

architecture
network, inc.

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

September 13, 2010

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

RE: Eisenhart Residence
40 N Roby Road
Madison, WI

Commissioners,

Please consider issuing a Certificate of Appropriateness at your meeting on October 4th for the following alterations and addition to the home at 40 North Roby Road, in the University Heights Historic District.

You probably recall many of the proposed alterations and addition from the informational meeting Arlan and I had with you on July 26th. A few changes have been made to the proposal since then. The major part of the addition is still a basement-level attached garage and workroom. As viewed from the front of the house, it is below grade and only a small part of the foundation wall will be visible, and can be screened by landscaping. From the street further along the side of the house, it will be exposed above grade. The lot slopes steeply down from the northwest to the southeast (rear, addition side).

The above-grade portion of the addition expands on an existing one-story sunroom. The clients wish to make a larger sunroom, enough to function as a family room, with a master bedroom on the second floor. It is the same width as the existing sunroom, but extends 8'-8" further out from the main body of the house, and adds a second story. The roof would be slightly shorter than the existing main roof and follows the same pitch. Also on the back of the house, atop the basement workshop addition we would like to add a 10'-6" by 24' one-story porch. The remainder of the roof of the basement addition would be outdoor terrace, with a pergola.

The other major change, which will require a variance, is slightly raising the roof of the main house. The existing flat roof, in fact all of the existing flat roofs on the house, leak and have leaked for years. In order to fix the leaking issues, we are proposing to raise the edge of the flat roof by 1", to allow for better flashing, and to increase the pitch of the roof from ¼:12 to ½:12. This raises the roof by 3".



Other minor exterior alterations:

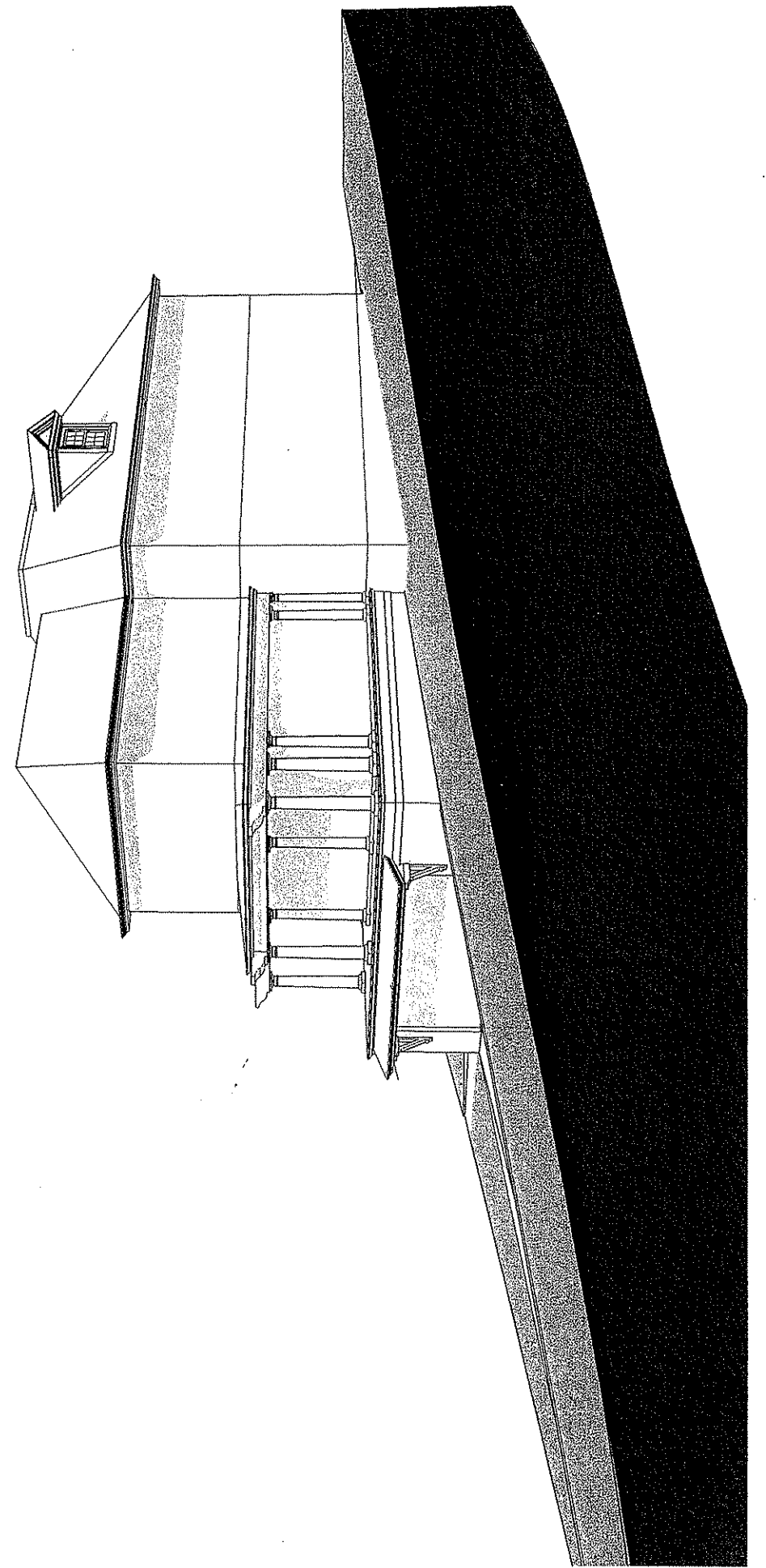
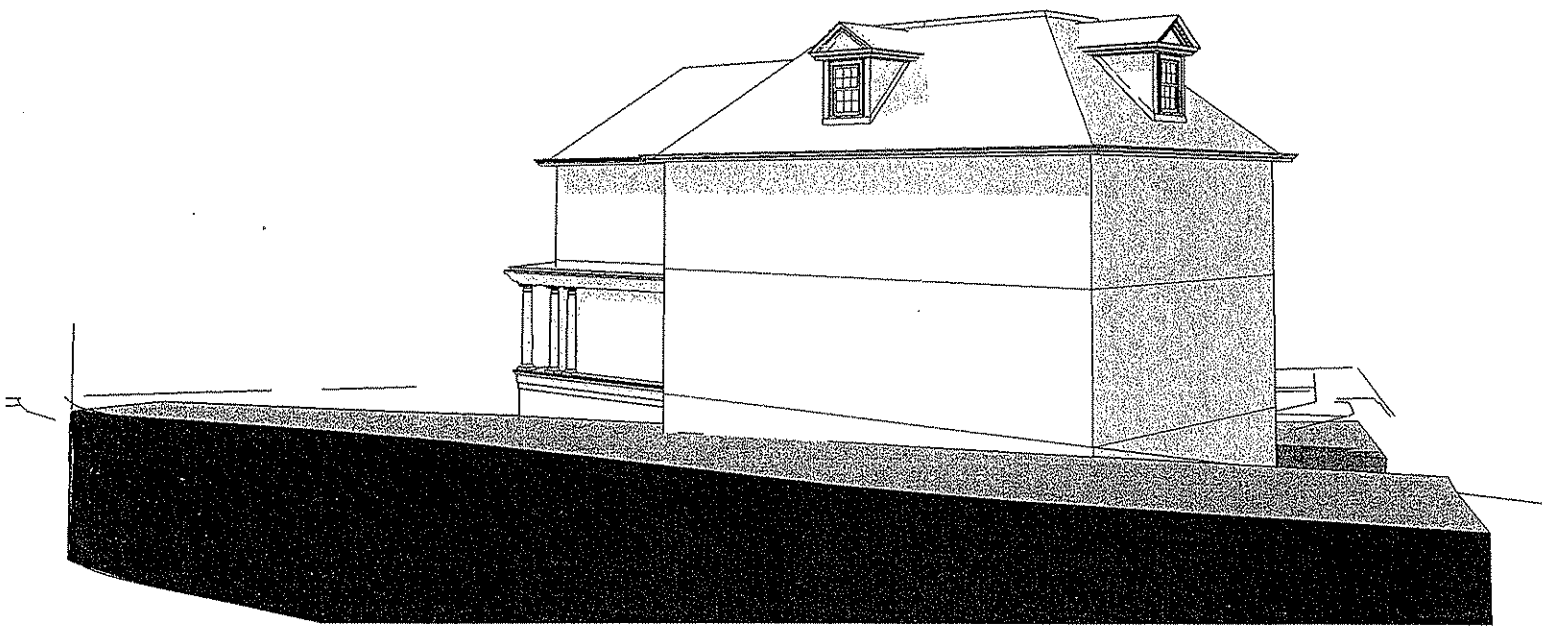
- Change the roof on the small side kitchen entry from a flat roof to a low pitched roof, to eliminate leakage issues. Also eliminate door that faces the street and rearrange windows on the non-visible side wall.
- On the rear elevation, two window and dormer changes to allow stair headroom and make it less cramped and awkward: raise one window and make it slightly shorter; and combine two small dormers to make one larger dormer. This adds a window to the dormer, the same size as the adjacent ones.
- Also on the rear elevation, remove one of a pair of windows in the kitchen and move it to the other side of the paired window.
- The original small garage door on the back of the house was infilled at some point with three windows and a door. We would like to remove the door and add a fourth window to match the others. The area well to the door provides a water entry to the basement.
- Change the front screen door from the odd swirl metalwork design to something much simpler.
- We would like to remove the fake plastic shutters from the front of the house.

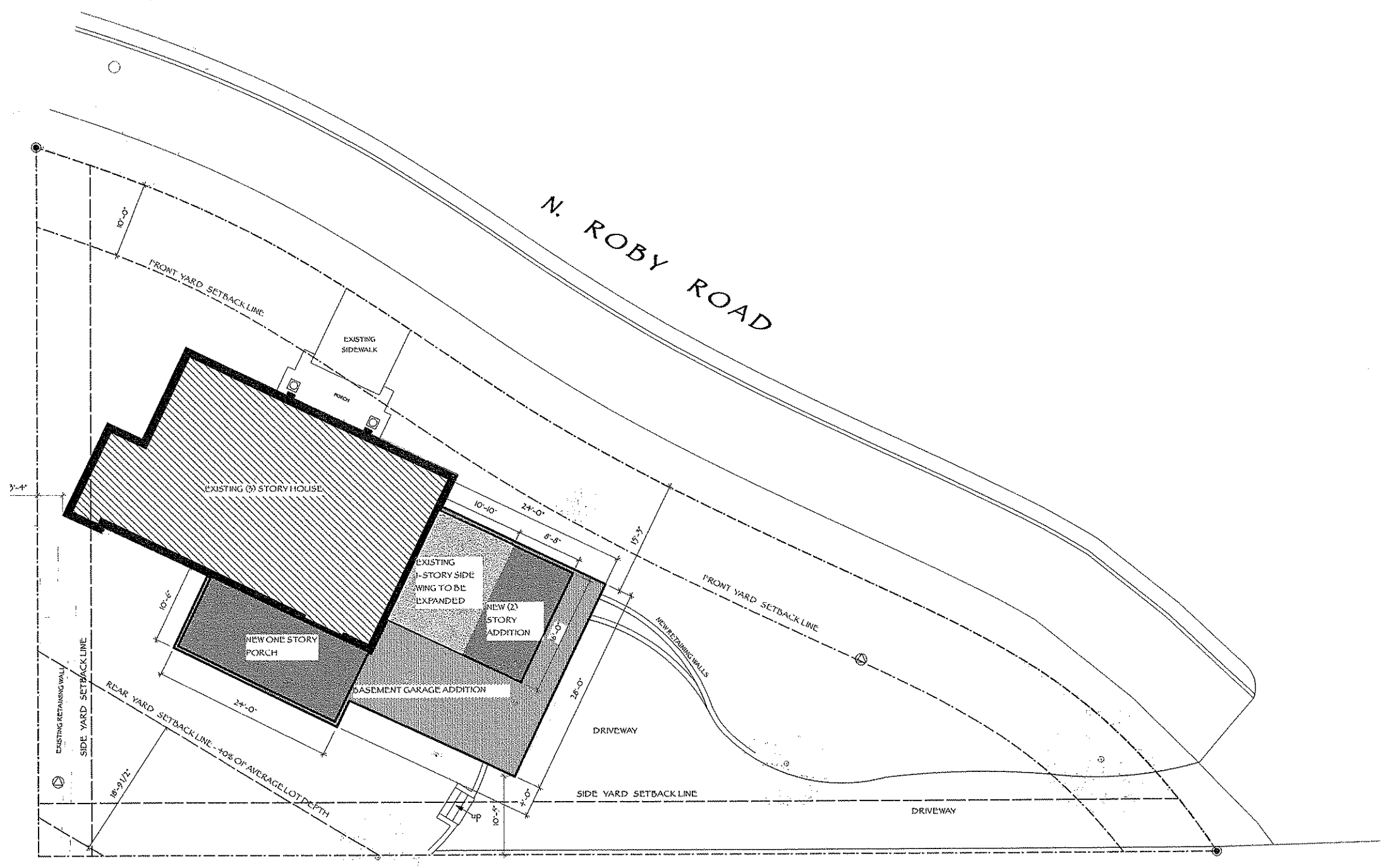
Materials for the addition will remain the same as on the original house. Detailing will keep the proportions and profiles of the existing, but simplified to differentiate it from the original.

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.

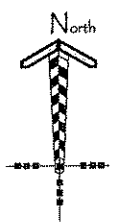
Sincerely,

Amy Hasselman
Architect/ Project Manager





I SITE PLAN
SP-1.0 Scale: 1/8" = 1'-0"



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

PROJECT:
PROPOSED ADDITION
& ALTERATION TO:
**EISENHART
RESIDENCE**

40N. ROBY RD
Madison, Wisconsin

REVISIONS:

DATE: 15 July 2010
SCALE: AS NOTED (50% @ 11x17)
PROJECT: K0816
DRAWN BY: JPE, DTZ

DRAWING NAME:
SITE PLAN

DRAWING NUMBER:
SP-1.0



1 FRONT ELEVATION
A.2.0 Scale: 1/4" = 1'-0"



2 LEFT ELEVATION
A.2.0 Scale: 1/4" = 1'-0"

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

PROJECT:
REMODEL
to the
EISENHART
RESIDENCE

40 N. ROBYRD
Madison, Wisconsin

REVISIONS:

DATE: 10 NOV. 2008
SCALE: AS NOTED
PROJECT: K0816
DRAWN BY: EJE

DRAWING NAME:
EXISTING 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:
**REMODEL
to the
EISENHART
RESIDENCE**

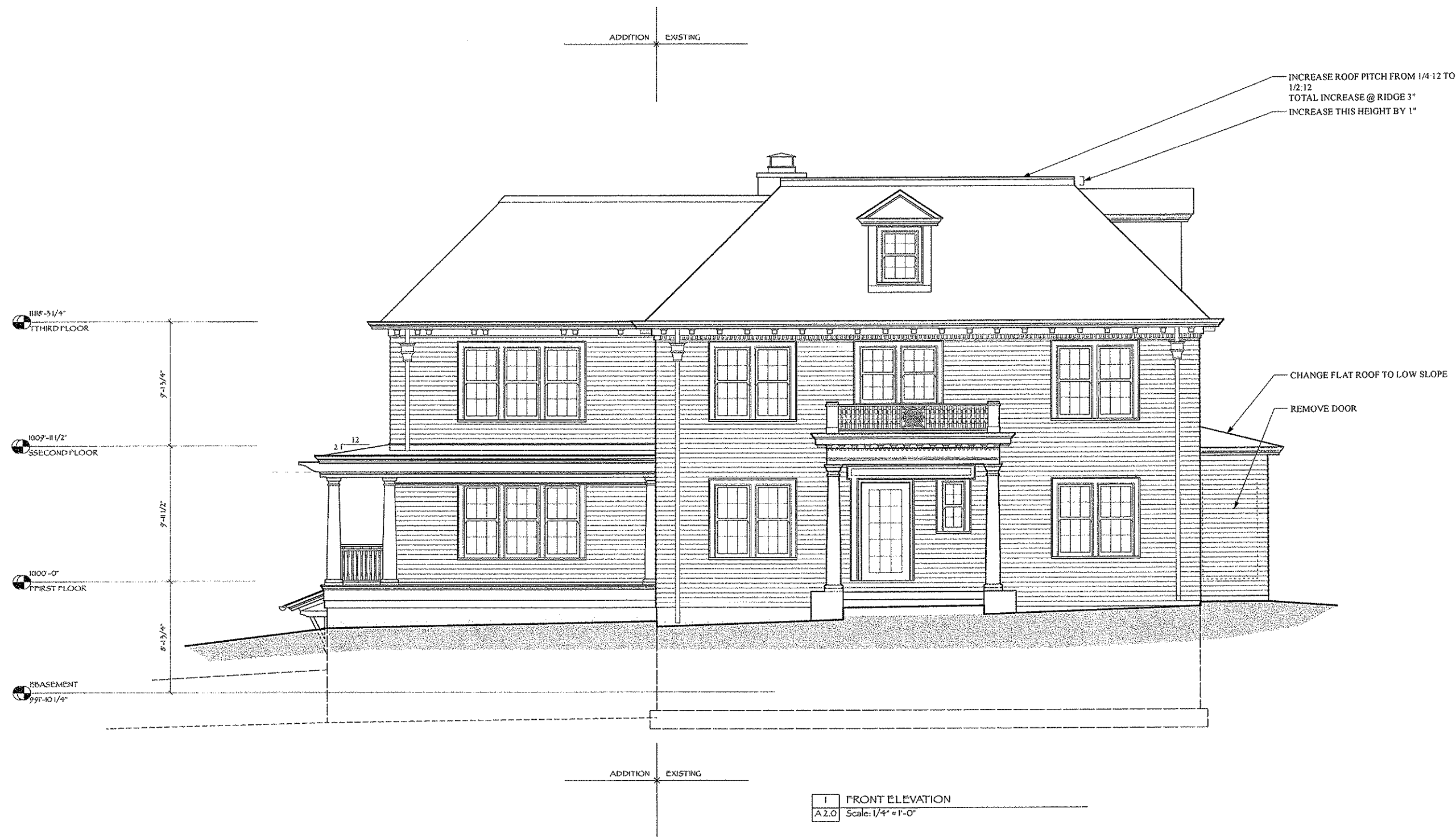
40 N. ROBYRD
Madison, Wisconsin

REVISIONS:

DATE: 10 NOV. 2008
SCALE: AS NOTED
PROJECT: K0816
DRAWN BY: XY

DRAWING NAME:
EXISTING EXTERIOR
ELEVATIONS

DRAWING NUMBER:
A-2.1



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

PROJECT:
PROPOSED ADDITION
& ALTERATION TO:
**EISENHART
RESIDENCE**

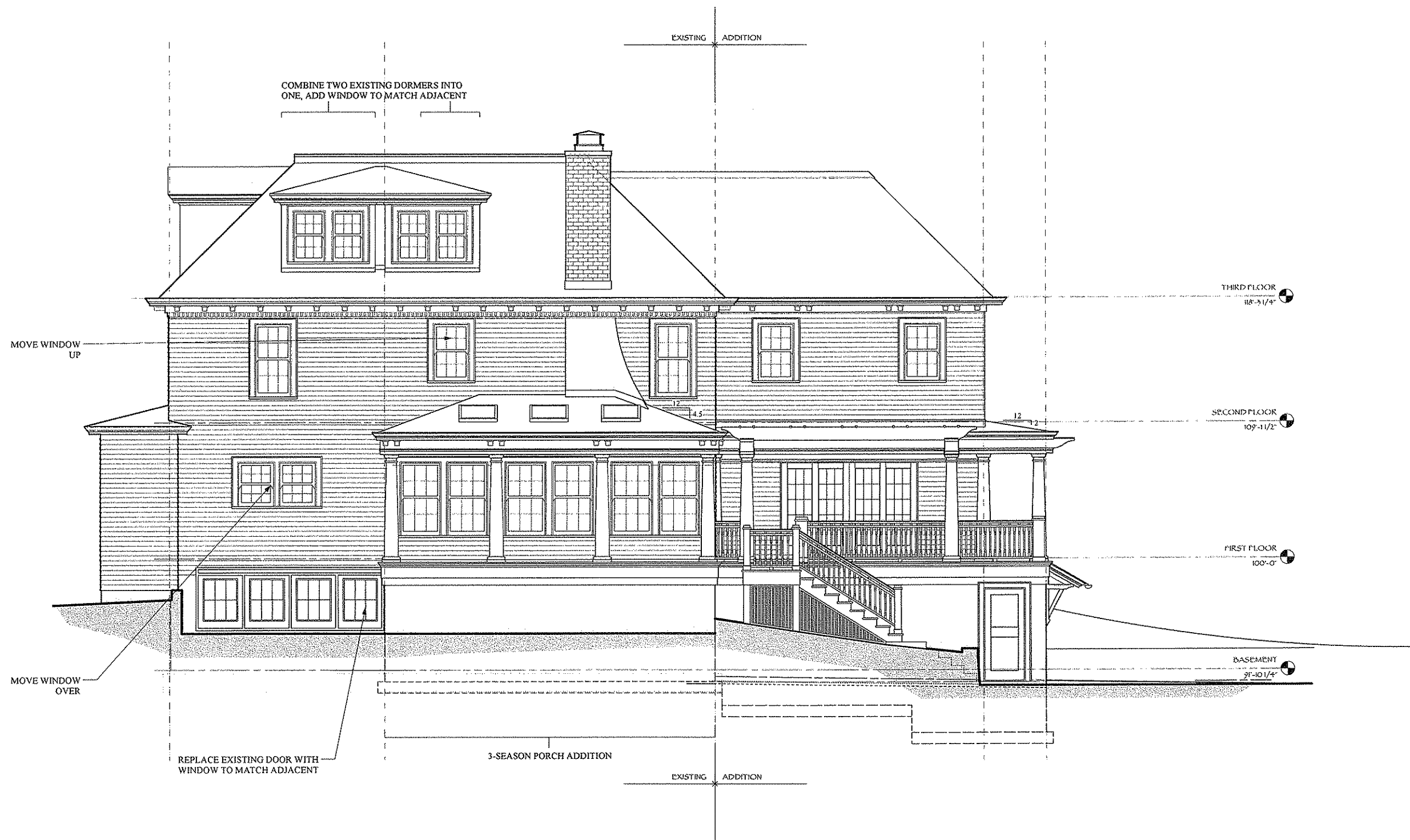
40 N. ROBY RD.
Madison, Wisconsin

REVISIONS:

DATE: 27 August 2010
SCALE: As Noted
PROJECT: Ko816
DRAWN BY: J.P.Ekstrom/EJE

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:
PROPOSED REMODEL
FOR THE:
**EISENHART
RESIDENCE**

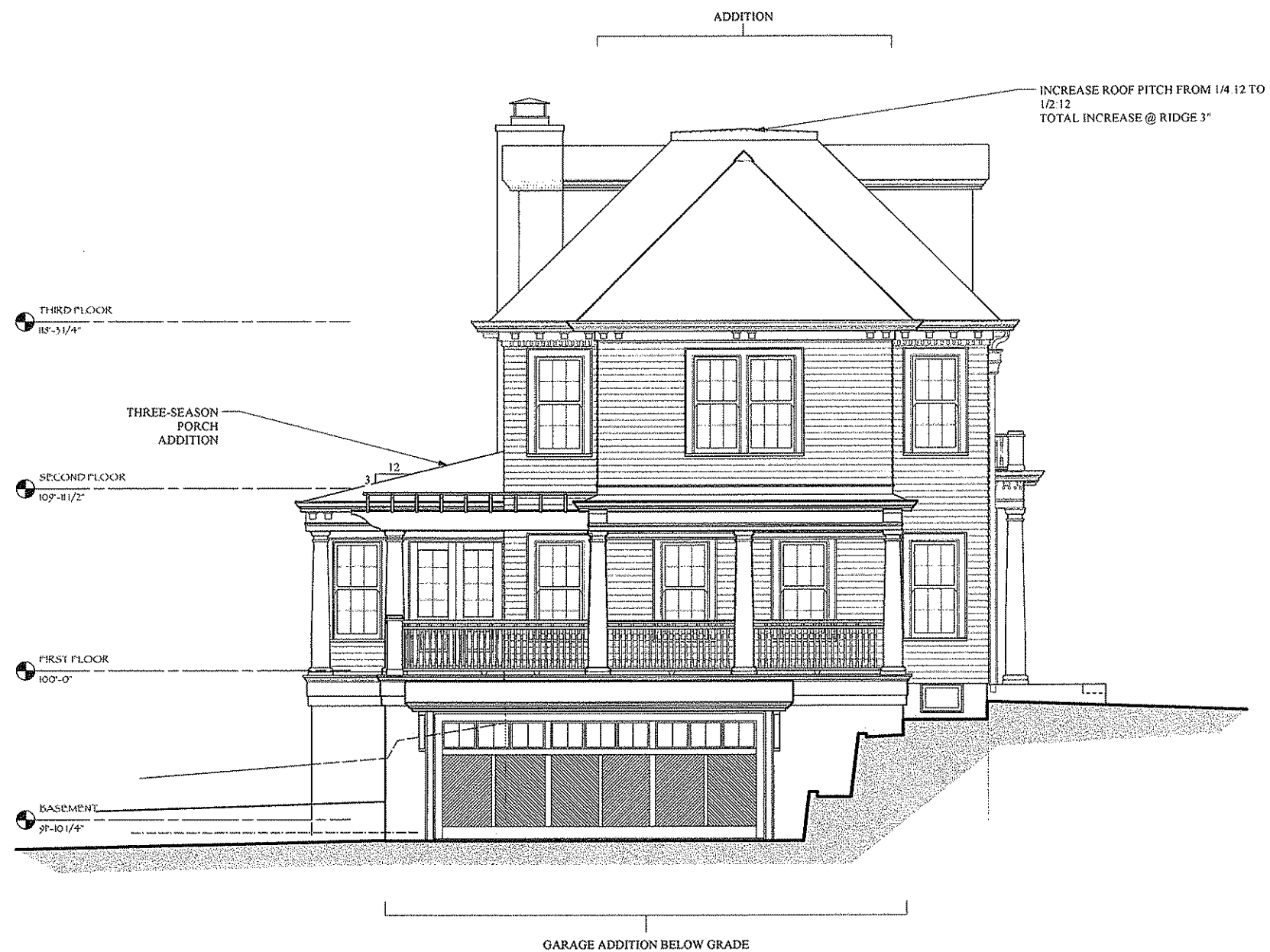
40 N. ROBYRD.
Madison, Wisconsin

REVISIONS:

DATE: 20 April 2010
SCALE: As Noted (50% @ 11x17)
PROJECT: K0816
DRAWN BY: JPE, DTZ

DRAWING NAME:
EXTERIOR
ELEVATIONS

DRAWING NUMBER:
A-2.1



2 LEFT ELEVATION
A.2.0 Scale: 1/4" = 1'-0"

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

PROJECT:
PROPOSED REMODEL
FOR THE:
**EISENHART
RESIDENCE**

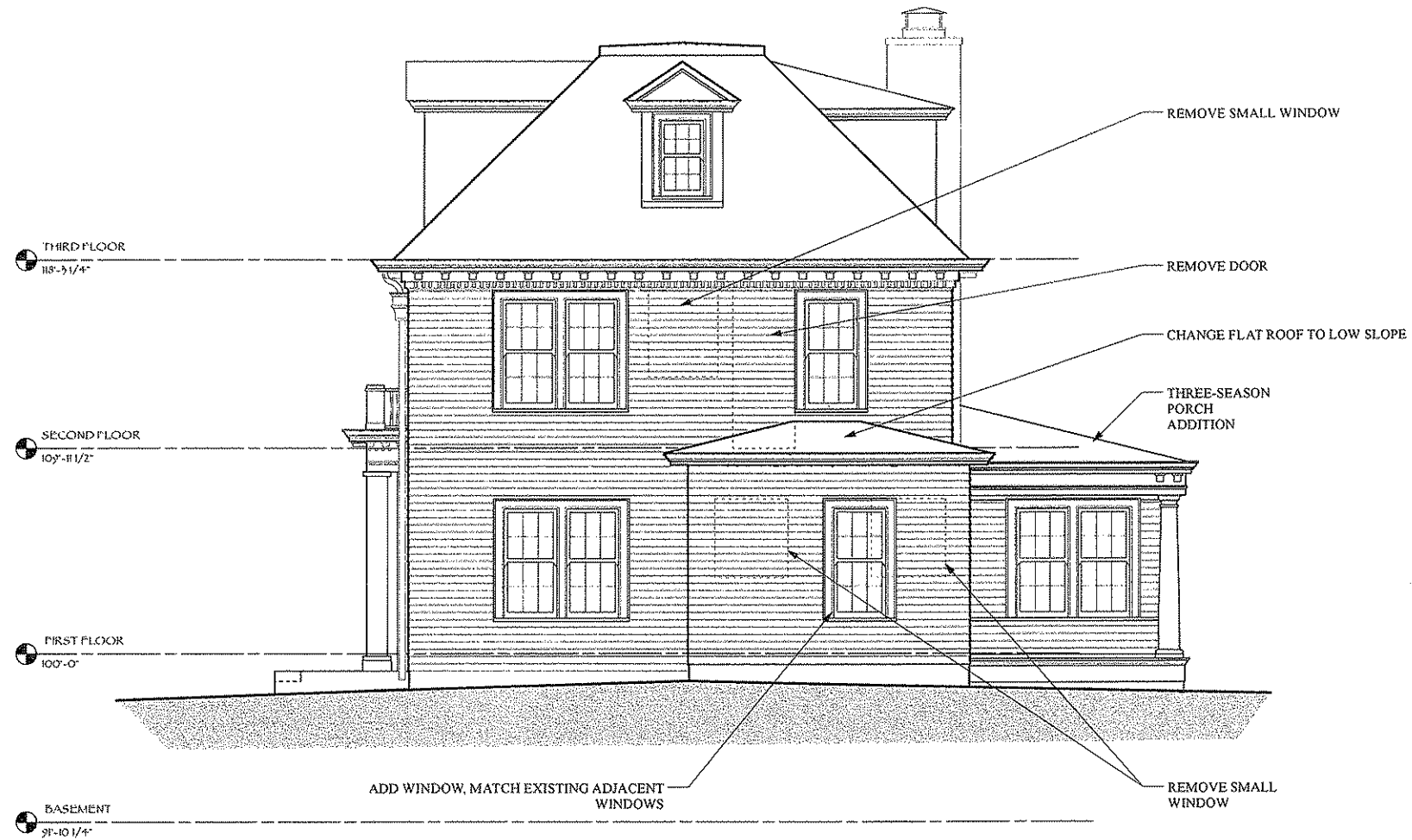
40 N. ROBY RD.
Madison, Wisconsin

REVISIONS:

DATE: 20 April 2010
SCALE: As Noted
PROJECT: K0816
DRAWN BY: J.P.Ekstrom/ EJE

DRAWING NAME:
EXTERIOR
ELEVATIONS

DRAWING NUMBER:
A-2.2



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

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

PROJECT:
PROPOSED REMODEL
FOR THE:
**EISENHART
RESIDENCE**

40 N. ROBY RD.
Madison, Wisconsin

REVISIONS:

DATE: 20 April 2010
SCALE: As Noted
PROJECT: K0816
DRAWN BY: J.P.Ekstrom/ EJE

DRAWING NAME:
EXTERIOR
ELEVATIONS

DRAWING NUMBER:
A-2.3