

LANDMARKS COMMISSION APPLICATION

LC

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: 1825 Van Hise Ave. Madison, WI 52726 Aldermanic District: 5

2. PROJECT

Project Title/Description: Welch Sunroom and Deck Additon

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 CITY OF MADISON MAY 28 2019 Planning & Community & Economic Development
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Meri Tepper Company: Associated Housewrights

Address: 1217 Culmen Street Madison WI 53713
Street City State Zip

Telephone: 608-204-7665 Email: meri.tepper@housewrights.com

Property Owner (if not applicant): Rodney Welch

Address: 1825 Van Hise Ave Madison WI 53726
Street City State Zip

Property Owner's Signature: Date: May 24, 2019

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>

Letter of Intent
Sunroom Addition for Rodney Welch
May 28 2019

To: Landmarks Commission - City of Madison

Design/Build Agent: Associated Housewrights
Project Designer: Meri Tepper
On behalf of: Rodney Welch

Project name
Welch Sunroom and Deck Addition

Project address and select history
1825 Van Hise Ave, Madison, WI 53726

The property (The Len S. Brown House) is situated in the University Heights Historic District. Built in 1925, the general contractor was Theodore Kavkvik. Brown, manager of the Parkway Theater, lived here from 1927-1928. Gustav Bokstedt, professor of Animal Husbandry at the University of Wisconsin, lived here from 1929-1930.

Project description

Rodney Welch has commissioned Associated Housewrights to design a sunroom addition, deck with stair on the rear of the existing house. There is an existing 3-season room and backyard access stair that will be removed and replaced with the proposed design.

The project is a larger sunroom that is fully conditioned for year-round use. A deck area provides outdoor sitting space and functionally breaks up the staircase into two flights for more comfortable daily access to and from the garage.

The width and height of the proposed addition is the same width and height of the existing sun porch. The proposed design is 5'-10" longer. The deck and stair are laid out to intersect with existing stone landscape walls.

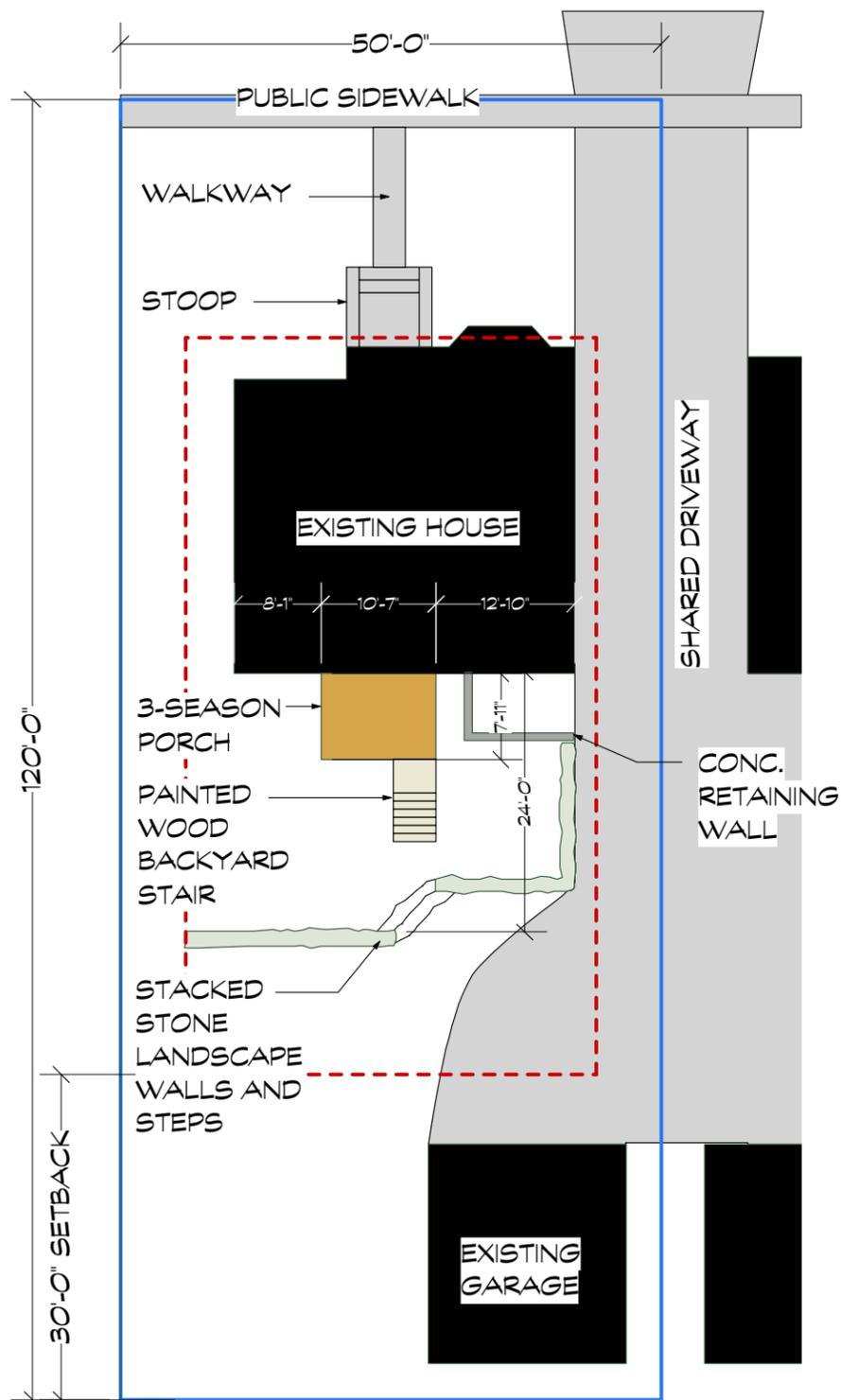
All windows for the new sunroom will be double hung, clad aluminum exterior, to match the color of the windows on the existing main house. The design for the sunroom addition intentionally excludes the 6/6 lite muntin pattern of the main house because this sunroom is intended to appear as a porch-like sun space, and not another living room. Historically, porches like this did not have muntins in the screens or storm windows, as is true for the sun porch that we plan to remove.

All of the painted woodwork and trim will match the color of the window cladding. The green paint is apparently not original to the house and the homeowner does not want to match the faded green color on the new addition.

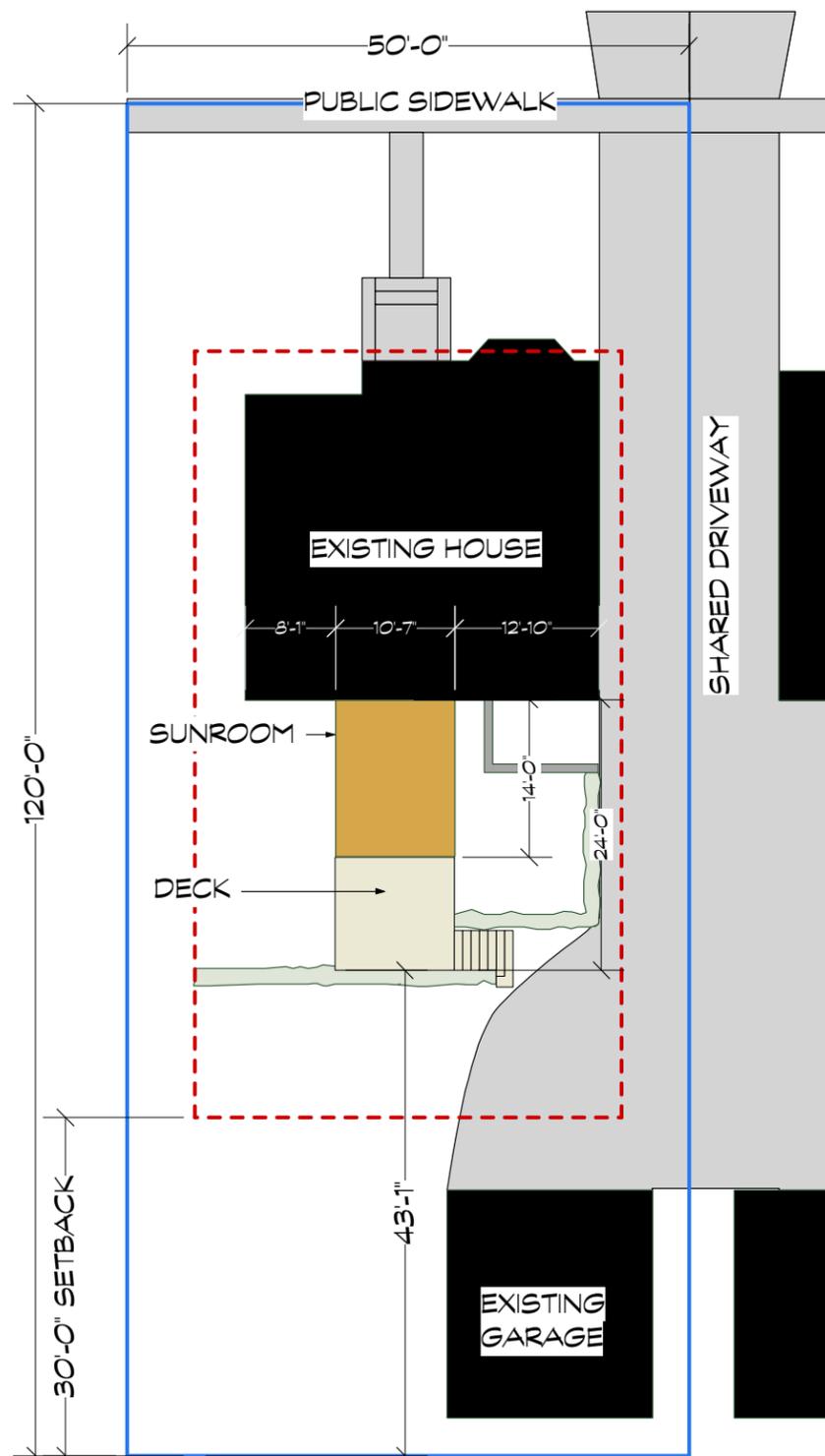
A separate project is the replacement of an east-facing window in the sitting room. Previous homeowners boarded-up the original opening and constructed a wall-to-wall built in bookcase inside the room. We propose to remove the boards and built-in and install 2 new Marvin clad double hung windows (6/6lites) to match the rest of the house.

Respectfully,

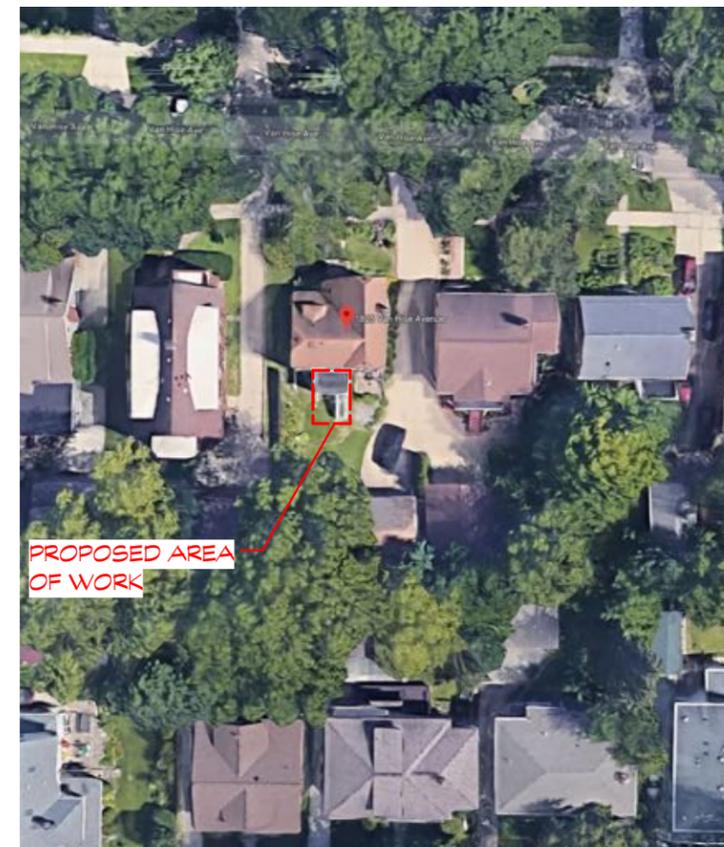
Meri Tepper
Director of Design for Associated Housewrights
For Rodney Welch



1 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"



2 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



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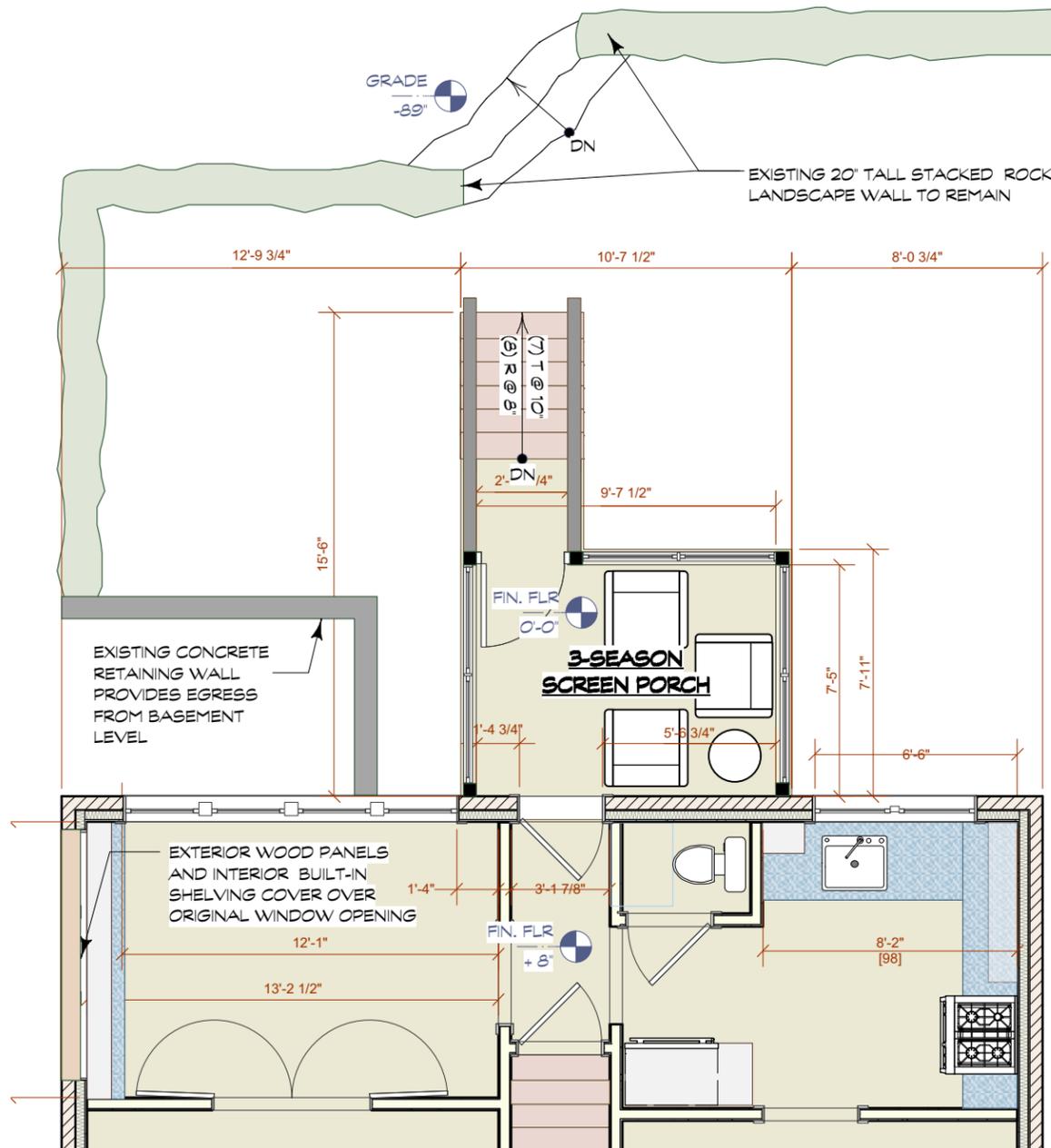
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SUNROOM AND DECK
RODNEY WELCH
1825 VAN VISE AVE
MADISON, WI. 53726

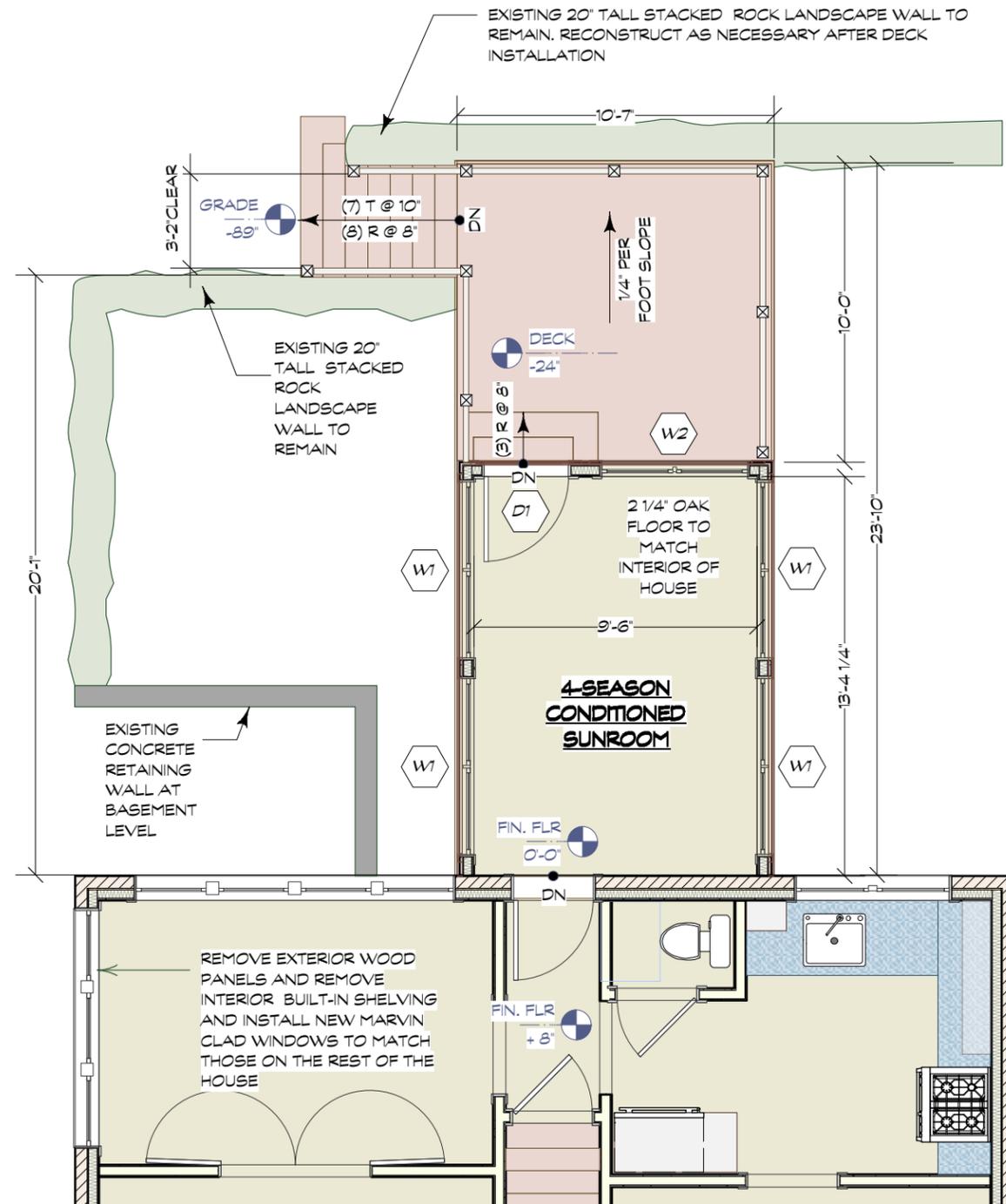
ASSOCIATED HOUSEWRIGHTS
1217 Culmen St. Madison, WI. 53713
www.housewrights.com
(608) 238 - 7519

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3 EXISTING FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



4 PROPOSED DESIGN
Scale: 3/16" = 1'-0"

SPECIFICATIONS:

WINDOWS

W1
MARVIN
(2) CUDH-NG3032
E
CLAD ULTIMATE
DOUBLE HUNG
color: MATCH
EXISTING HOUSE
NO MUNTINS

W2
MARVIN
(2) CUDH-NG2432
CLAD ULTIMATE
DOUBLE HUNG
color: MATCH
EXISTING HOUSE
NO MUNTINS

DOOR

D1
MARVIN
CONTEMPORARY
IN-SWING PATIO
DOOR
CLAD EXTERIOR
color: MATCH
EXISTING HOUSE
NO MUNTINS

DECKING

TOUNGE AND GROOVE SYNTHETIC DECKING.
EXACT SPECIFICATION AND COLOR TBD.

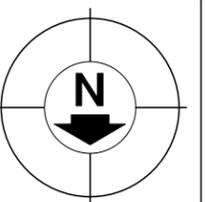
RAILING

AFCO 100 SERIES ALUMINUM RAILING SYSTEM.
color: WICKER

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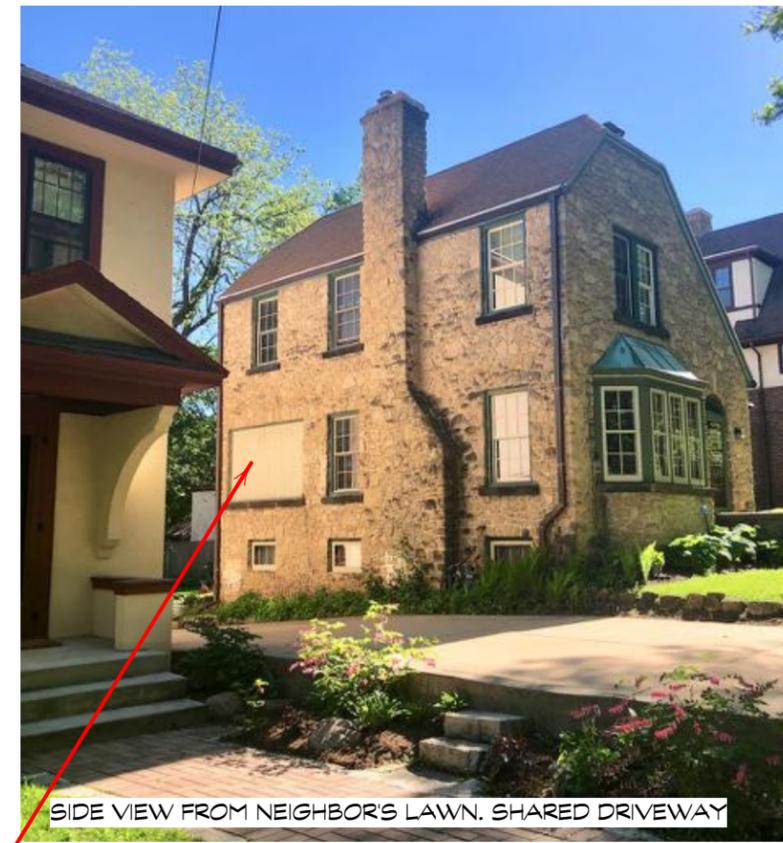
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STREET FACADE



SHARED DRIVEWAY - STREET VIEW



SIDE VIEW FROM NEIGHBOR'S LAWN, SHARED DRIVEWAY

RESTORE THIS WINDOW OPENING BY INSTALLING NEW DOUBLE HUNG WINDOWS TO MATCH EXISTING



SIDE VIEW FROM NEIGHBOR'S YARD

REMOVE EXISTING 3-SEASON PORCH AND BACKYARD ACCESS STAIRCASE



REAR YARD FACADE



SIDE VIEW FROM NEIGHBOR'S LAWN

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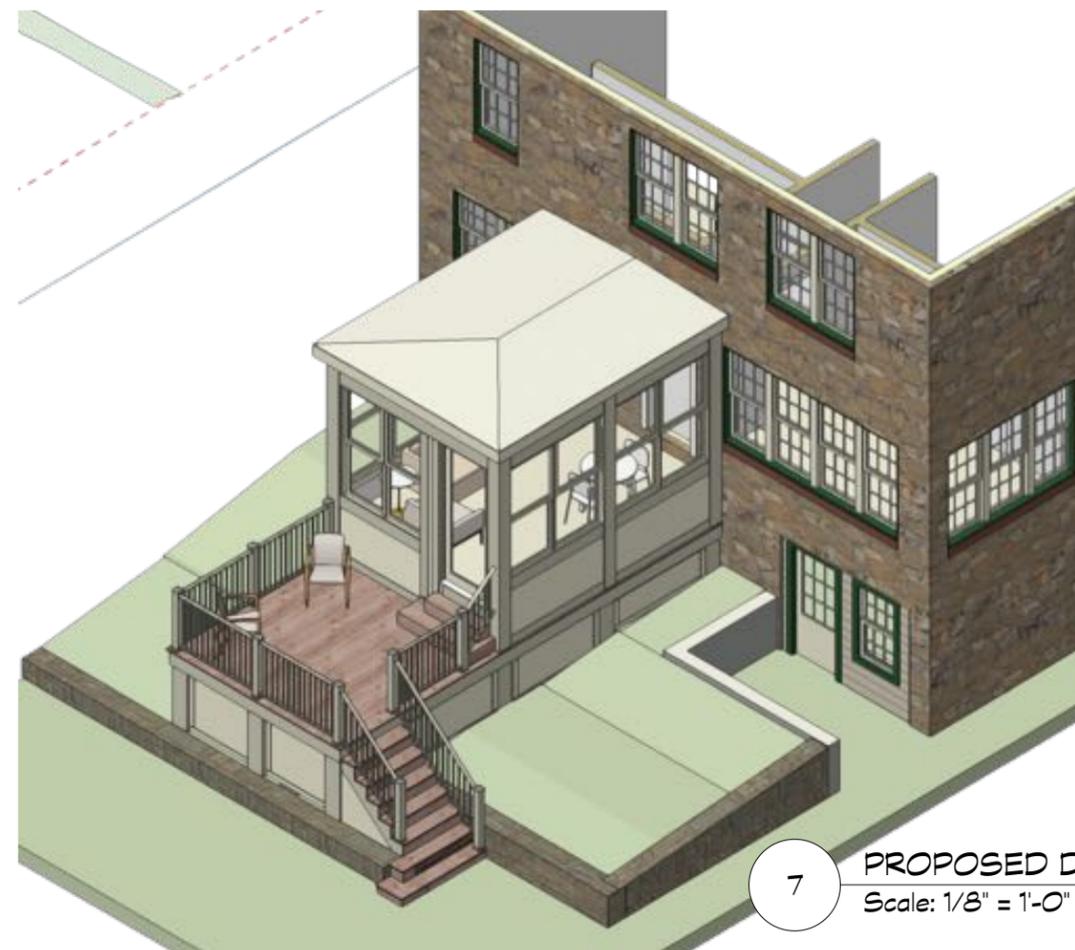
PERSPECTIVE FROM GARAGE



6

EXISTING CONDITIONS

Scale: 1/8" = 1'-0"



7

PROPOSED DESIGN

Scale: 1/8" = 1'-0"

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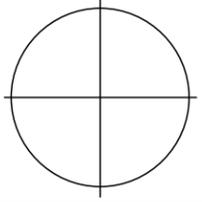
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8 PERSPECTIVE FROM BACK YARD
Scale: 3/32" = 1'-0"

9 VIEW ON APPROACH FROM DRIVEWAY

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



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

WHITE MEMBRANE ROOF
PAINTED FASCIA TO MATCH COLOR OF WINDOW CLADDING
PAINTED TRIM SLIGHTLY MORE PUTTY COLOR THAN WINDOW CLADDING

MARVIN CLAD WINDOWS

MARVIN CLAD PATIO DOOR

POWDER COATED ALUMINUM RAILING SYSTEM
(SEE FLOOR PLAN FOR SPECIFICATION)

PAINTED SKIRT BOARD, POST WRAPS, AND STAIR STRINGER A SLIGHTLY MORE PUTTY COLOR THAN THE PANELS

PAINTED WOOD FRAME IN PANEL TO MATCH COLOR OF WINDOW CLADDING

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12 SIDE DRIVEWAY ELEVATION
Scale: 1/4" = 1'-0"



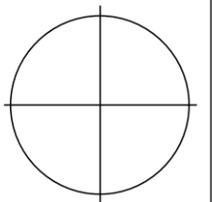
13 SIDE DRIVEWAY ELEVATION
Scale: 1/4" = 1'-0"

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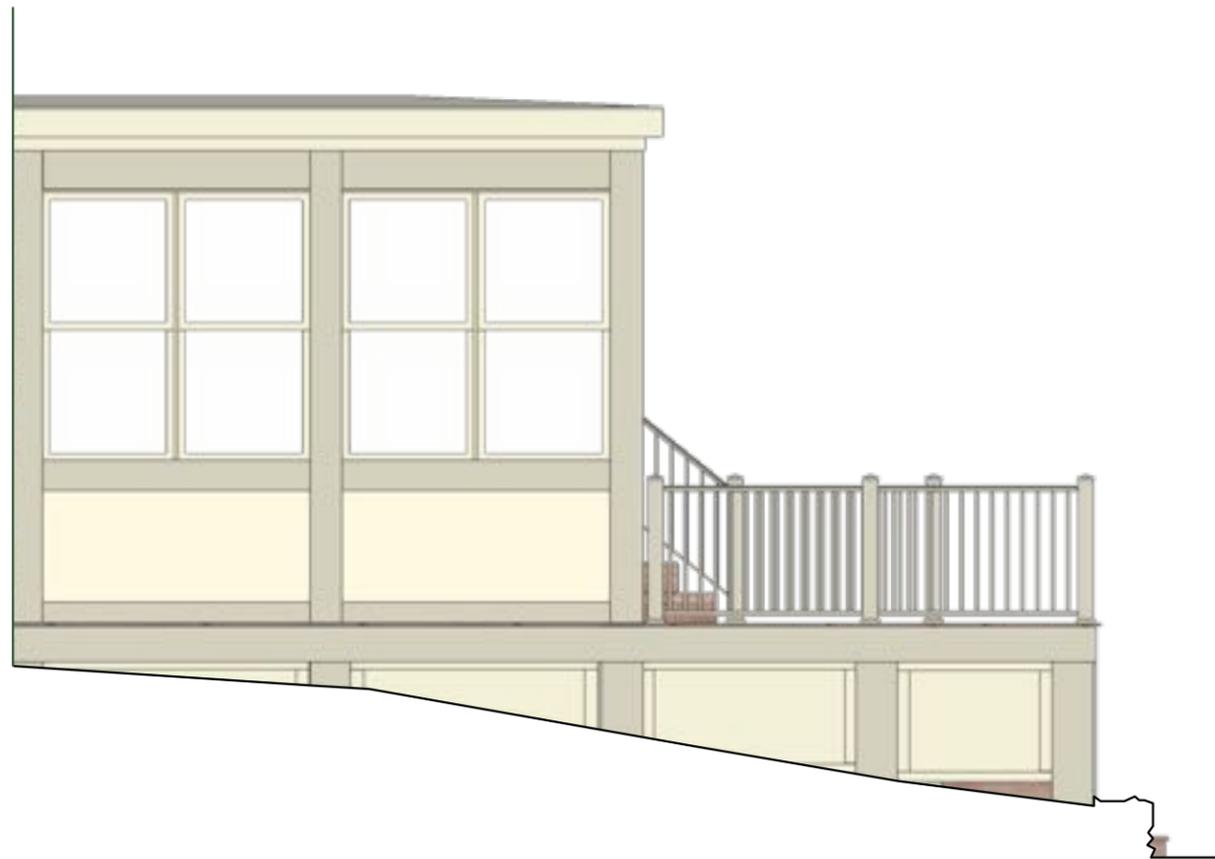
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14 SIDE YARD ELEVATION
Scale: 1/4" = 1'-0"



15 SIDE YARD ELEVATION
Scale: 1/4" = 1'-0"

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