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City of Madison  
Planning Division  
126 S Hamilton St.  
Madison, WI 53701

### 1322 Chandler St Demolition and Rebuild Project

Good afternoon,

As a representative of John and Dawn Perkins, we are proposing to demolish the existing structure located at 1322 Chandler Street and rebuild a new, owner occupied single-family home which the Perkins will reside in full-time. This property is located within the Greenbush Neighborhood and has recently been used as a rental unit, frequently occupied by university students with an occupancy exemption. If the project is approved, this exemption would be removed therefore turning the house back into a family occupied TR-C3 property which is encouraged in the current Greenbush Neighborhood Plan and would also be compliant with the current zoning district. Even though the existing structure has been maintained during the Perkins ownership, a remodel of the home does not fiscally make sense with the current layout and material conditions. The owner's needs in a home would not be met if a major remodel was to take place. A major priority for the Perkins is to make their new home one they can live in for the foreseeable future and incorporate "aging in place" design concepts. The owners currently live elsewhere in the Greenbush Neighborhood and have expressed great enthusiasm in moving to Chandler Street and reinvesting in a property that has been in the Perkins family for multiple generations.

If approved, Brio Design Homes anticipate work to begin in September 2018. We have already submitted and received approval of our Demolition Recycling & Reuse Plan from the City's Recycling Coordinator Bryan Johnson. On December 5, 2017 we submitted to the Demolition Listserv, District 13 Alder Sara Eskrich, and the Greenbush Neighborhood Association. In addition, the Perkins have personally reached out to several adjacent neighbors of 1322 Chandler Street and surrounding streets (including S. Randall, Mound, & S. Orchard Streets). There was no opposition to the plan of a new single-family home from all the people they got in touch with. We also attended and presented our plans on January 8, 2018 to the Greenbush Neighborhood Association Council meeting that was open to all neighbors and again, there was no opposition to the plan. (John Perkins, applicant, is the current President of the Greenbush Neighborhood Association. Due to conflict of interest, the Council's Secretary Ryan Engel led the discussion on this agenda item at the Jan. 8, 2018 Council meeting, and John recused himself from voting on this agenda item.)

As you can see in the attached packet of information, the Perkins proposed use of the property will be a new, 2 story single-family residence approximately 2600 square feet. The style of the home reflects the character of neighboring properties, also known as Folk Victorian that was common in the early 1900's. A new detached garage will be located at the rear of the property and its exterior appearance will match the type and style of the main house. Vehicle access will remain via the Mound-Chandler Alleyway. The proposed garage will be 672 square feet to allow for off-street parking and adequate storage to

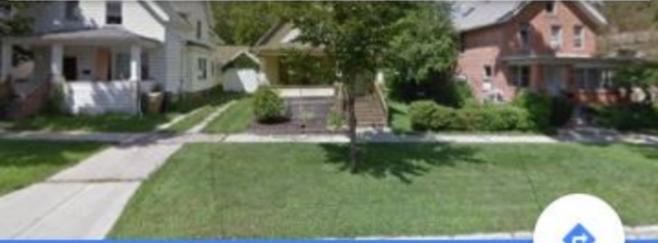
maintain a clean exterior. The Perkins also like to have the option of adding an Accessory Dwelling Unit above the detached garage in the future, justifying our request for additional square footage. The intent of planning for a future Accessory Dwelling Unit is to provide affordable rental options in the Greenbush Neighborhood.

The attached information includes our land use application for a demolition permit and conditional use permit for the requested additional square footage of the detached garage. We are looking to be a part of the March 5, 2018 City of Madison Plan Commission public hearing.

Thank you,

**Curtis Ryan**  
**Brio Design Homes**

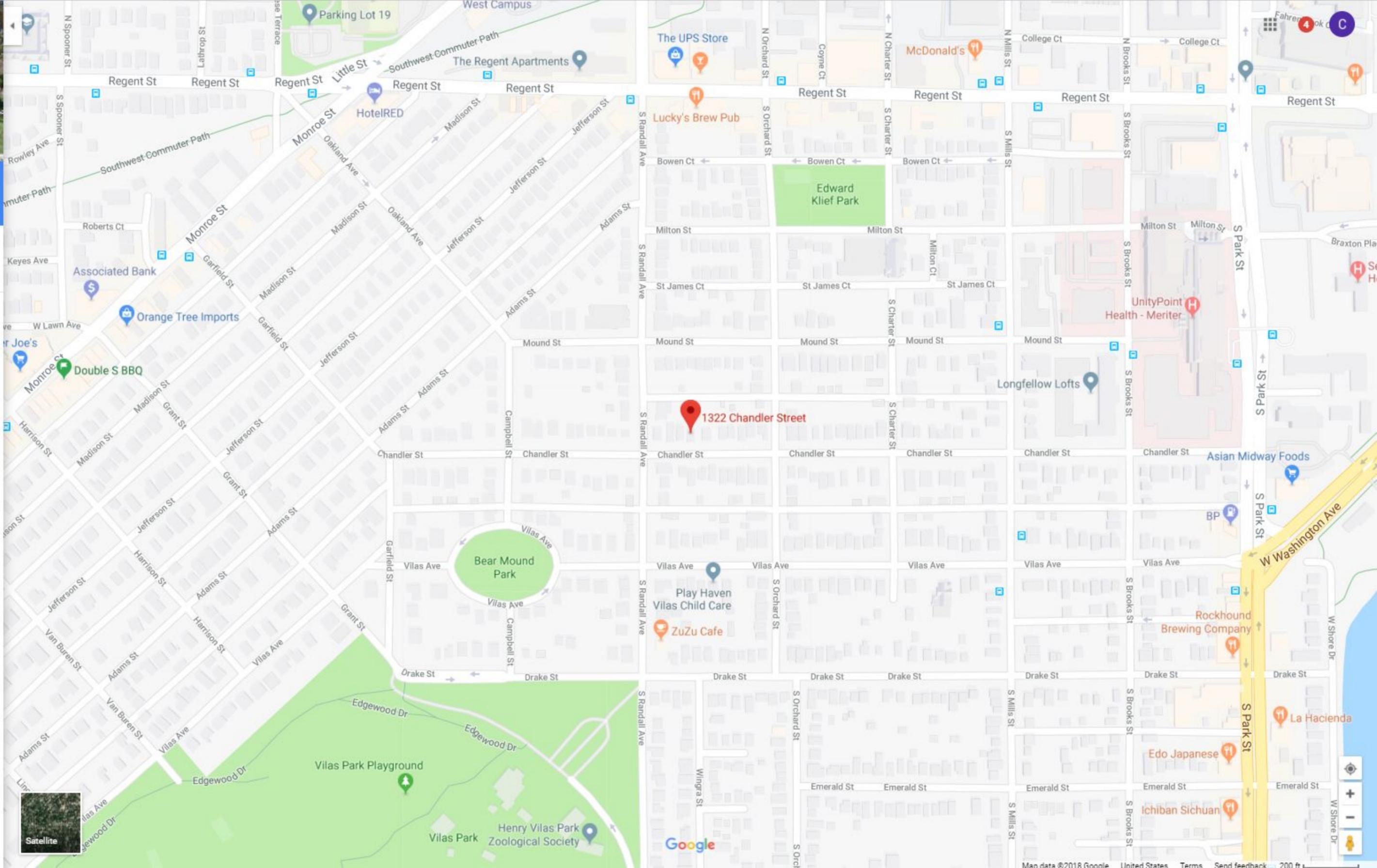
1322 Chandler St, Madison, WI 53715



Directions

SAVE NEARBY SEND TO YOUR PHONE SHARE

Add a missing place  
Add a label

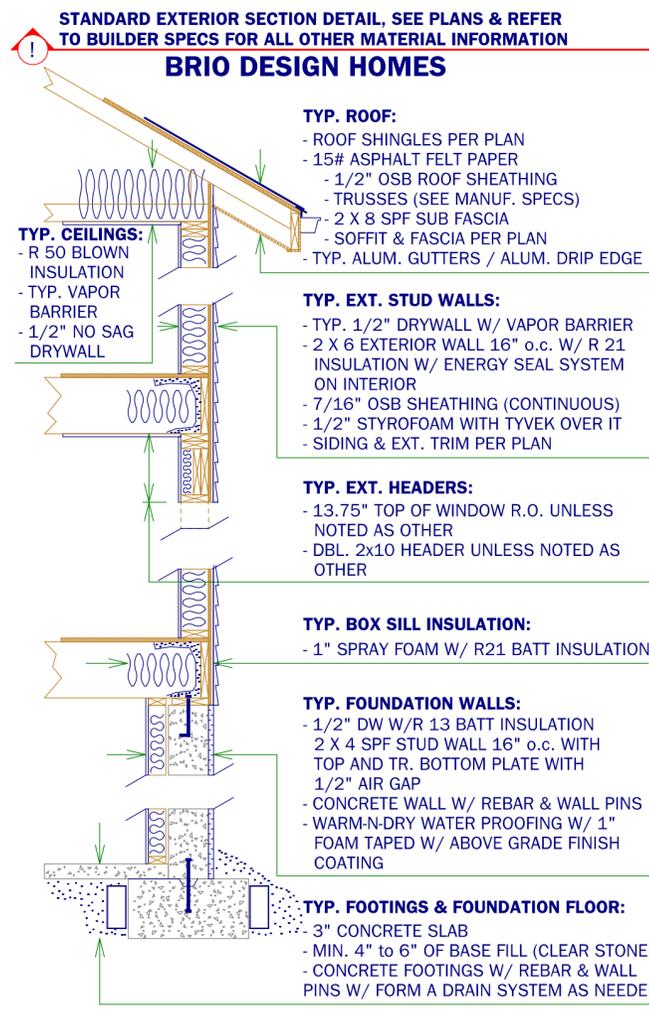



WINDOWS & DOORS	
WINDOWS:	ANDERSEN 400
PATIO DOORS:	ANDERSEN 400
ENTRY DOORS:	SEE BUILDER SPECS
GARAGE DOORS:	SEE BUILDER SPECS

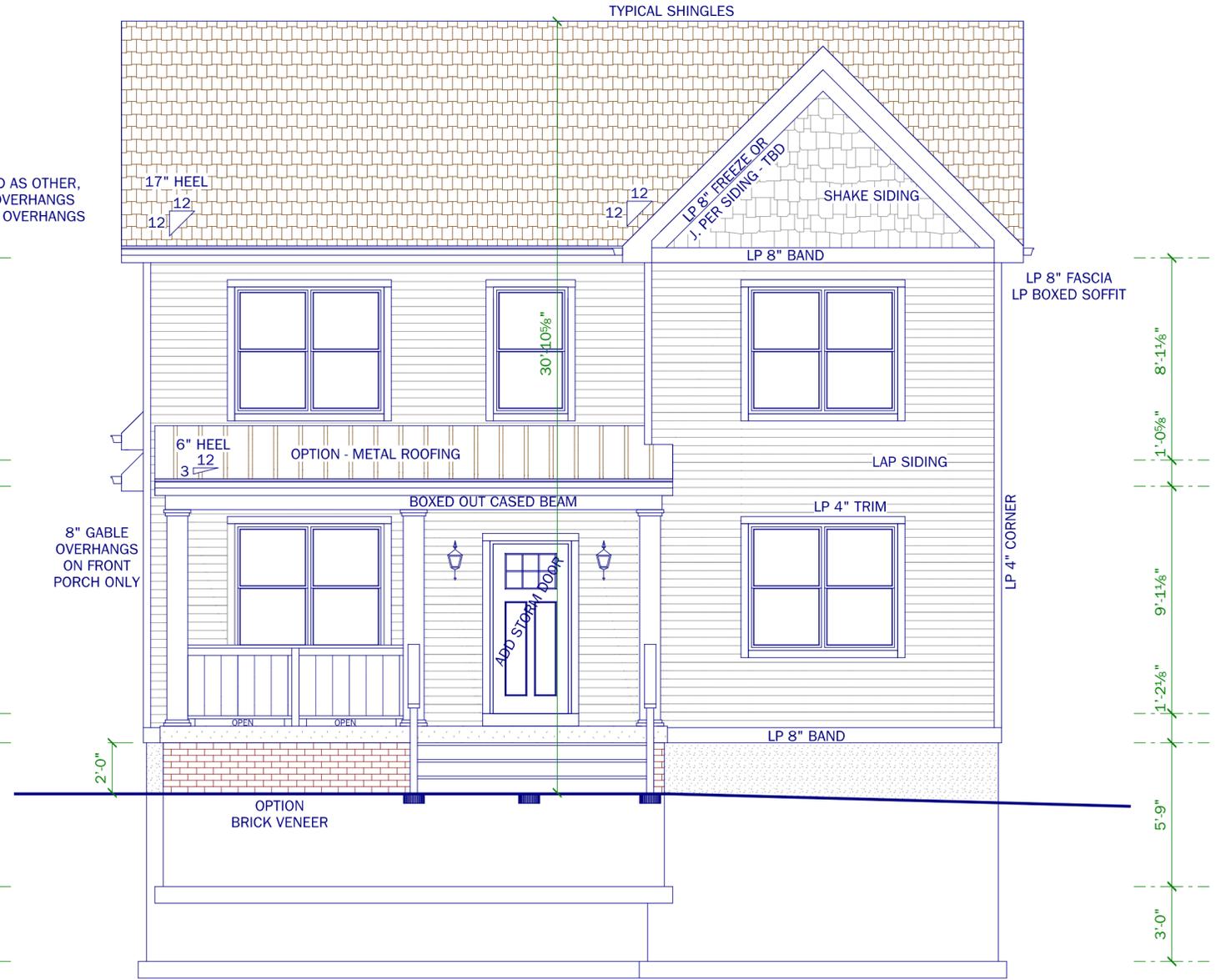
SQUARE FOOTAGE		PLAN DRAWINGS	
FINISHED BASEMENT	0	ELEVATIONS	1A
1st FLOOR	1,556	ELEVATIONS	1B
2nd FLOOR	1,128	ELEVATIONS	1C
TOTAL	2,684	FOUNDATION CONCRETE	2
<b>OTHER SQUARE FOOTAGE</b>		1st FLOOR	3
FULL FOUNDATION	1,549	2nd FLOOR	4
FRONT PORCH	165	GARAGE ELEVATIONS	5A
		GARAGE FOUNDATION	5B
		GARAGE FLOOR PLANS	5C

**! DESIGN STANDARDS AS DRAWN !**

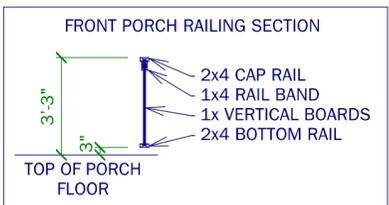
- \* REFER TO THE BUILDER'S SPECIFICATIONS FOR ALL ACTUAL MATERIALS USED, THESE PLANS ARE AS GUIDES ONLY
- \* ALL DIMENSIONS ARE ROUGH FRAMING (STUD TO STUD)
- \* ALL EXTERIOR HEADERS ARE (2-PLY 2x10 SPF #2) UNLESS NOTED AS OTHER
- \* ALL ELEVATION GRADES ARE DRAWN AS GUIDES ONLY, GRADE LINES AND MATERIAL DIMENSIONS MAY CHANGE DUE TO LOT EXPOSURE, ETC.
- \* SEE WINDOW & DOOR MANUFACTURER'S SPECIFICATIONS FOR ALL ACTUAL RECOMMENDED R.O.'s



UNLESS NOTED AS OTHER,  
ALL 12" HIP OVERHANGS  
ALL 12" GABLE OVERHANGS



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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PROJECT # JGD-136  
DRAWN BY DAS  
PRINT SIZE ARCH-C

PLANDATE: 01-23-18

1A

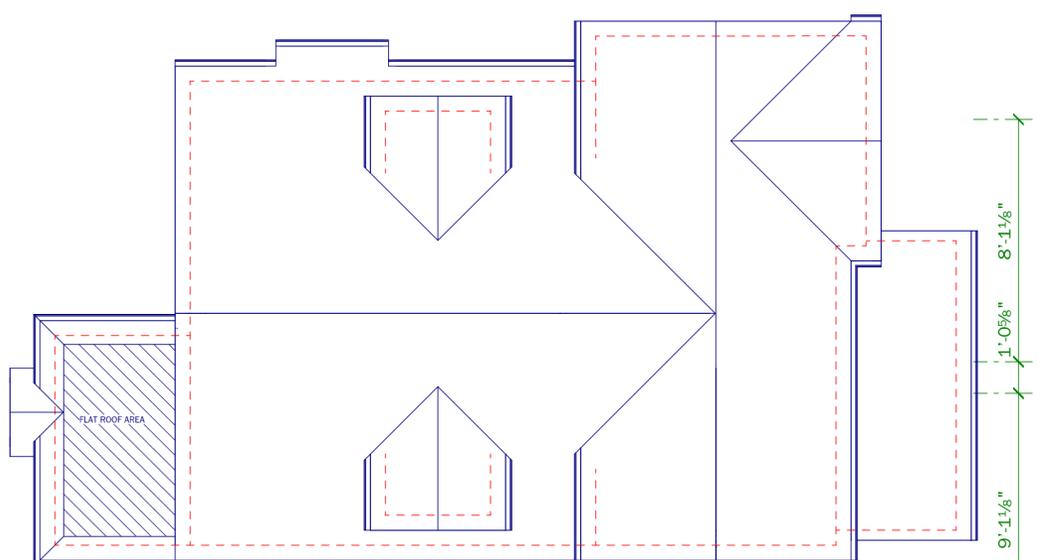
**Schneider Haus**  
DESIGNWORKS  
715-518-3622  
Office@SchneiderHaus.us

SCHNEIDER HAUS DESIGNWORKS  
P.O. BOX 278, PARK FALLS, WI 54652

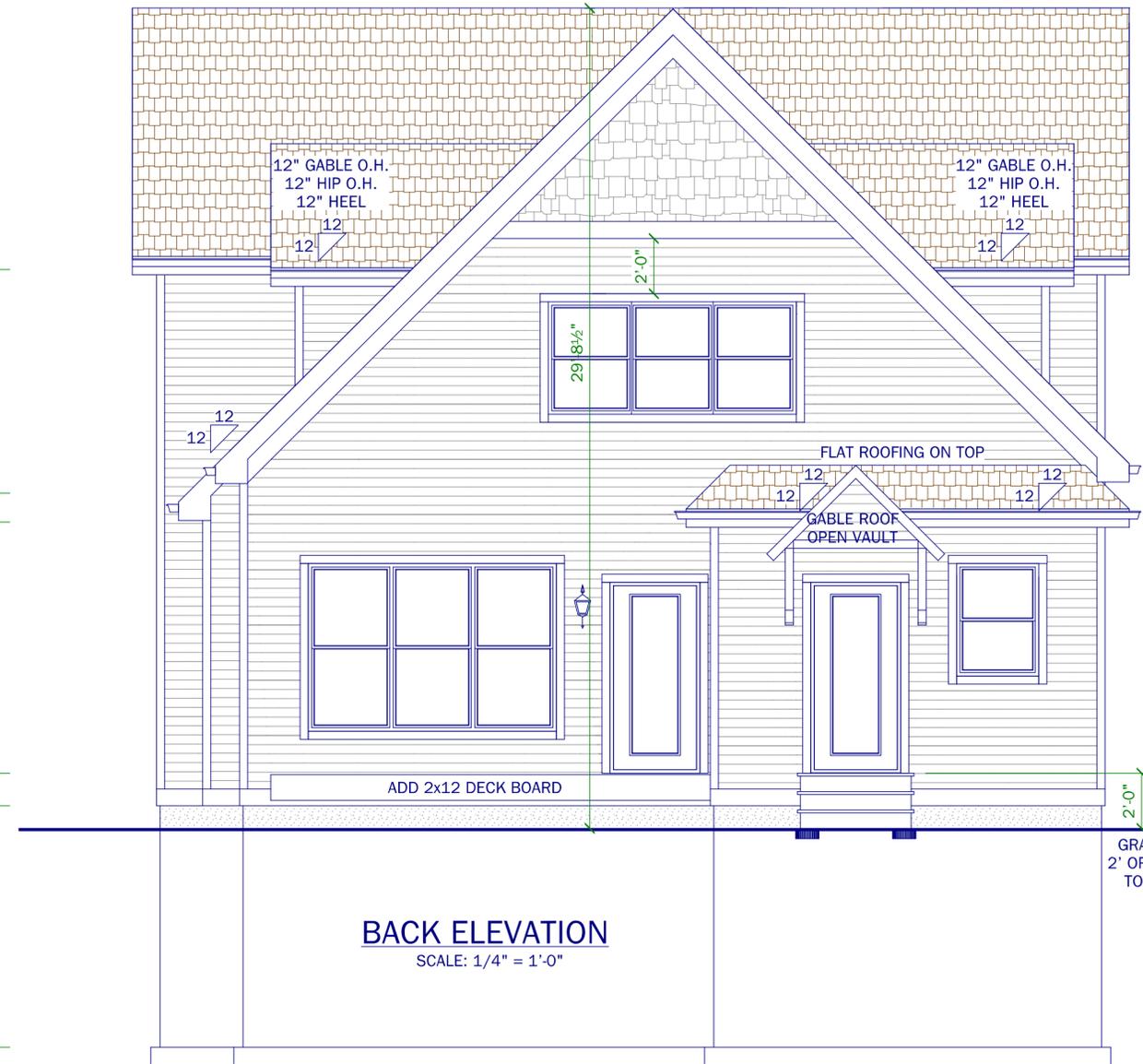
**JOHN & DAWN PERKINS**  
1322 CHANDLER ST  
MADISON, WI

608-437-6184  
www.briodesignhomes.com  
4070 E. Bringham Road,  
Blue Mounds, WI 53517

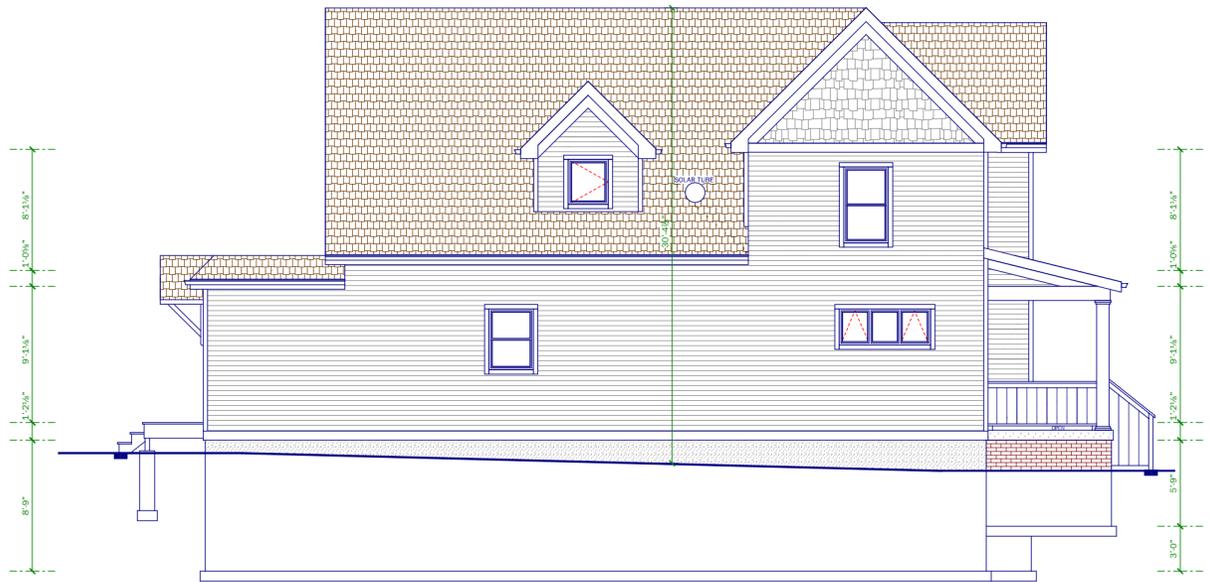
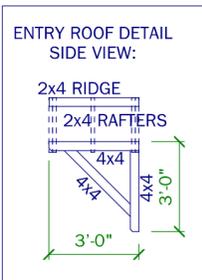
**Brio**  
DESIGN HOMES



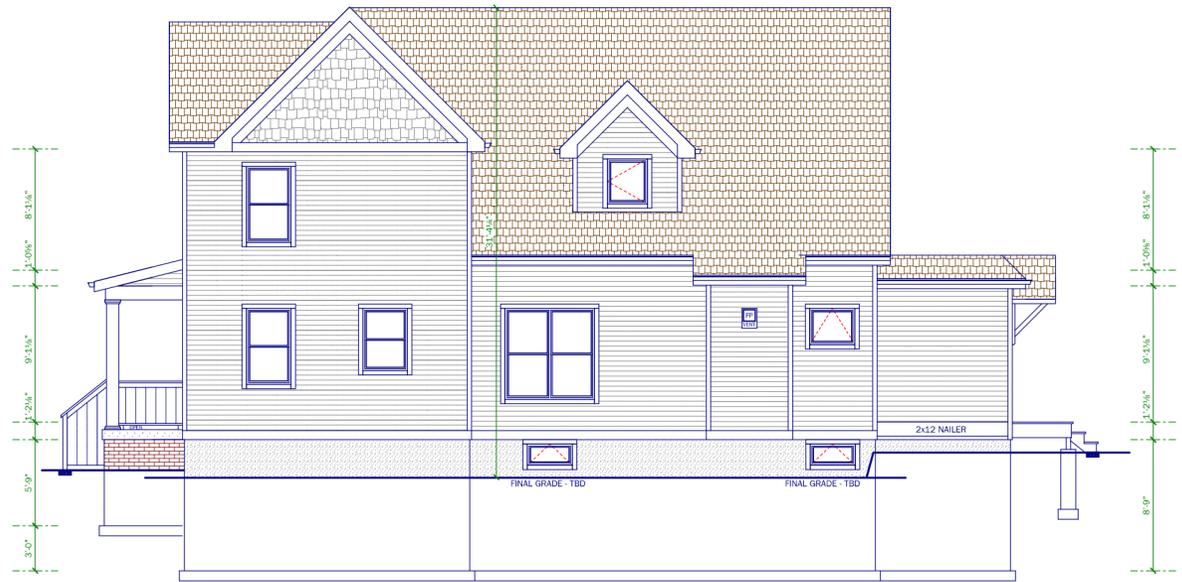
**ROOF VIEW**  
SCALE: 1/8" = 1'-0"



**BACK ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

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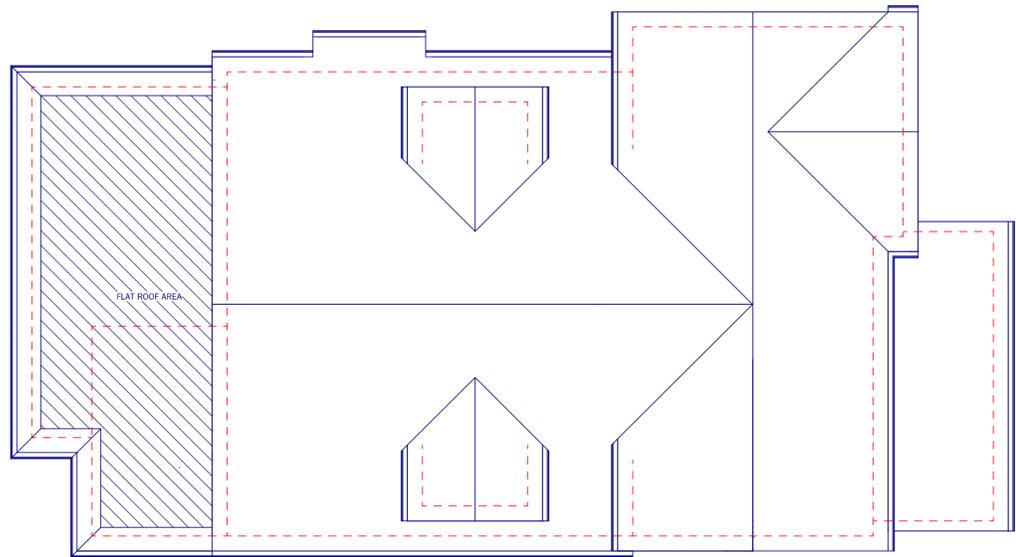
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PROJECT # JGD-136  
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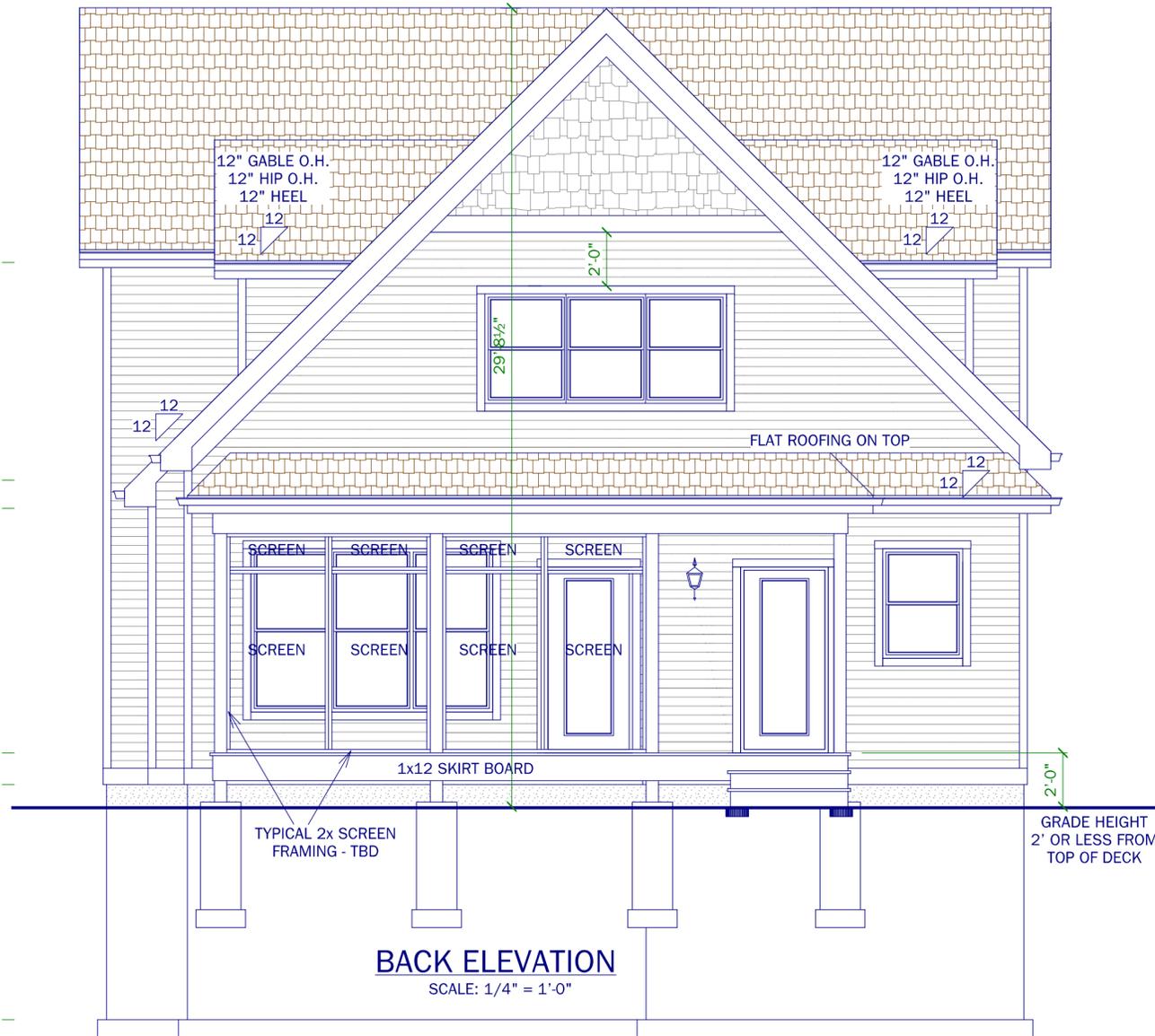
BUILDER:  
**John & Dawn Perkins**  
1322 Chandler St  
Madison, WI

DESIGNER:  
**Brio**  
DESIGN HOMES  
www.briodesignhomes.com  
4070 E. Bringham Road,  
Blue Mounds, WI 53517

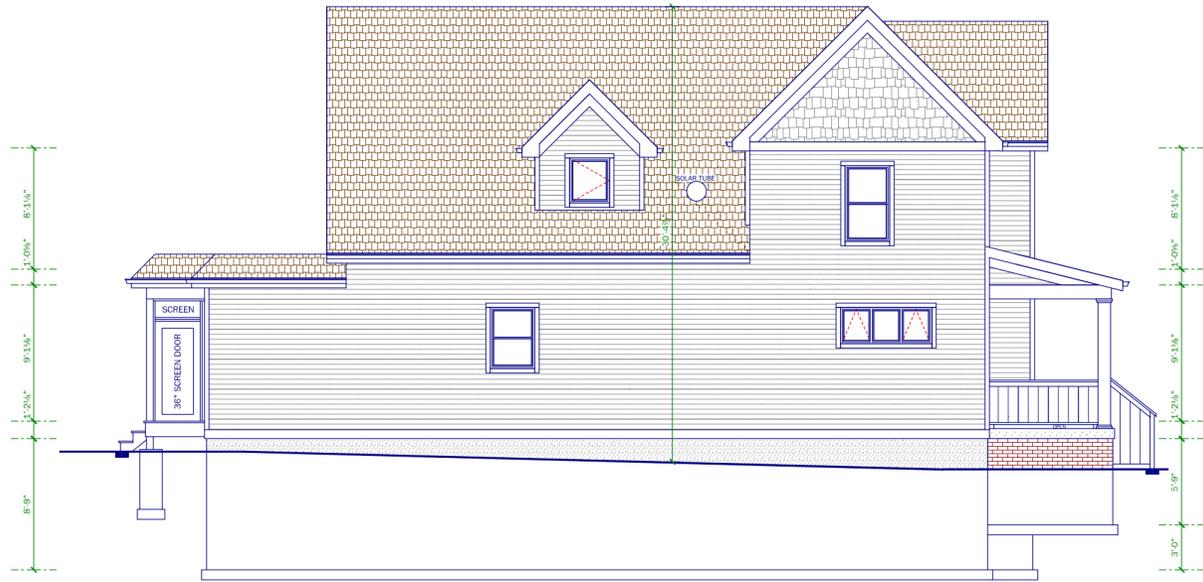
1B



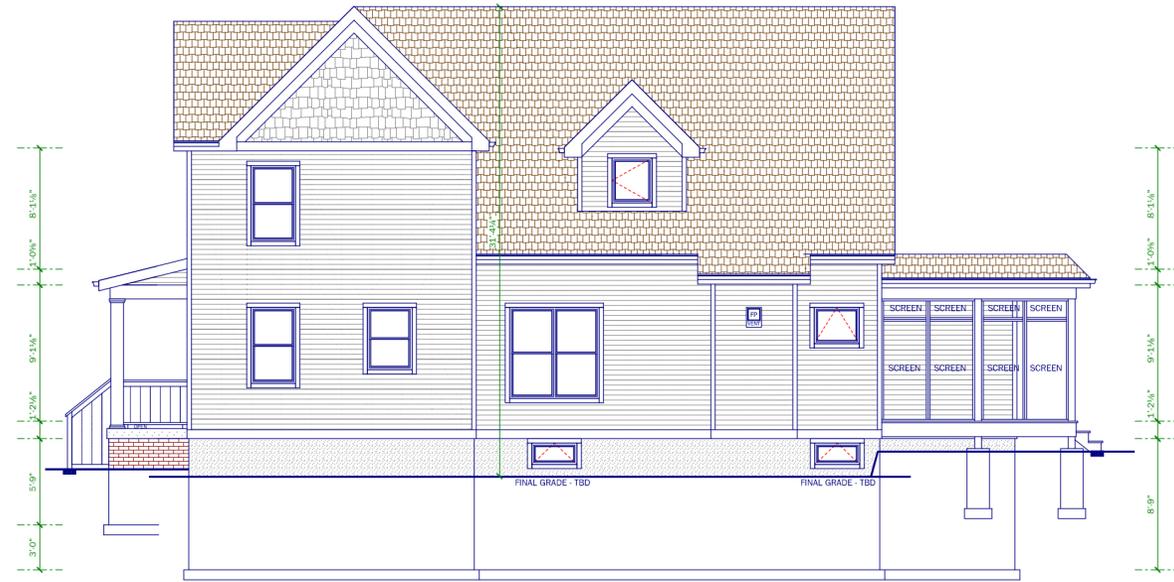
**ROOF VIEW**  
SCALE: 1/8" = 1'-0"



**BACK ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATIONS - PORCH OPTION**

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 PLAN DATE: **01-23-18** PRINT SIZE: **ARCH-C**

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 4070 E. Bringham Road,  
 Blue Mounds, WI 53517

**John & Dawn Perkins**  
 1322 CHANDLER ST  
 MADISON, WI

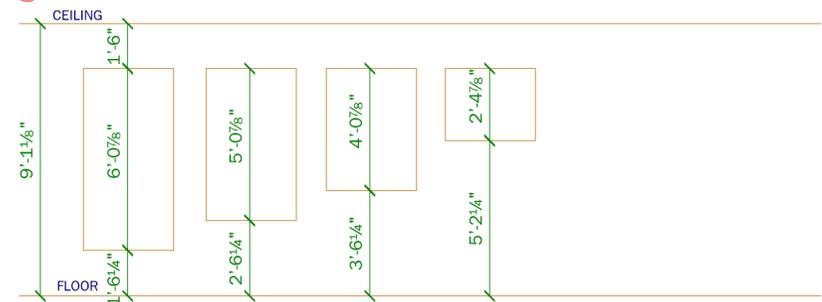
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 715-518-3622 Office@SchneiderHaus.us

**1B**



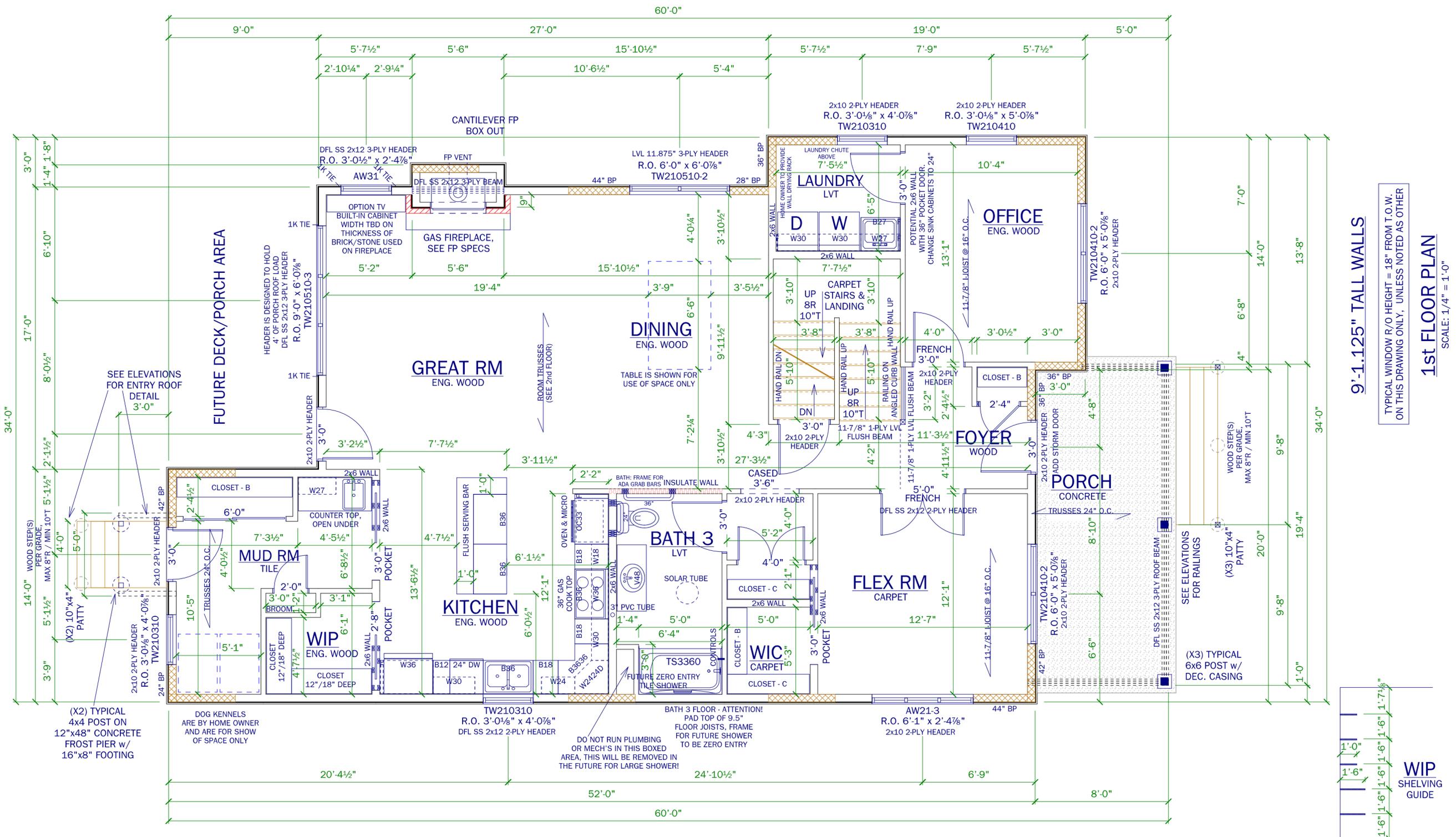
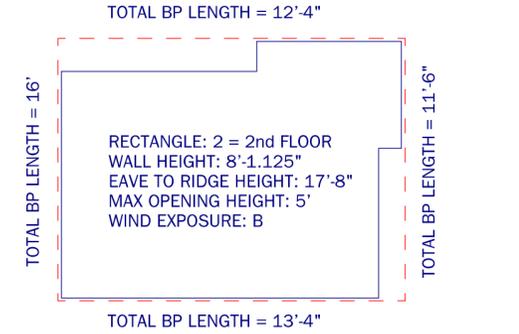
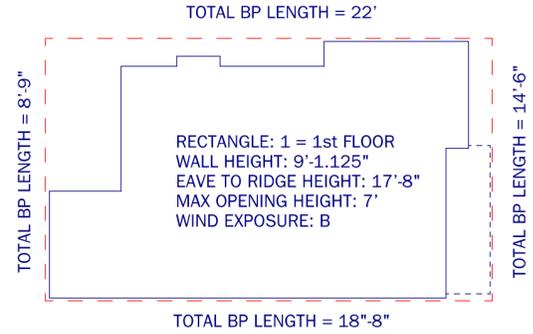


**WINDOW R.O. HEIGHT VISUAL**



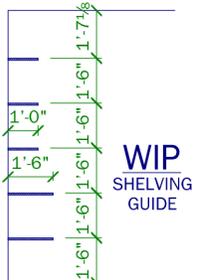
**BRACED WALL KEY**

\* HOME EXTERIOR WALL BRACING METHOD: CS-WSPd



**9'-1.125" TALL WALLS**  
TYPICAL WINDOW R/O HEIGHT = 48" FROM T.O.W.  
ON THIS DRAWING ONLY, UNLESS NOTED AS OTHER

**1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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PROJECT # **3** DRAWING: **DAS** PROJECT INFO: **CONSTRUCTION PLAN DESIGN SERVICE**

PROJECT NAME: **Schneider Haus** PROJECT LOCATION: **SCHNEIDER HAUS DESIGNWORKS**

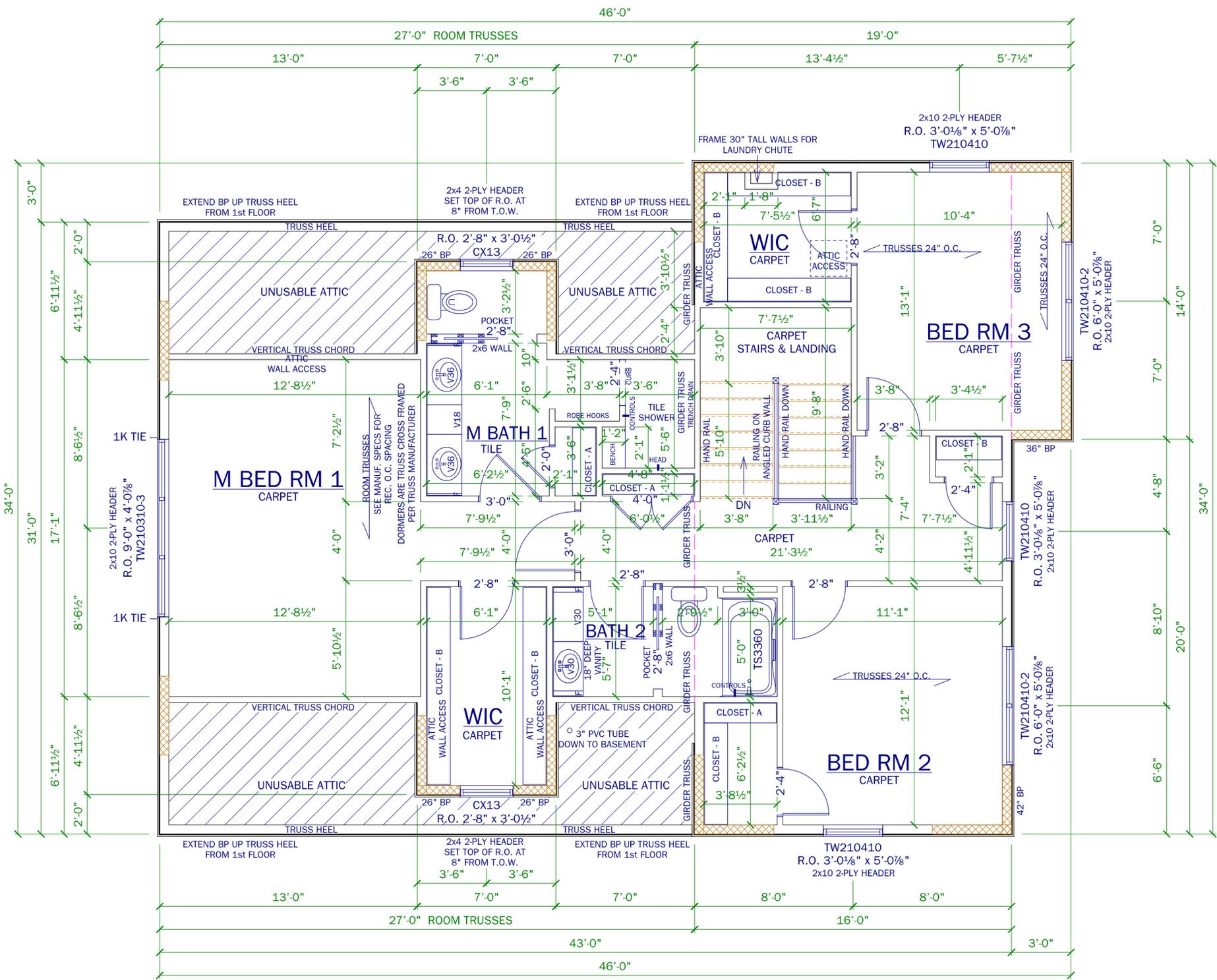
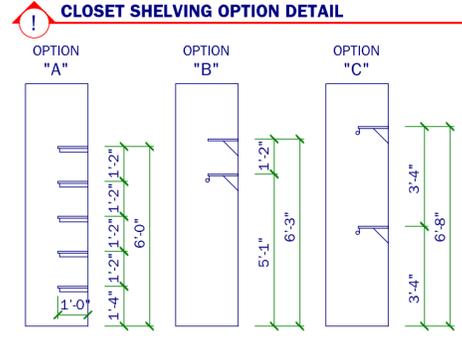
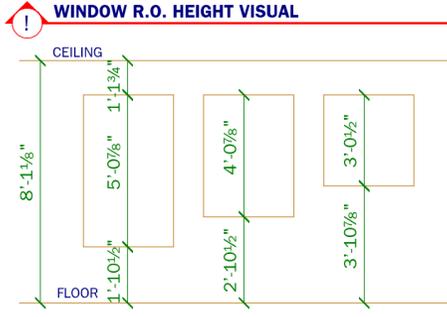
DATE: **01-23-18** ARCH-C: **ARCH-C** PLOTTED BY: **DAS** PRINT SIZE: **11x17**

BUILDER: **JOHN & DAWN PERKINS** 1322 CHANDLER ST MADISON, WI

608-437-6184  
www.broedesignhomes.com  
4070 E. Bringham Road,  
Blue Mounds, WI 53517

**Brio**  
DESIGN HOMES





**8'-1.125" TALL WALLS**

TYPICAL WINDOW R/O HEIGHT = 13.75" FROM T.O.W.  
ON THIS DRAWING ONLY, UNLESS NOTED AS OTHER

**2nd FLOOR PLAN**

SCALE: 1/4" = 1'-0"

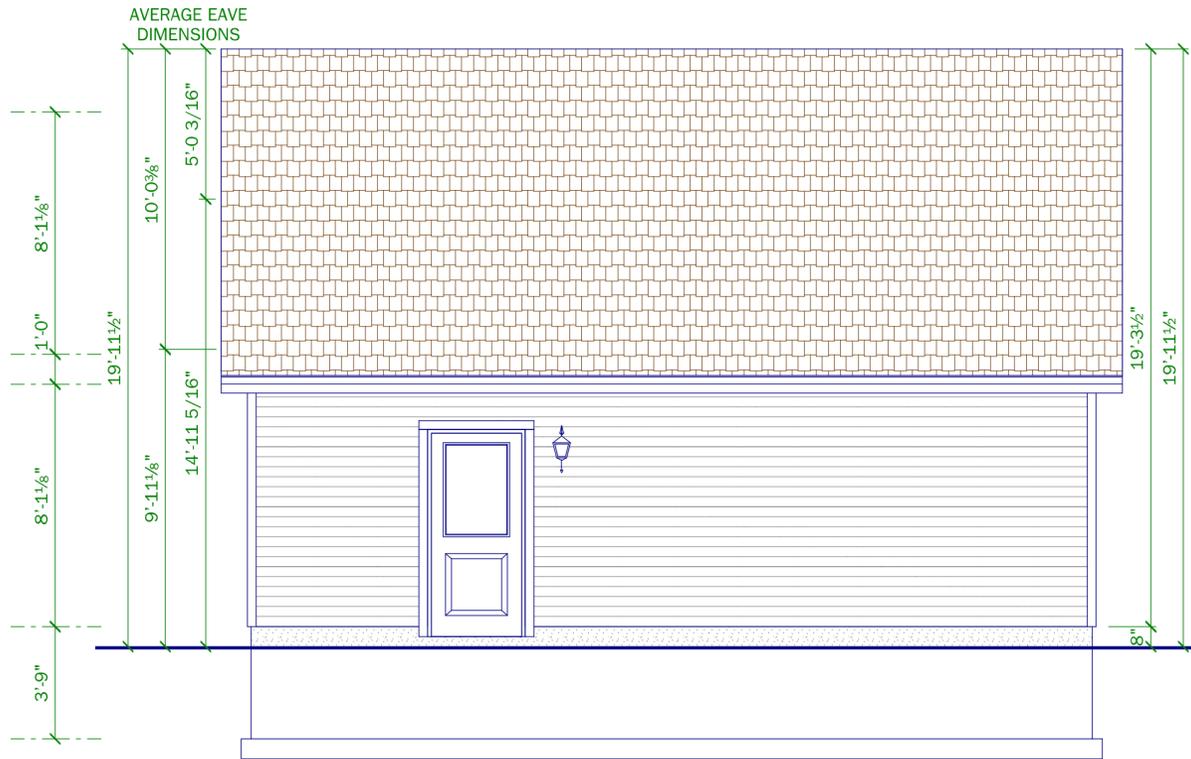
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PRINT SIZE	ARCH-C		

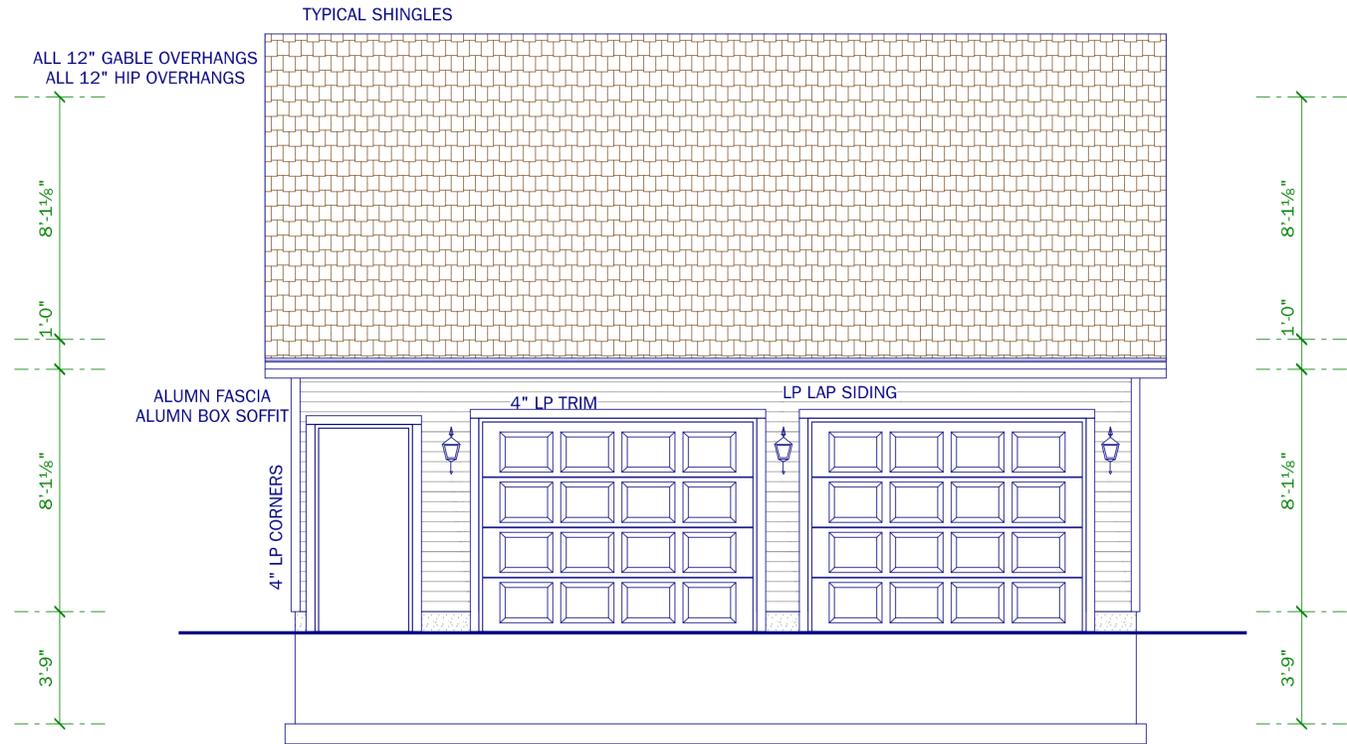
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 DESIGNWORKS  
 P.O. BOX 276, PARK FALLS, WI 54652  
 Office@SchneiderHaus.us  
 715.518.3622

**JOHN & DAWN PERKINS**  
 1322 CHANDLER ST  
 MADISON, WI

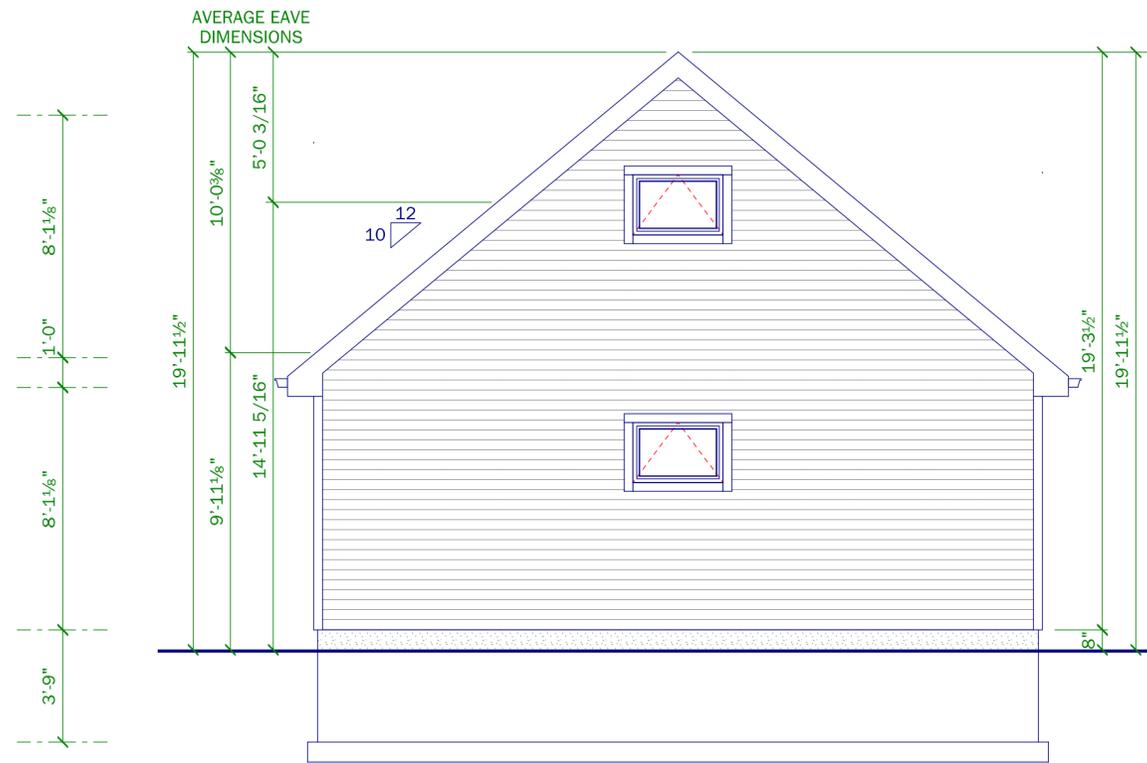
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 608-437-6184



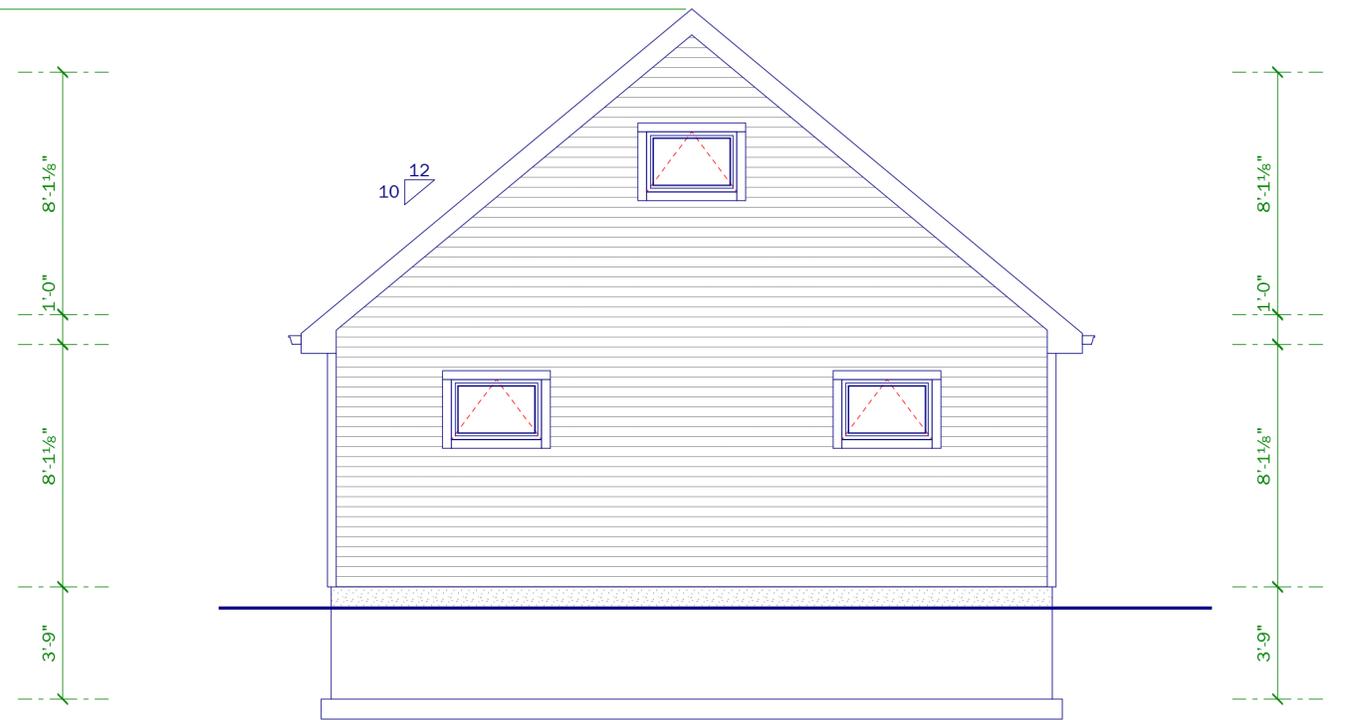
**BACK ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH / FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

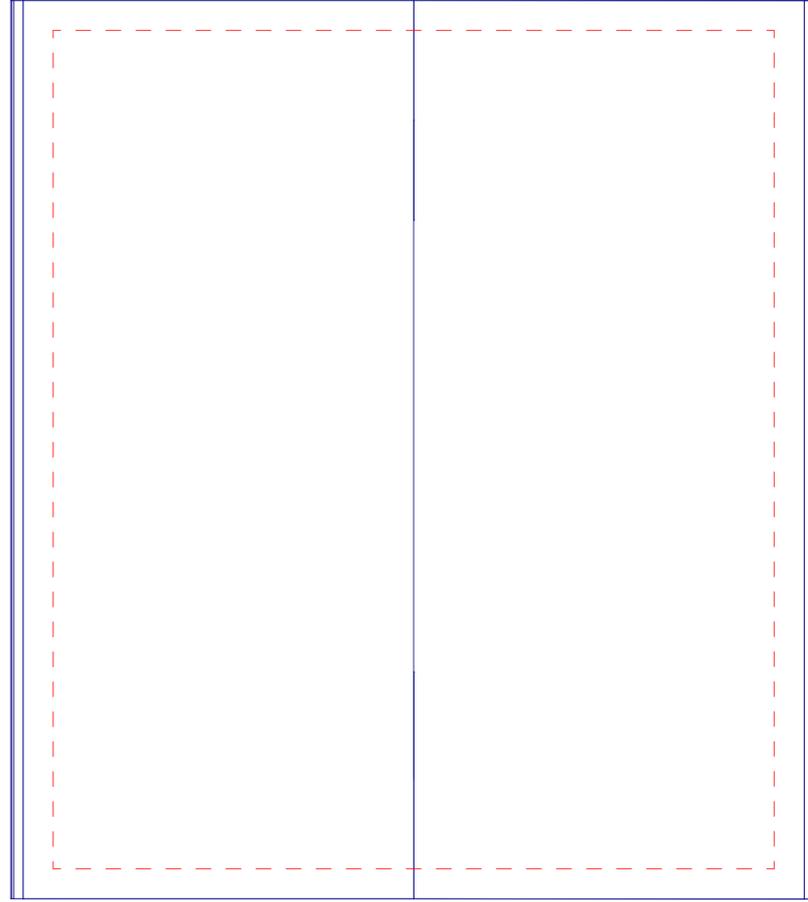
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PLAN DATE 01-23-18  
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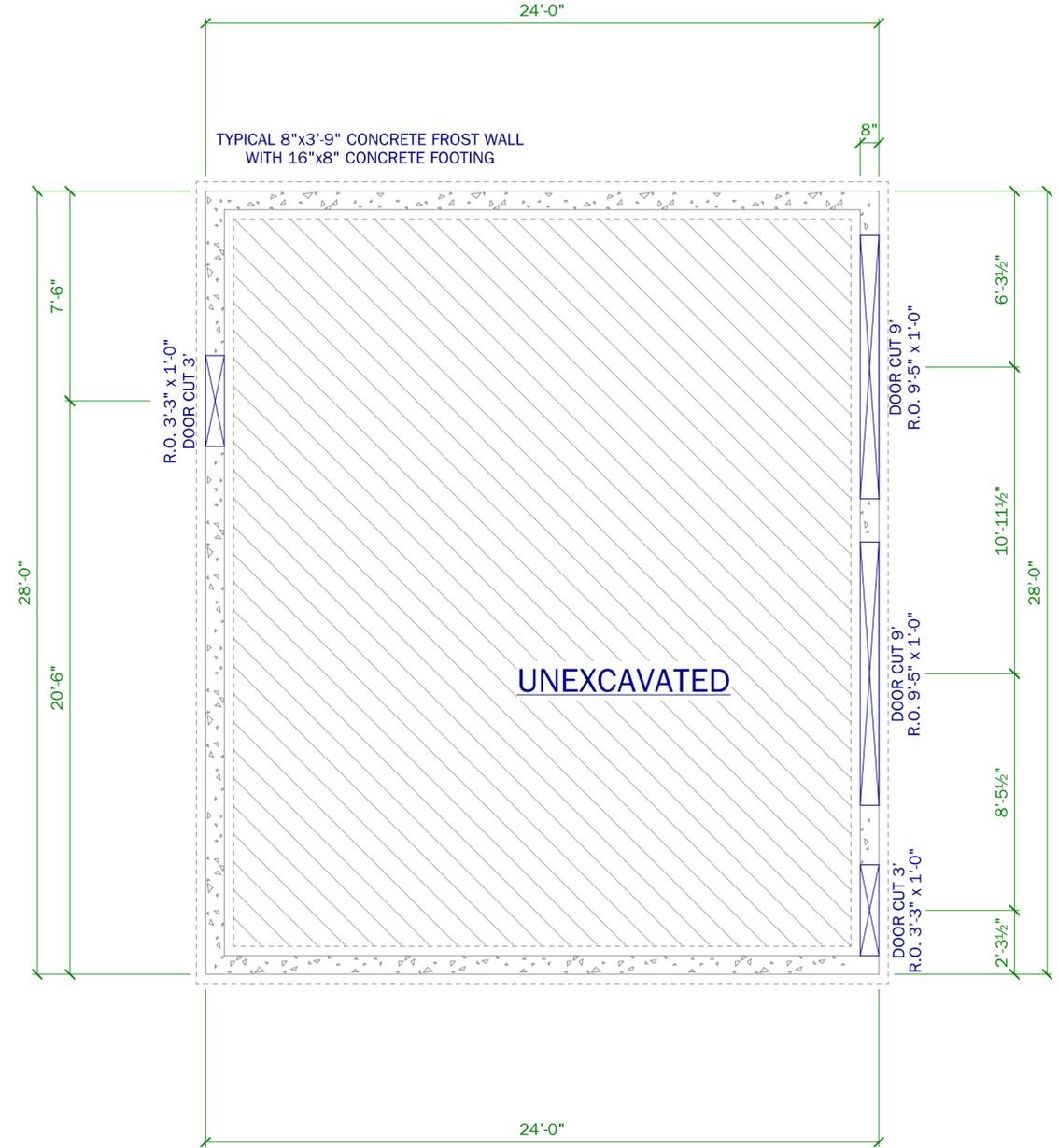
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P.O. BOX 278, PARK FALLS, WI 54552  
Office@SchneiderHaus.us  
715-518-3622

BUILDER:  
**John & Dawn Perkins**  
1322 CHANDLER ST  
MADISON, WI

**Brio**  
DESIGN HOMES  
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4070 E. Bringham Road,  
Blue Mounds, WI 53517  
608-437-6184



**ROOF VIEW**  
SCALE: 1/4" = 1'-0"



**3'-9" TALL FOUNDATION WALLS**

**GARAGE FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

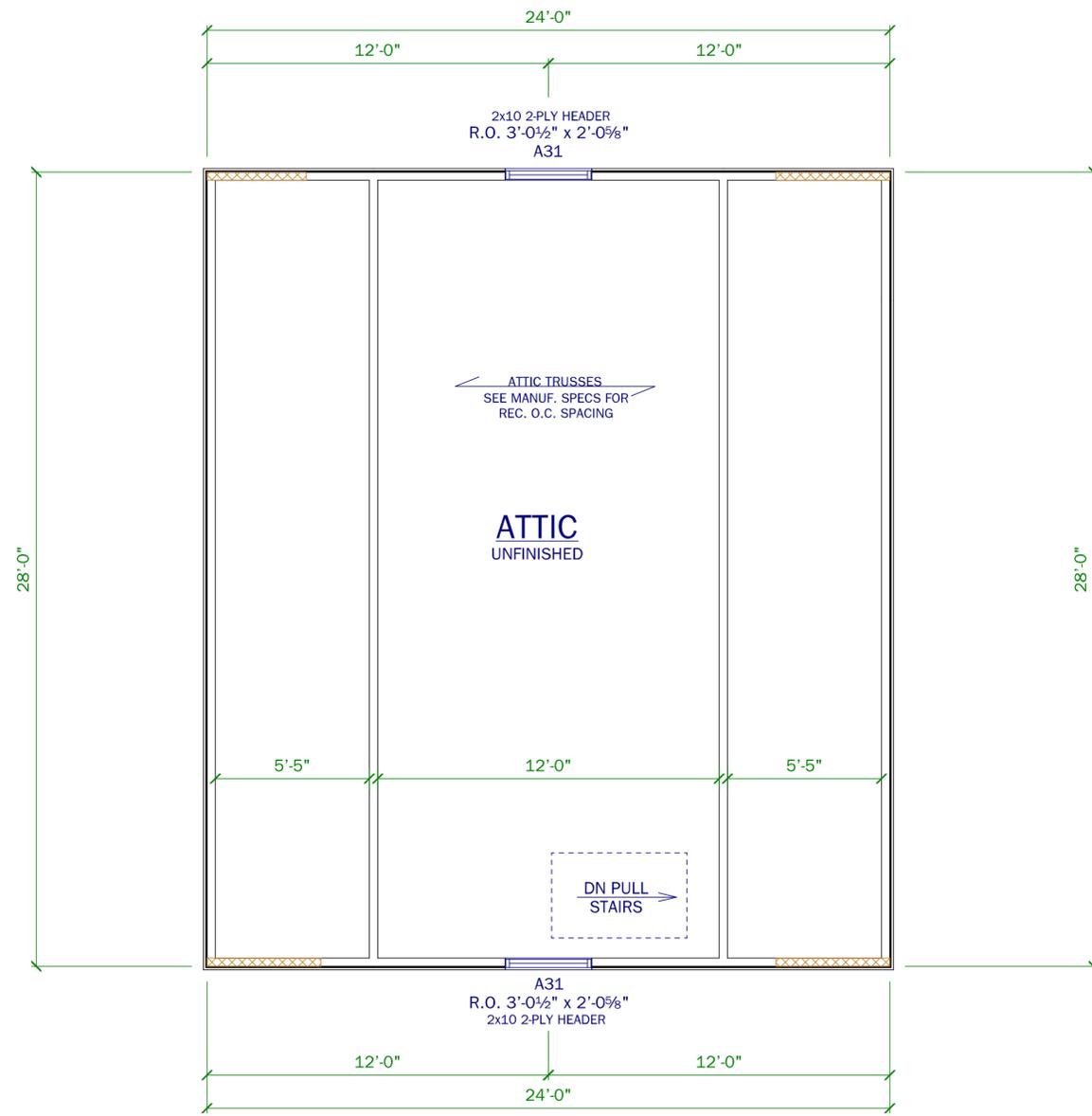
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PROJECT #	JGD-136
PLAN DATE	01-23-18
DRAWN BY	DAS
PRINT SIZE	ARCH-C

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DESIGNER  
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P.O. BOX 278, PARK FALLS, WI 54552  
715-518-3622  
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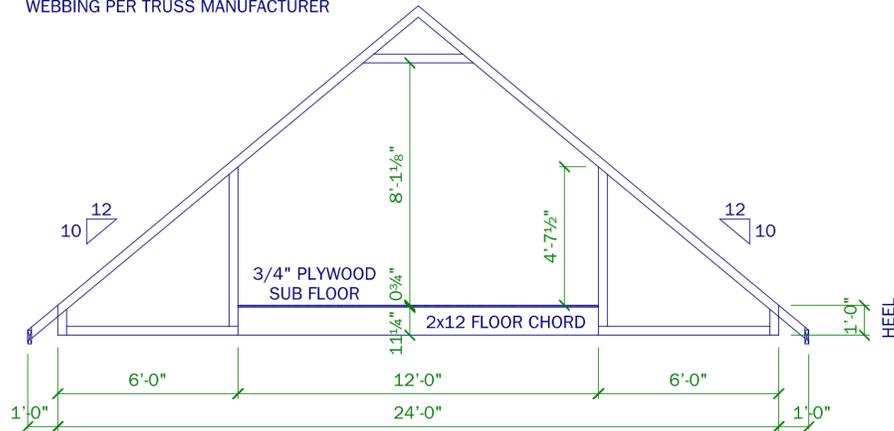
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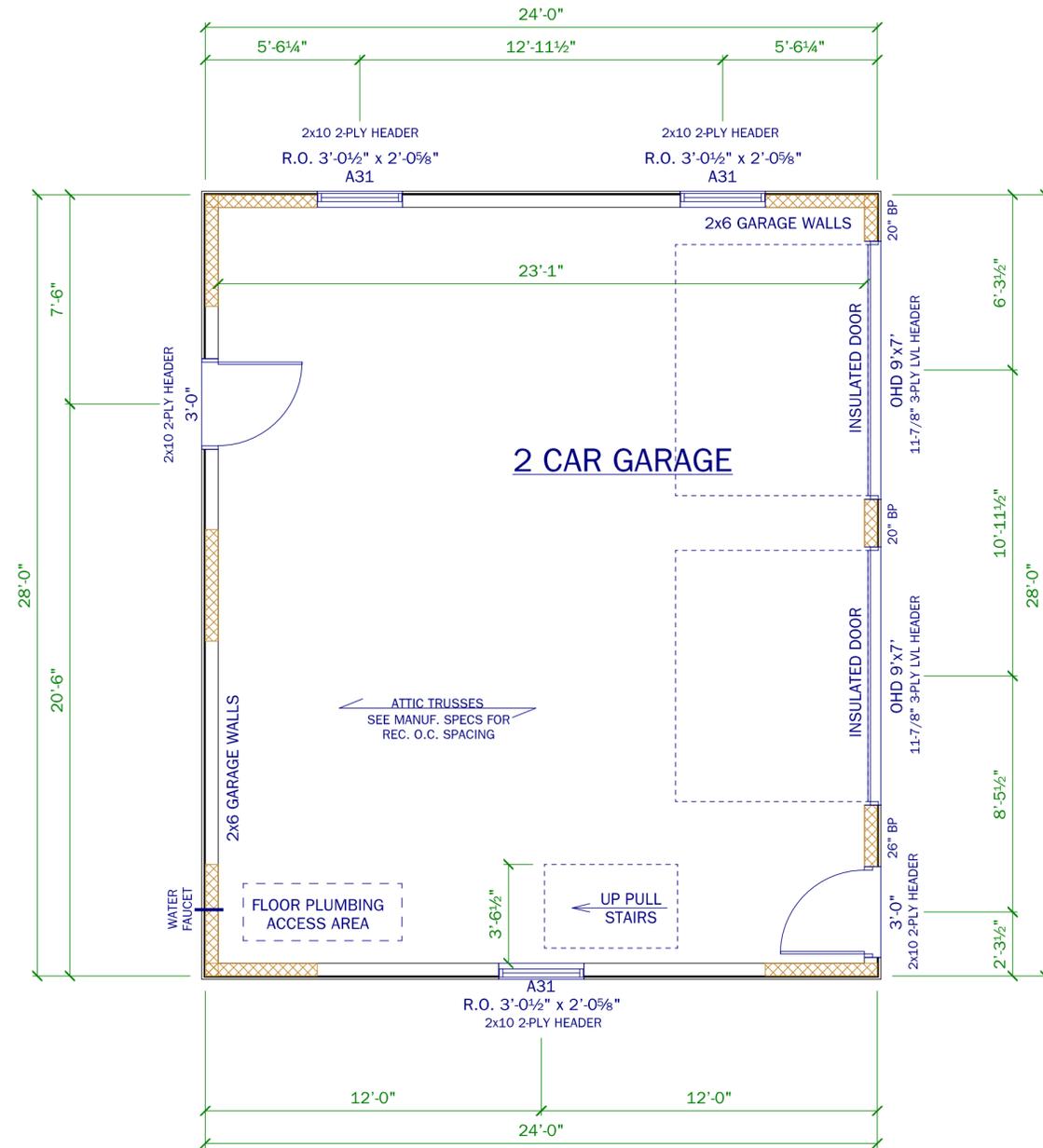
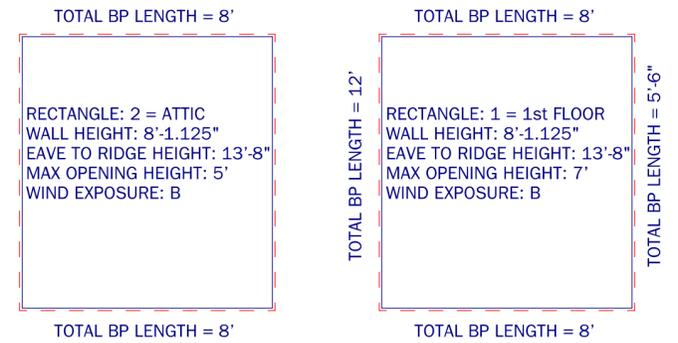
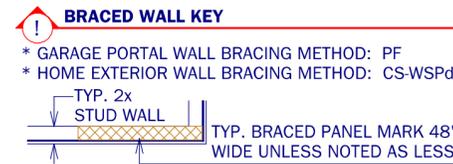
TYPICAL WINDOW R/O HEIGHT = 24" FROM T.O.W.  
ON THIS DRAWING ONLY, UNLESS NOTED AS OTHER

**GARAGE 2nd FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

TYPICAL MIN. 2x4 CHORDS,  
WEBBING PER TRUSS MANUFACTURER



THIS SECTION IS A OUTLINE GUIDE ONLY,  
ALL TRUSSES ARE PER TRUSS MANUFACTURER  
**GARAGE TRUSS SECTION**  
SCALE: 1/4" = 1'-0"



**8'-1.125" TALL WALLS**  
TYPICAL WINDOW R/O HEIGHT = 13.75" FROM T.O.W.  
ON THIS DRAWING ONLY, UNLESS NOTED AS OTHER

**GARAGE 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
GARAGE 1st FLOOR	672
GARAGE 2nd FLOOR ATTIC	336
<b>TOTAL</b>	<b>1,008</b>

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BUILDER:  
**JOHN & DAWN PERKINS**  
1322 CHANDLER ST  
MADISON, WI



Inspiration for color only – not decorative details

Soft Sage/Green LP Horizontal Siding and Shakes

SW 7743 Mountain Road Interior / Exterior Locator Number: 247-C7

Charcoal Gray Roof



Metal Roof in Charcoal Gray



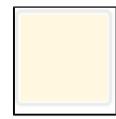
Black Windows



Brick Veneer



Mastic color Linen for fascia, trim, corners, bands, posts and railing

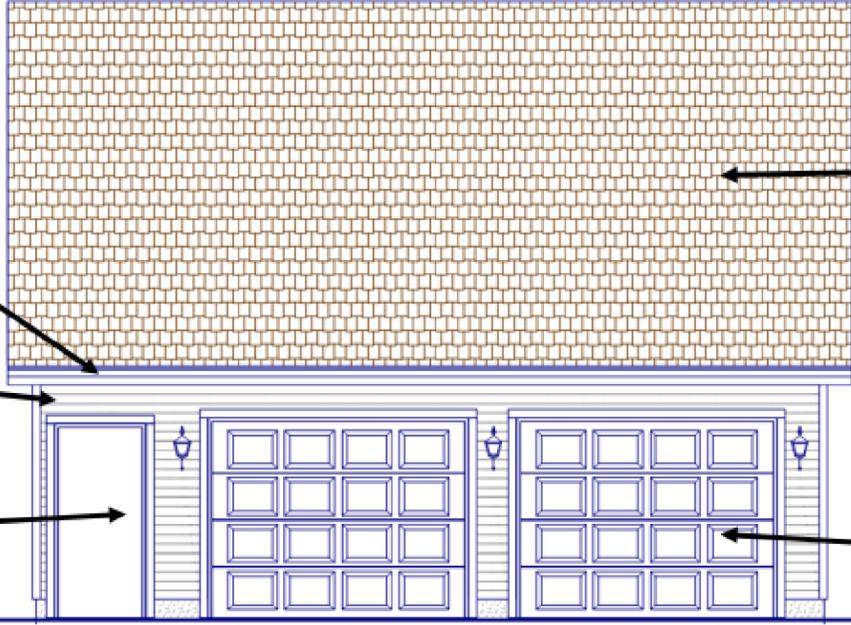


Black Windows (at sides)

Mastic color Linen for fascia, soffit and trim

SW 7743 Mountain Road Interior / Exterior Locator Number: 247-C7

Service Door in True White



Charcoal Gray Roof



Garage Doors in True White



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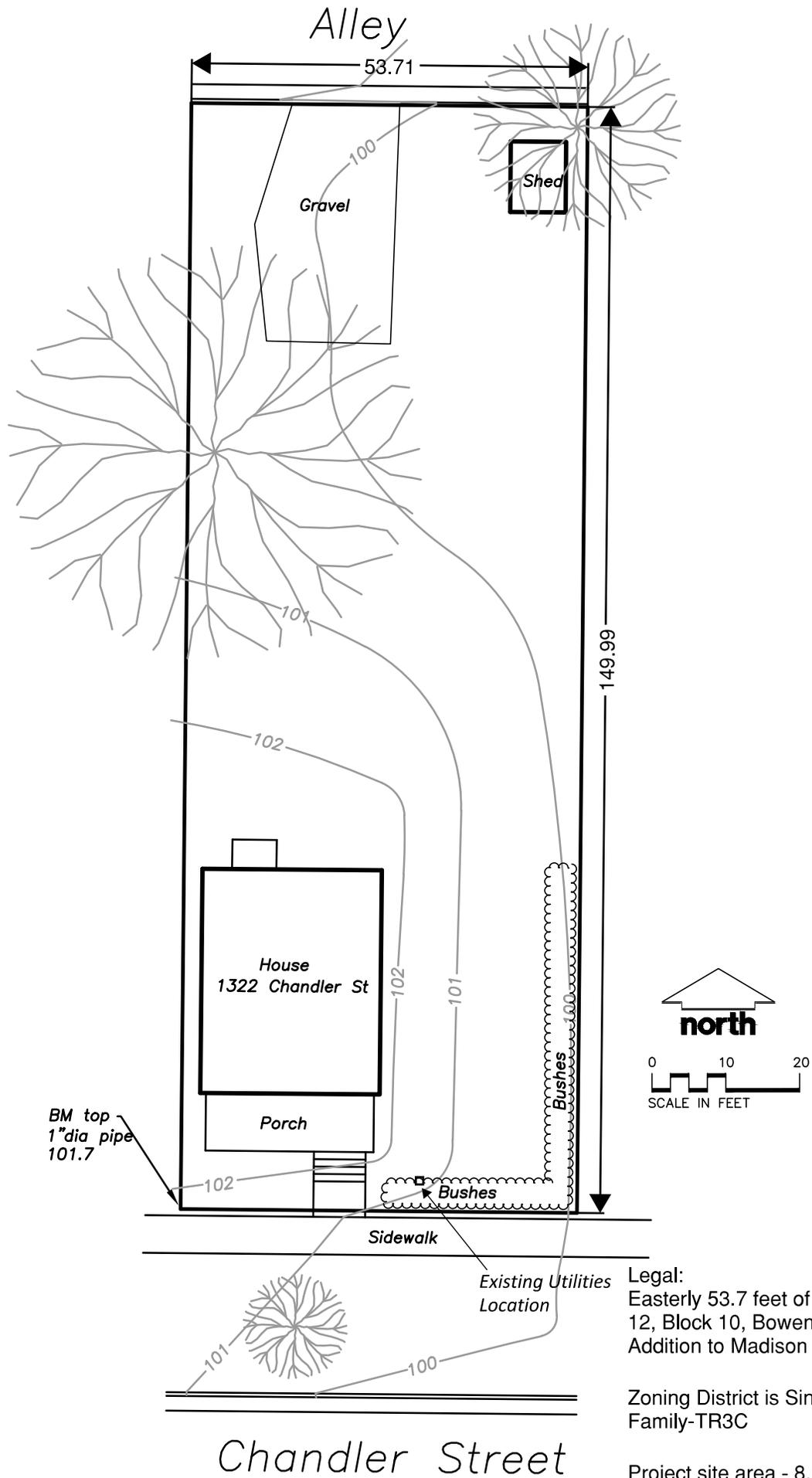
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 608-437-6184  
 www.briodesignhomes.com  
 4070 E. Bringham Road,  
 Blue Mounds, WI 53517

**John and Dawn Perkins**  
**1322 Chandler St. Madison WI**  
**53715**  
**Recycling and Reuse Plan**

<u>Material</u>	<u>Recycling Contractor</u>	<u>Recycling Location</u>
<b>Asphalt</b>	Advanced Disposal 1215 Klement Street Fort Atkinson WI, 53538	Yahara Materials 6117 County Trunk K Waunakee WI 53597
<b>Bricks</b>		
<b>Concrete</b>		
<b>Metal</b>	Advanced Disposal 1215 Klement Street Fort Atkinson WI, 53538	Diehl Neumeier 5466 Norway Grove Deforest WI, 53532
<b>Ductwork</b>		
<b>Shingles</b>	Advanced Disposal 1215 Klement Street Fort Atkinson WI, 53538	Dane County Landfill 7102 US Highway 12 and 18 Madison, WI 53718
<b>Wood</b>	Advanced Disposal 1215 Klement Street Fort Atkinson WI, 53538	Mallard Ridge Land Fill W8470 State Road 11 Delavan WI, 53115
<b>Wiring</b>		
<b>Drywall</b>		Homeowner to keep Furnace, Washer/Dryer, and Dishwasher. Refrigerator to have refrigerant removed by A&A, remaining metal/stove recycled by Advanced Disp.
<b>Appliances</b>	A & A Environmental PO Box 708 Poynette WI, 53955 608-635-8491	
<b>Asbestos</b>	A & A Environmental PO Box 708 Poynette WI, 53955 608-635-8491	Waste Management - Madison Prairie Landfill 6002 Nelson Rd, Sun Prairie, WI 53590
<b>Refrigerant</b>	A & A Environmental PO Box 708 Poynette WI, 53955 608-635-8491	Kruser Recycling LLC 6421 Edna-Taylor Parkway Monona WI, 53716
<b>Thermostats (Mercury)</b>	A & A Environmental PO Box 708 Poynette WI, 53955 608-635-8491	Columbia County Solid Waste W7465 WI 16 Pardeeville WI, 53954
<b>Crushed Lamps</b>	A & A Environmental PO Box 708 Poynette WI, 53955 608-635-8491	Luminaire Environmental 14930 28 Avenue N Plymouth, MN 55447

\*Habitat for Humanity/ Restore will be taking 10 doors from the home.



Legal:  
Easterly 53.7 feet of the Lot  
12, Block 10, Bowens  
Addition to Madison

Zoning District is Single  
Family-TR3C

Project site area - 8,000  
sqft or 0.18 acres

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**Brio**  
DESIGN HOMES

PROJECT INFO: **JOHN & DAWN PERKINS**  
1322 CHANDLER ST  
MADISON, WI

EXISTING SURVEY

DRAWING # **1S**



Kirk Keller AIA, NCARB  
1717 Camelot Drive  
Madison, WI 53705

## Assessment and Condition Study for the Existing Residence at 1322 Chandler Street Madison, WI

### **Introduction**

The residence at 1322 Chandler Street is located south of the UW Madison Campus and west of the Meriter Hospital Campus. As a part of the greater Greenbush neighborhood, the existing structure is located in one of the older and most established residential areas in the City of Madison.

It is with an understanding of the development of the Greenbush neighborhood that the history of the residence at 1322 Chandler Street must be viewed. Development of the area began shortly after the start of the twentieth century. This neighborhood was originally a low swampy part of Madison that was filled in over several decades. The Greenbush area originally consisted of 17 blocks bordered by Washington, Mound, Brooks and Regent streets. Stuart Levitan's 2006 book, *Madison, the Illustrated Sesquicentennial History* describes this area as a place where "the inhabitants were poor and often unwelcome elsewhere in Madison". The original housing stock developed in this area of the City reflects the standards that could be developed to meet the economic needs of the original Italian, Jewish and Black residents. As Mr. Levitan's history explains, the Greenbush area had a strong culture that is romanticized, but "the housing stock was substandard".

As the neighborhood developed, additions and entire home replacements included larger and better constructed homes in the immediate and surrounding neighborhood. In recent generations, some of the housing stock in this area has been converted into student rental housing and for use as general rental properties. The property at 1322 Chandler represents a residence that is common to the area and one that has completed its useful life span. This report is intended to explain why the structure has aged and deteriorated past the point of being economically renovated to serve as a modern residential structure. This report also outlines key reasons why removal and replacement of the structure is recommended. A new structure, in keeping with the prevalent styles of the area, is recommended.

### **Review process**

The review of the 1322 Chandler house was completed by on-site survey of the existing conditions. An extensive photo record of the home accompanies this report. The immediate neighborhood, the home exterior and the home interior were each reviewed. No invasive study of structural or mechanical system conditions were performed.

## **Neighborhood**

Chandler Street extends east/west from Park Street to Garfield Street. Chandler Street's character is almost entirely single family and small multi-family residences. The exception to this residential condition is the far eastern edge of the street which parallels Meriter Hospital. Chandler Street slopes gently from east to west. The greatest elevation gain is at the westerly end of Chandler as it starts to parallel Bear Mound Park. The property located at 1322 Chandler is between South Randall Avenue and South Orchard Street along a gently sloped section of the street.

This traditional neighborhood is characterized by mature trees in the City terrace area and on many properties on each side of the street. Off street parking on the north side of Chandler is largely achieved by access from a public alley also known as Brooks Street. Off street parking on the south side of Chandler is largely served by driveways to detached garages located behind the homes.

## **Existing Conditions**

### **Site**

The residence at 1322 Chandler is a traditional 1 ½ story residence placed on top of a basement that extends approximately three and half feet above the surrounding grade. There is one small dormer located approximately mid roof on the east of the 12/12 pitched roof. The property gently slopes from north to south. No major trees are located on the front side of the property. One large existing tree is located approximately twenty feet from the alley access. The caliper of this tree has not been confirmed. This one tree also overhangs the property line into the adjoining backyard to the west.

This modest residence is located between two larger existing homes. Both flanking residences are true two story residences. Off street parking is provided for on an irregular gravel surface. A small pre-fabricated storage building is located at the edge of the alley/Brooks Street.

### **Exterior**

The exterior consists largely of painted narrow wood lap siding. Small sections of brick piers are located at both the front and the back side of the residence. The brick piers on the front of the residence form the base for three columns that support the front porch patio roof. Brick piers at the rear of the home supports a small porch. This back porch was enclosed at some point during the life of the structure. Window moldings are the one strong exterior statement that adds some feeling of mass to the modest older windows. Asphalt shingle roofing and metal gutters complete the major exterior materials. Both of these last two items appear as if they have been replaced multiple times.

All exterior materials are aged and worn. Wood rot is evident in multiple locations. Older double hung windows offer little in the way of modern thermal performance. Multiple windows contain window mounted air conditioning units. The brick piers supporting the enclosed porch at the back of the home are failing.

### **Basement**

The existing basement level is a true storage and utility space. The majority of the foundation is made of an exposed small rubble construction. There is surface evidence of failing in this original rubble wall structure. Multiple repairs to the rubble wall system can be seen around the entire basement. At one point an original rubble basement foundation wall failed and was replaced by a concrete masonry unit (CMU) wall. The exposed section of the foundation above grade is covered with painted cement stucco. The head height in the basement is low. This limitation forms an insurmountable challenge to develop this level as an occupy able space. Photos indicate the floor joists depth are sub-standard to required current conditions and codes. Floor joists have been compromised in several locations with sections removed to accommodate newer mechanical ducting and electrical service. The cut out sections of floor joists are supported by screw jack style posts to both support and level the first floor above.

Existing, older cast iron drains and supply piping can be seen in photos of this level. The 60 amperes electrical service was added at some point in the life of this residence. This power level is below what most modern homes require for service needs.

### **Living Levels**

The 1 ½ living levels are arranged in a traditional multiple room arrangement typical of the time of the home's construction. The interior is aged and dated. There are no signs of recent updates being completed in any of the main living spaces. Service spaces such as the kitchen and bathroom do not meet current standards of home design. The minor updates that have been made appear to be completed more as 'patch-work' attempts to maintain the property as a modest rental property.

The plaster on wood lathe interior partitions do not allow for easy, straight forward, updates to the interior. A modern heating or air conditioning system could not readily be added. In order to add newer electrical and data systems it would require extensive demolition and rebuilding of the interior partitions. No review of the water supply or drainage system was made. From visual inspection it appears that this older plumbing system could not readily be adapted for updating, or readily allow for additional bathrooms.

Visual inspection indicates no updating to the insulation of the original exterior walls has ever been undertaken. The existing windows are not original. Lower quality single glazed aluminum and vinyl windows are the replacement windows currently in place.

Where it still remains in place, the interior wood molding around some of the windows and doors is the only salvageable material that could serve a future use. In addition, some matching wood base material along with undamaged doors should also be reclaimed. No other building or interior system is worthy of reclamation. The Madison Habitat for Humanity does not currently accept wood base materials. If a reclamation company, or another source for donation, cannot be located to accept this material it should be disposed of.

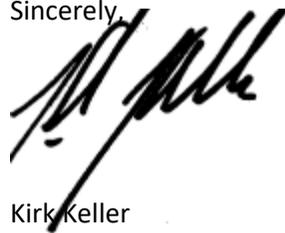
#### **Recommendation**

A modern home that fits the design nature of this neighborhood is the goal of this project. A new home offers the opportunity of providing a structure that both meets current living, structural and energy use standards.

The site can readily accommodate a larger structure under the current zoning code. The site depth allows for a new home that can extend further onto the site. The depth of the site also allows for an enclosed garage. The garage could either be attached or detached from the main structure. On the interior a full livable basement can be developed while also maintaining the current exterior scale of homes along this block. A new home also allows for interior design that is more in keeping with current lifestyles. A more open floor plan can readily be achieved if a full two story home is developed.

A well-built owner occupied home serves as a strong basis of community. With the project intent of developing a new single family residence on this site, I support the goals of this construction effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirk Keller', written over a horizontal line.

Kirk Keller