots. N/A

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the request with the following condition:

1. Final window and door specifications be approved by staff.

Staff Report Based Upon Draft Ordinance for Existing Structures

Applicable standards

41.30 Standards for Alterations

41.30 STANDARDS FOR ALTERATIONS

(1) General

(b) Materials and Features

1. Requirements

- a. Alterations shall be in keeping with the original design and character of the building.
- b. The removal of historic features on elevations visible from the street is prohibited.
- c. The introduction of conjectural features without historic precedent on the building shall be avoided.

(d) Accessibility

1. Requirements

- a. Whenever possible, access to historic buildings should be through a primary building entrance.
- b. Barrier-free access requirements shall be complied with in such a manner that the historic building's character-defining exterior features and features of the site and setting are preserved or impacted as little as possible.
- c. Utilize solutions to meet accessibility requirements that minimize the impact of any necessary alteration on the historic building, its site, and setting, such as compatible ramps, paths, and lifts.

(6) Porches, Balconies and Decks

(a) Replacement

1. Requirements

- b. A historic entrance or porch shall be retained in all instances, including change of use or space function.

(b) Porch Elements

1. Requirements

- d. Open porch balustrades and stair railings shall have top and bottom rails with the bottom rails raised no higher than four (4) inches above the floor.
- e. Balusters shall be located between (not in front of or behind) the top and bottom rails and shall be vertical and square
- f. Handrails on stairs shall be of a design and material to match the porch balustrade.
- g. Composite, vinyl, and decorative metal balusters are prohibited, except on structures constructed outside of the period of significance.
- h. Stairs may be constructed of wood, concrete, or brick. If wood is used, stairs shall have solid wood risers and be enclosed on the sides by lattice or a wing wall.

2. Guidelines

- a. Other porch designs may be permitted if they are compatible with the character of the structure and the district.

41.31 Standards for Additions

(1) General

(a) General

1. Requirements

- b. A new addition shall be designed to be subordinate and compatible with the character of the structure.
- c. No addition shall be taller than the roof of the existing structure.
- d. The addition shall be visually separated from the principal building.

Staff Report Based Upon Draft Ordinance for Existing Structures

- e. The alignment, rhythm, and size of the window and door openings of the new addition shall be similar to those of the historic building.
 - f. Rooftop additions, decks, terraces, and mechanical and service equipment shall be located to be set back from elevations visible from the street in order to minimize its visibility and impact on the historic character of the building.
- (b) Materials and Features
- 1. Requirements
 - a. A new addition shall be constructed on a secondary or non-character defining elevation so that historic materials and features are not obscured, damaged or destroyed.

(2) Building Site

(a) General

- 1. Requirements
 - a. Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.

(3) Exterior Walls

(a) General

- 1. Requirements
 - a. Materials used for exterior walls of the addition shall be similar in design, color, scale, architectural appearance, and other visual qualities of the historic building, but differentiated enough so that it is not confused as historic or original to the building.

(4) Roofs

(a) General

- 1. Requirements
 - a. Additions to a roof shall maintain the character defining features and form of the existing roof.
 - b. The form and pitch of the addition roof shall be similar to the existing roof form and pitch.

(b) Materials

- 1. Requirements
 - b. Any roofing materials shall be permitted on flat or slightly sloped roofs not visible from the street

(5) Windows and Doors

(a) General

- 1. Requirements
 - a. Openings and the windows or doors in them shall be compatible with the overall design of the historic building.
 - b. The new openings shall have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.

(b) Windows and Storm Windows

- 1. Requirements
 - a. Wood, aluminum clad wood, and steel windows are permitted.
 - c. True divided lights are permitted. Simulated divided lights are permitted with window grids on the exterior and interior the same color as the window sash and spacer bars between the panes of glass.

(c) Entrance Doors and Storm Doors

- 1. Requirements
 - a. Doors shall be compatible with the overall design of the building.

Staff Report Based Upon Draft Ordinance for Existing Structures

- b. New door openings shall have a similar height to width ratio, components, and finish as the historic doors of the structure.

(6) Porches, Balconies and Decks

(a) Porch Elements

1. Requirements

- a. The style of porch posts, balusters and rails shall be compatible with the overall design of the historic porch but, in most cases, not duplicate the historic features.
- e. Spaces beneath porches and stairs shall be enclosed with a framed lattice of crisscross design, narrow vertical boards, or other openwork design.
- f. All wood on exterior porches, shall be painted or opaquely stained.

(b) Balconies and Decks

1. Requirements

- a. Rear yard decks shall be constructed so that they are not visible from the street to which the building is oriented.
- b. Spaces beneath decks and stairs visible from the street shall be screened by framed lattice,
- c. All parts of the deck or balcony, except the flooring and steps, shall be painted or opaquely stained in a color to blend with the colors on the structure.

(7) Building Systems

(a) Mechanical Systems

1. Requirements

- a. Grilles (mechanical air intake, exhaust, etc.), vents (plumbing stack, mechanical air intake or exhaust, etc.), and utility meters (water, gas, electric, etc.) shall be placed in a location on an elevation not visible from the street or on the roof. Grilles, vents, equipment, and meters on elevations visible from the street are prohibited, unless technically infeasible. Grilles, vents, equipment, and meters shall be finished or painted to match adjacent materials.

A discussion of the applicable standards

41.30 STANDARDS FOR ALTERATIONS

(1) General

(b) Materials and Features

1. Requirements

- a. The alteration of the entrance steps change the appearance of the primary entry to the structure, but are designed to be in character with the style of the building.
- b. The primary entrance is located on the side of the structure, facing an interior lot line, making it minimally visible from the street.
- c. The modification of the entrance stairs does not introduce a conjectural element, but does alter an existing situation.

(d) Accessibility

1. Requirements

- a. The modification to the entry stairs are in part to allow for the future introduction of a ramp in order to access the primary entrance to the structure.
- b. The doorway and its surrounding features will remain the same, with the just stairway access changing in order to better provide access to the structure.
- c. By modifying the steps to be facing the street and the walkway from the garage, it makes use of the site features as a means to provide better access to the doorway.

Staff Report Based Upon Draft Ordinance for Existing Structures

(6) Porches, Balconies and Decks

(a) Replacement

1. Requirements

- b. The doorway and its surrounding features will be retained, but the stoop is proposed to be modified in order to allow for better pedestrian access. While the means of accessing the historic entrance will change, the entranceway is not being removed.

(b) Porch Elements

1. Requirements

- d. The top and bottom rails with the bottom rails raised no higher than four (4) inches above the floor.
- e. Balusters are located between (not in front of or behind) the top and bottom rails and shall be vertical and square
- f. Handrails on stairs are a design and material to match the porch balustrade.
- g. The new railing is largely simple with an angled baluster at the end to link the design to the angled pilasters on the building.
- h. Stairs will be concrete and enclosed by a new brick wing wall.

2. Guidelines

- a. While the existing stoop configuration is historic, it has a number of challenges. The alternative design improves accessibility to the entrance while maintaining the character-defining features of the entranceway.

41.31 Standards for Additions

(1) General

(a) General

1. Requirements

- b. The new addition is both shorter and stepped in as part of making it subordinate to the historic structure. Additionally, the order of the roof forms from the enclosed addition to the lower profile of the screened porch provide a separation between the additions and the principal structure.
- c. The single-story addition is shorter than the two-story historic structure.
- d. The addition is stepped in from the tapered pilasters at the corners and located on what is functionally the rear of the building, so that it does not cover over significant features.
- e. The alignment of the windows emphasizes the symmetrical nature of the window placement on the historic structure, and the screened porch addition reads as an open space. The new rear door is nested behind the screened porch and will not be visible from the street.
- f. The deck that projects from the screened porch abuts the garage, but is not physically connected with it. As part of the deck area, the proposal is to introduce a pergola-style awning to the side of the garage that would project over the deck. The unusual configuration of this building and the fact that it is on a corner lot means that the deck is visible from the street. However, it is set back from the street-facing façade and reads as being a part of the functional rear of the structure as it leads to the garage.

(b) Materials and Features

1. Requirements

- a. The additional is located on what is functionally the rear of the property. The single-story is located such that it does not cover over the decorative belt band or second-story windows of the historic structure.

(2) Building Site

Staff Report Based Upon Draft Ordinance for Existing Structures

(a) General

1. Requirements

- a. Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.

(3) Exterior Walls

(a) General

1. Requirements

- a. The addition is proposed as stucco to match the existing structure. The design of the addition and its placement differentiate it from the historic structure.

(4) Roofs

(a) General

1. Requirements

- a. The parapet roof of the enclosed addition is of a style that relates to the house without trying to mimic the flared roof form of the historic structure, which allows the addition to read as subordinate to the historic structure. The screened porch has a very low pitch, which again helps it to remain subordinate to the historic structure.
- b. The form and pitch of the roofs on the additions are different than the historic structure. However, the unique style of the roof on the historic structure are a key character-defining feature and would be out of place on the single-story additions.

(b) Materials

1. Requirements

- b. The roofs of the additions are of a very shallow pitch and the style of roofing proposed meets this standard.

(5) Windows and Doors

(a) General

1. Requirements

- a. The new rear door, windows, and screened porch area are in keeping with the style of the historic building.
- b. The new windows are small than those on the historic building. They mimic the light pattern of the upper sashes of the historic windows and are of a comparable dimension for those upper sashes. As the addition is half the size of the historic structure, it follows that the windows on the addition would also be half the size.

(b) Windows and Storm Windows

1. Requirements

- a. The style of windows appear to be compatible, but there are no window specifications included in the submittal.
- c. The final window specifications would need to be for true or simulated divided lights.

(c) Entrance Doors and Storm Doors

1. Requirements

- a. The drawings show a door that is compatible with the design of the building, but there are no specifications for the final door choice included in the application.
- b. The new rear door appears to be of a scale that is compatible with the other entrance.

(6) Porches, Balconies and Decks

(a) Porch Elements

1. Requirements

- a. The enclosed porch is of a simple framed style. The posts are square and run from the floor to the top of the porch, filled with screens.

Staff Report Based Upon Draft Ordinance for Existing Structures

- e. The enclosed porch will be placed on a foundation, so there is no exposed space to enclose.
 - f. The wood on the exterior will be painted or stained opaque.
- (b) Balconies and Decks
- 1. Requirements
 - a. The new deck is located on what is functionally the back of the building. It is set back from the street façade to mitigate its appearance from the street.
 - b. There is only 6” of space between the ground and the new deck, which will make it minimally visible from the street.
 - c. The wood deck will be painted or opaquely stained.

(7) Building Systems

(a) Mechanical Systems

1. Requirements

- a. The addition will feature an exhaust for the fireplace. The exhaust vent is located on the side not facing a street and is not visible from either of the public right of way.

Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the request with the following condition:

- 1. Final window and door specifications be approved by staff.

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 202 FOREST STREET Aldermanic District: 5

2. PROJECT

Project Title/Description: ADDITION & SCREENED PORCH

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

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment (Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: JENNIFER STEPHAN SAUER Company: NA

Address: 202 FOREST STREET MADISON WISCONSIN

Telephone: 608 575-9496 Email: JSKAUER@WISC.EDU

Property Owner (if not applicant):

Address:

Property Owner's Signature: [Signature] Date: FEB 24 2000

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.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/dpced/planning/documents/2019-LCMeetingScheduleDates.pdf>

Preservation Planner
Heather Bailey Ph.D.

Heather,

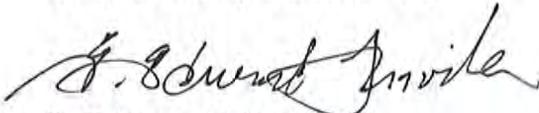
We are requesting to present at the next Landmarks Commission to seek a Certificate of Appropriateness for the project before you located at 202 Forest Street , Madison, Wisconsin.

For the past months we have been working with our clients and owners Stephan and Jenn Sauer to design a one story addition, screen porch, and entry pad to the above property. We believe the project as presented succeeds in the best tradition regarding scale, detail, and materials complementary to the current structure and the neighborhood at large.

We enclose our drawings to represent our design along with Photos of the current home and adjacent property.

Please let us know if any additional info is needed and I will supply Immediately.

Respectfully Submitted



E. Edward Linville

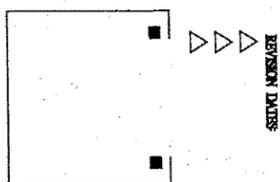
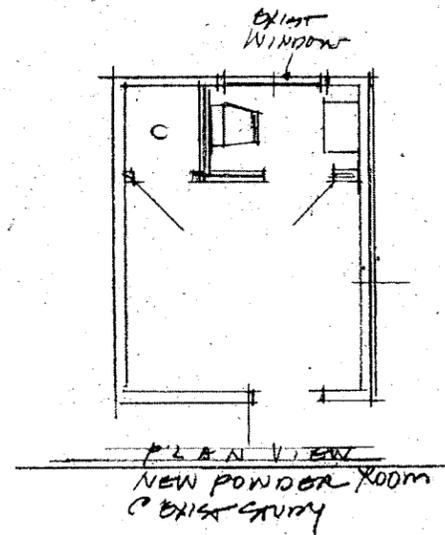
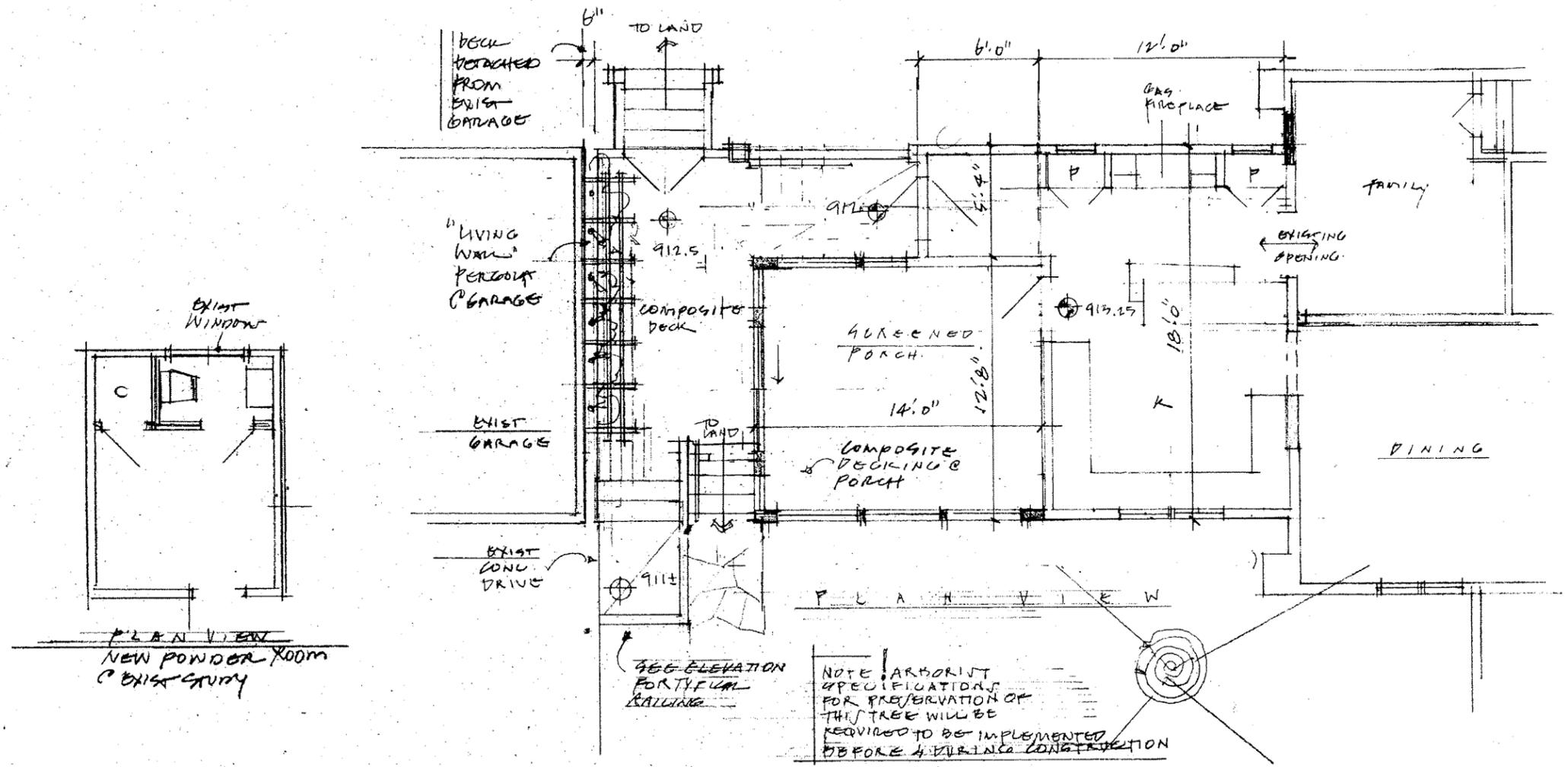
elinville@linvillearchitects.com

608 575-9496

CITY OF MADISON

FEB 24 2020

Planning & Community
& Economic Development



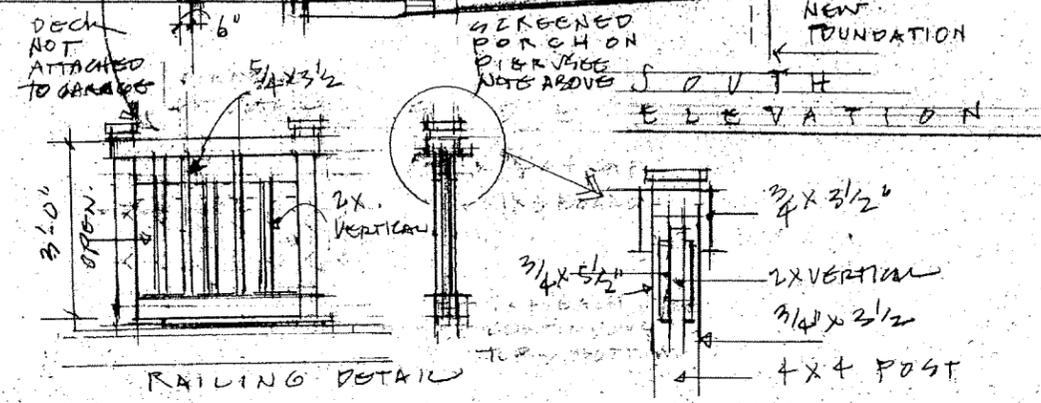
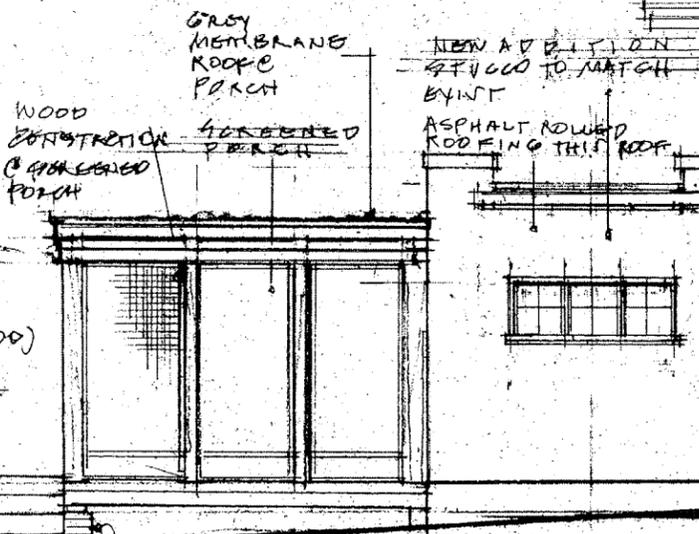
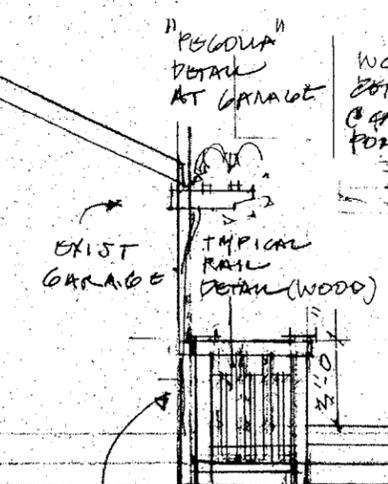
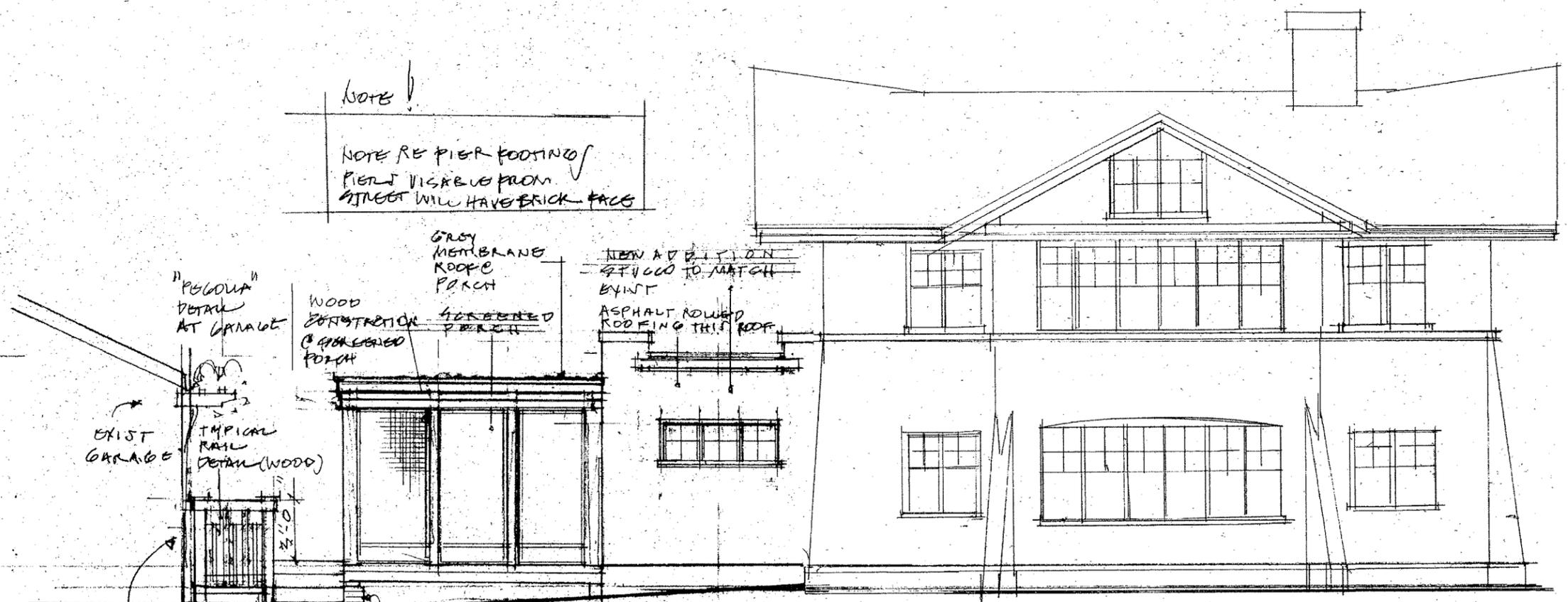
LINVILLE ARCHITECTS, LLC
 408 E. WILSON ST. MADISON, WI 53703 608-251-6666
 THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF LINVILLE ARCHITECTS, LLC AND IS NOT TO BE COPIED, DISTRIBUTED, OR USED IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF LINVILLE ARCHITECTS, LLC. LINVILLE ARCHITECTS, LLC RETAINS ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREIN.
 LINVILLE ARCHITECTS, LLC
 ANY VIOLATION OF THESE RIGHTS WILL BE PROSECUTED.

ADDITIONAL CONTRACT PROJECT
 FOR
 JENNIFER STEVE DAUER
 MADISON, WISCONSIN

PROJECT NUMBER:
 DRAWN BY:
 CHECKED BY:
 ISSUE DATE:
 ISSUED FOR:
 FEB 24 2020
 OF 5
 MARCH 4, 2020



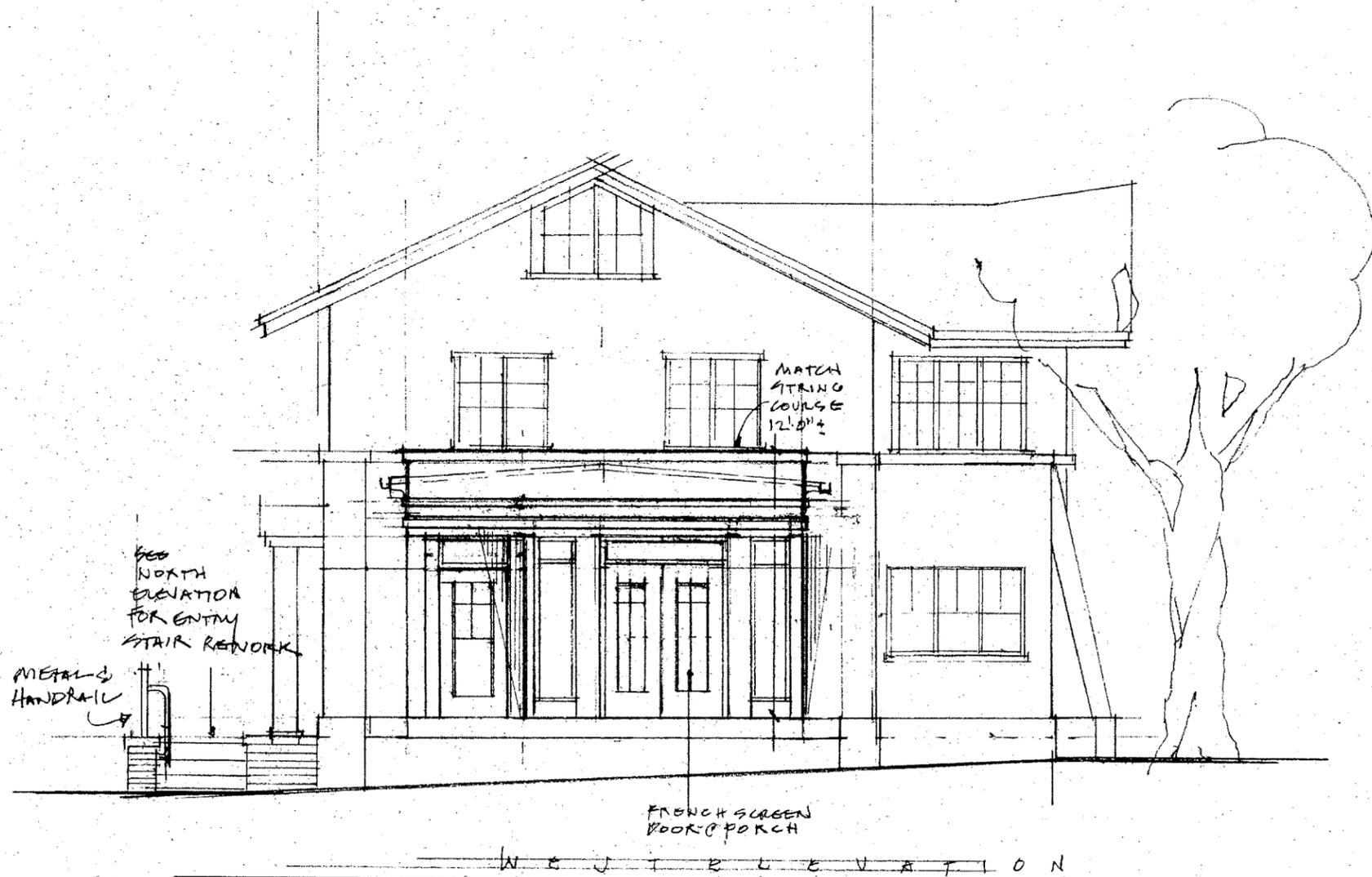
NOTE!
 NOTE RE PIER FOOTING OF
 PIER VISIBL FROM
 STREET WILL HAVE BRICK FACE



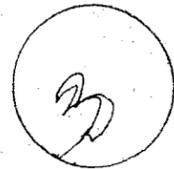
INITIAL CONCEPT
 202 FOREST ST. SAJON RESIDENCE
 MAR 14, 2019

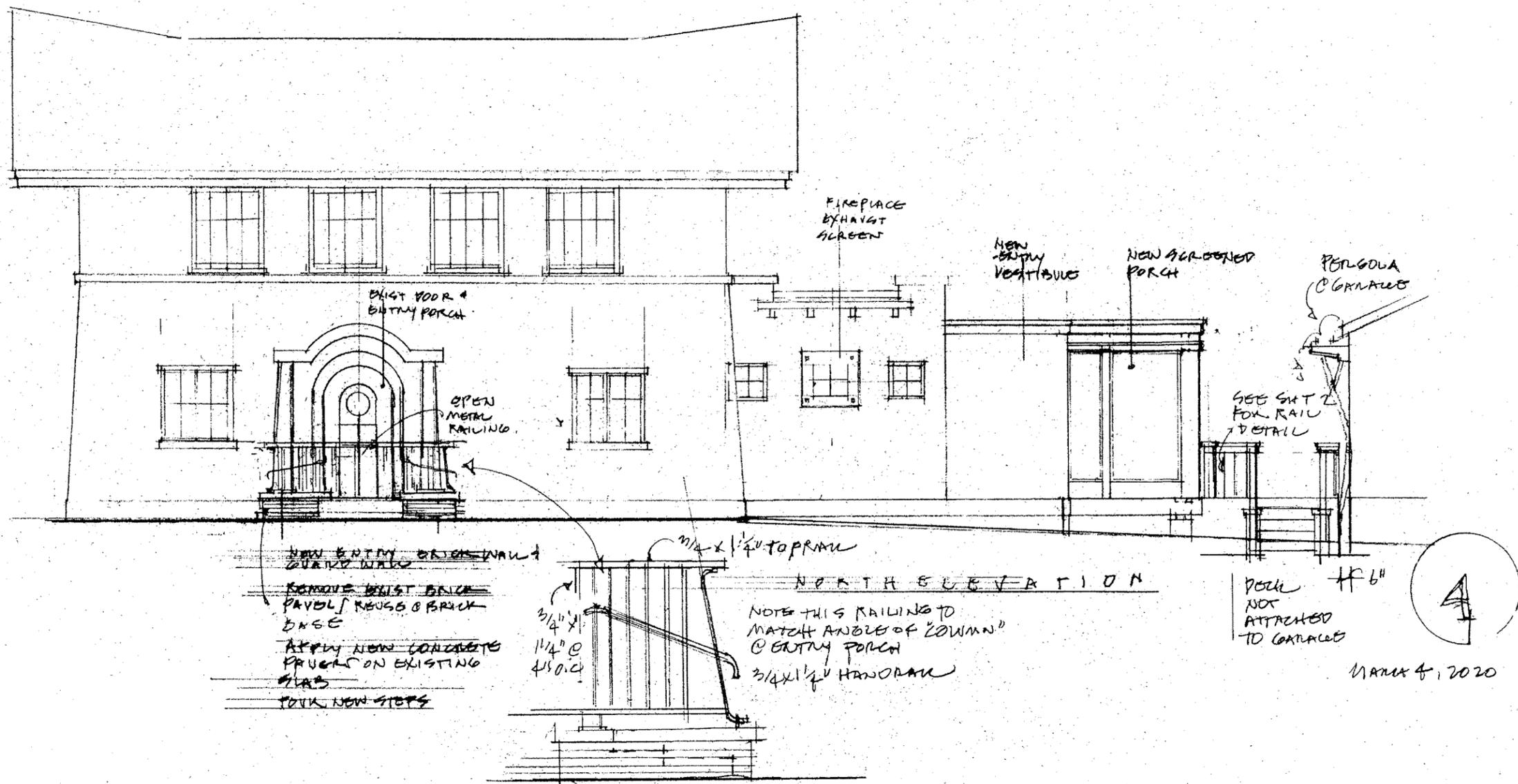
MARCH 4,
 2020



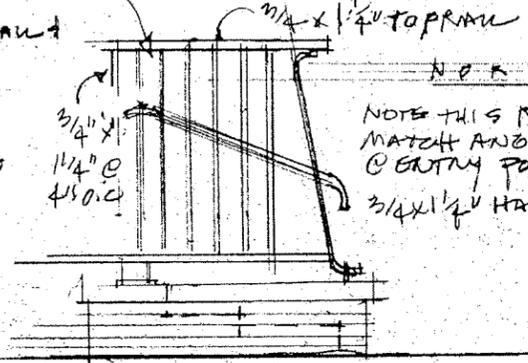


MAR 4
2020



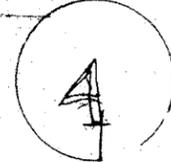


NEW ENTRY ORIGINAL
 QUARTZ WALL
 REMOVE EXIST BRICK
 PAVEMENT REUSE BRICK
 BASE
 APPLY NEW CONCRETE
 PAVEMENT ON EXISTING
 SLAB
 POUR NEW STEPS

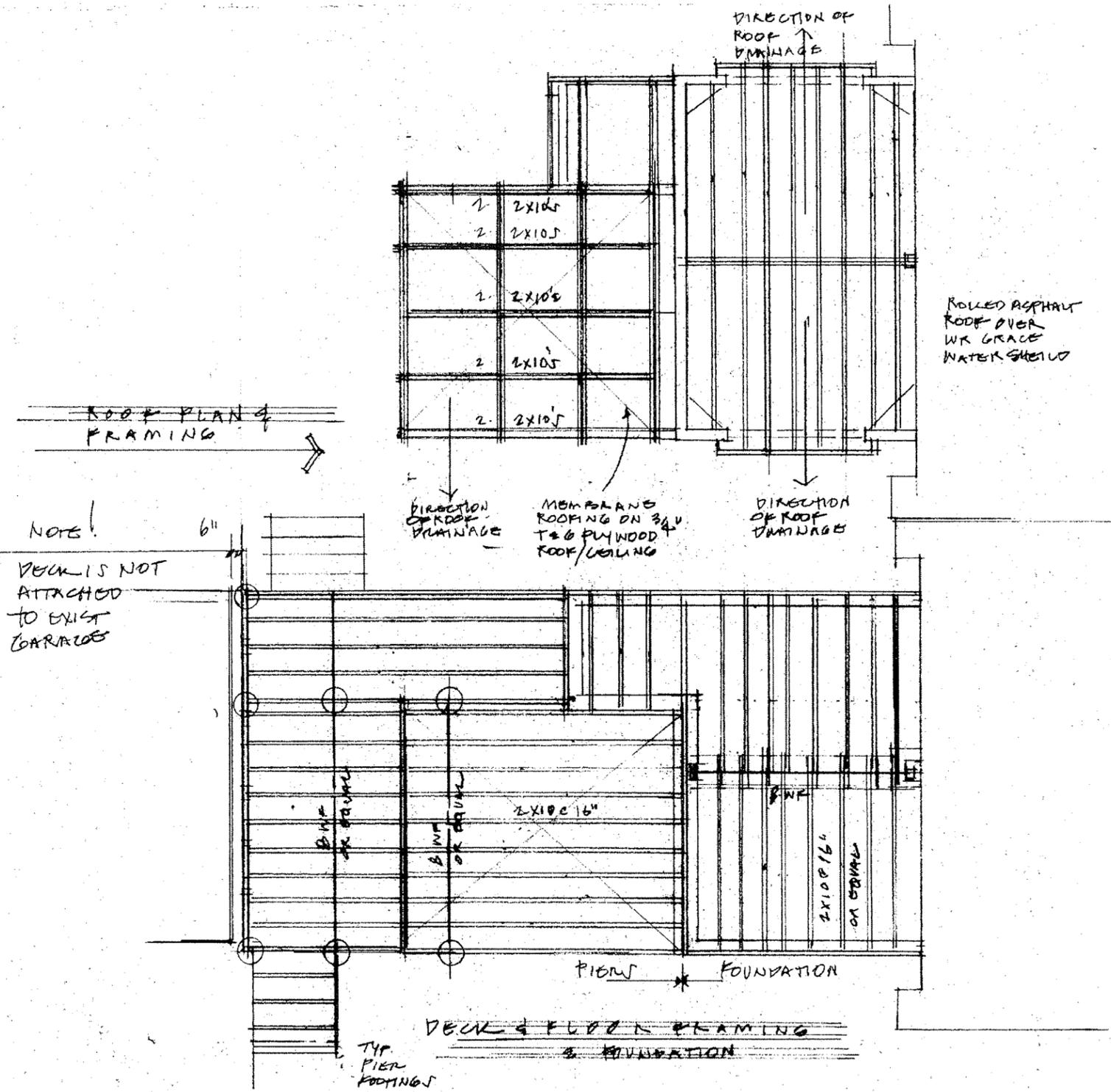


NORTH ELEVATION
 NOTE THIS RAILING TO
 MATCH ANGLE OF COLUMN @
 ENTRY PORCH
 3/4" x 1/4" HANDRAIL

POST NOT
 ATTACHED
 TO CORNICE



MARCH 4, 2020



GRID BEARINGS UPON THE COUNTY SYSTEM (C)

19

20

60.00'

ROCK WALL TYP.

SEE ELEV. EXTM REWORK

NOTE

DRAIN PATTERNS NOT AFFECTED BY NEW WORK

N10°26'58"W 59.80'

4.1'

4.0'

FLR=911.20'

119.93'(120')

UNIVERSITY HEIGHTS BLOCK 7

N79°17'34"E 119.69'

EXISTING GARAGE

EXISTING HOUSE

CUT STONE PATH TYP.

2FLR=913.25'
FLR=913.21'

CNC. SIDEWALK

S79°23'14"W 119.94'(120')

CNC. APRON

BACK OF CURB

CHAMBERLAIN AVENUE

GNC. SIDEWALK

FOREST STREET

30' 6" 30'

FOR SAUER ST

