

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: 4718 Monona Drive

15

Aldermanic District:

2. PROJECT

Project Title/Description: Nathaniel Dean House Rear Porch Rehabilitation

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	Legistar #:	
	DATE STAMP	
CITY OF MADISON		
SEP 23 2019 8:34		
Planning & Community & Economic Development		
Preliminary Zoning Review		
Zoning Staff Initial:		
Date: / /		

3. APPLICANT

Applicant's Name:	Peter Rott		Company:	Isthmus Architecture		
Address:	2453 Atwood Avenue		City	WI	53704	
Telephone:	608-310-5362	Street	City	State	Zip	
Property Owner (if not applicant):	City of Madison Parks					
Address:	210 MLK Jr. BLVD		Madison	WI	53703	
Property Owner's Signature:			City	State	Zip	

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>

NARRATIVE DESCRIPTION

4718 Monona Drive

To: City of Madison Landmarks Commission

Project: Nathaniel & Harriet Dean House

Rear Porch Rehabilitation

Parcel Number

071016300982

Zoning

HIS-L, PR, WP-09

Project Description

The City of Madison owns the historic Dean House and the Madison Parks Division leases this property to the Historic Blooming Grove Historical Society (HBGHS). HBGHS operates this property as a house museum that is regularly open to the general public and provides special educational opportunities to local school children. HBGHS has been responsible for the upkeep of the house since 1973 and is proposing to rehabilitate the rear porch. The need for this improvement was identified initially in 2018 and subsequently confirmed by a detailed condition assessment. The rear porch is an important space to HBGHS, used for a variety of events that are part of its mission as a center for local history, research and cultural events. Construction documents for the proposed rehabilitation have been prepared for the project by Isthmus Architecture.

The Italianate home was constructed in 1856 by the Dean family, part of their 508-acre farm. In 1926, the farm was converted into a private golf course and the house was remodeled into a clubhouse. The City of Madison acquired the golf course in 1935. By 1972 the clubhouse was in poor condition. It narrowly escaped demolition when HBGHS offered to restore and maintain the house as a museum and event space. The city has been successfully leasing the house to HBGHS for \$1 per year for the past 46 years. Today the house retains a very high degree of original historic fabric. The property is listed as a City Landmark and listed on the State and National Registers of Historic Places.

HBGHS, with the endorsement of the Parks Division, proposes a rehabilitation of the rear porch focusing on the screen enclosure and the floor slab which are quite deteriorated. The screen enclosure is in need of replacement and requires the yearly installation of tarps and plastic to weatherize it during the winter. The HBGHS would like to restore it as close as possible to the original and upgrade it to better accommodate the current uses of the porch. The project proposes to add glazing while maintaining screening to eliminate the need for seasonal weatherization that damages the wood trim. The center portion which includes a pair of swinging doors would be modified to be sliding panels to better accommodate the contemporary use of the porch for concerts. The cracked and heaving concrete floor will be replaced and the rear lawn will be regraded to promote better drainage away from the house, as settlement has occurred in combination with recent heaving caused by tree roots.

Compatibility

We believe the proposed project is in keeping with overall preservation/rehabilitation goals, historic character, and professional standards as outlined by the National Park Service, Secretary of the Interiors Standards for Preservation and Rehabilitation of Historic Properties. The project was reviewed with Madison Landmarks Commission staff person, Heather Bailey, on 04/17/19.

Respectfully submitted,

Peter Rött, AIA, NCARB

Isthmus Architecture

2453 Atwood Avenue, Suite 209

Madison, WI 53704

Nathaniel Dean House
Existing Conditions 2019



Front (West) Elevation



North Elevation



South Elevation



East (Rear) Elevation

Historic Image

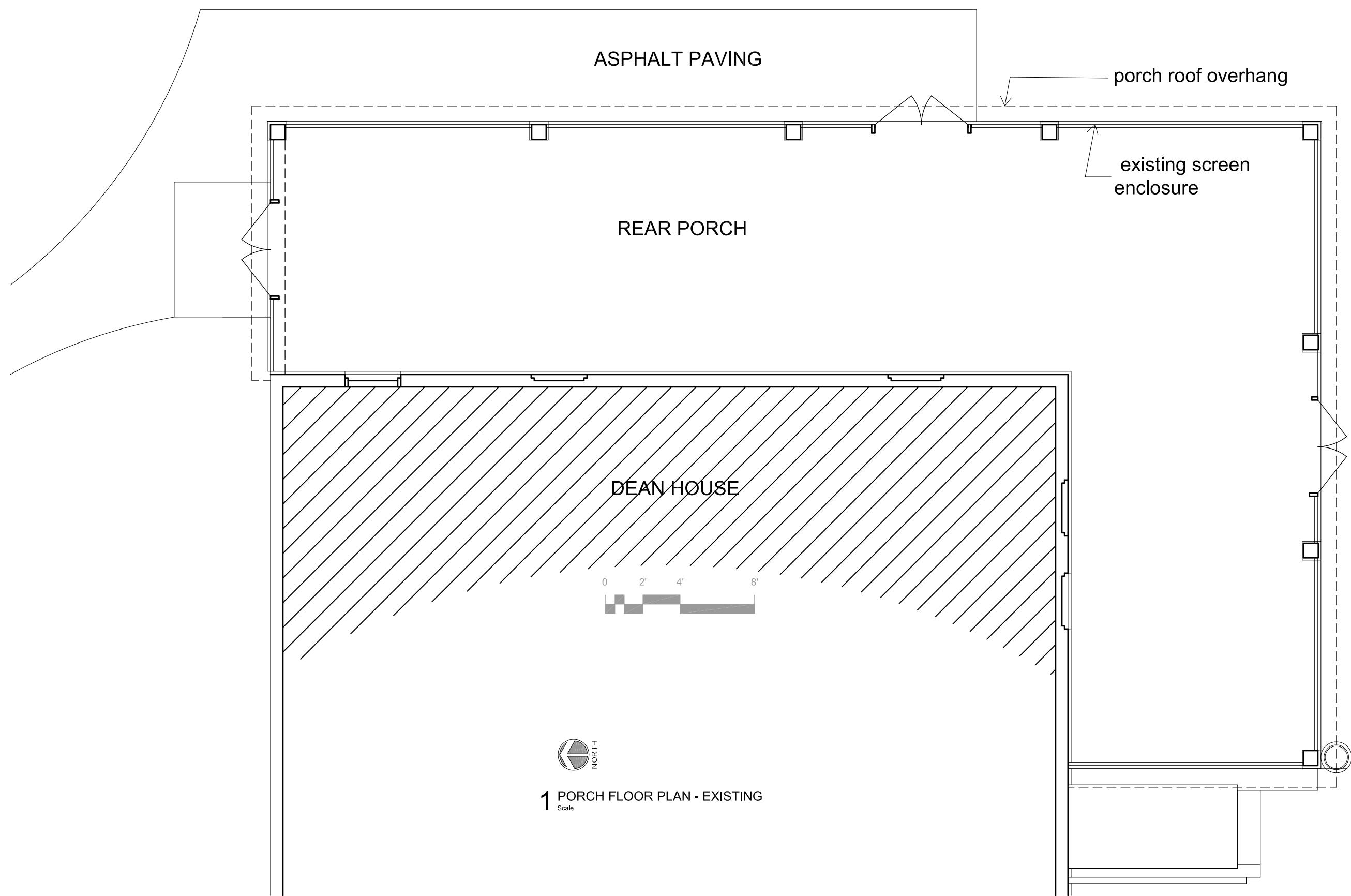


Nathaniel & Harriet Dean House - rear view
4718 Monona Dr.

photo taken by James Roy Miller, Capital Times staff photographer
in 1953 to accompany Alexius Baas's article
on the Dean House published in TCT Oct 3, 1953

Local History
from Frank Custer Research Files at WHS
M2001-157.154 - Photos Box 2, File 154, Image 157

WHS Image ID 144964
AHI 5589



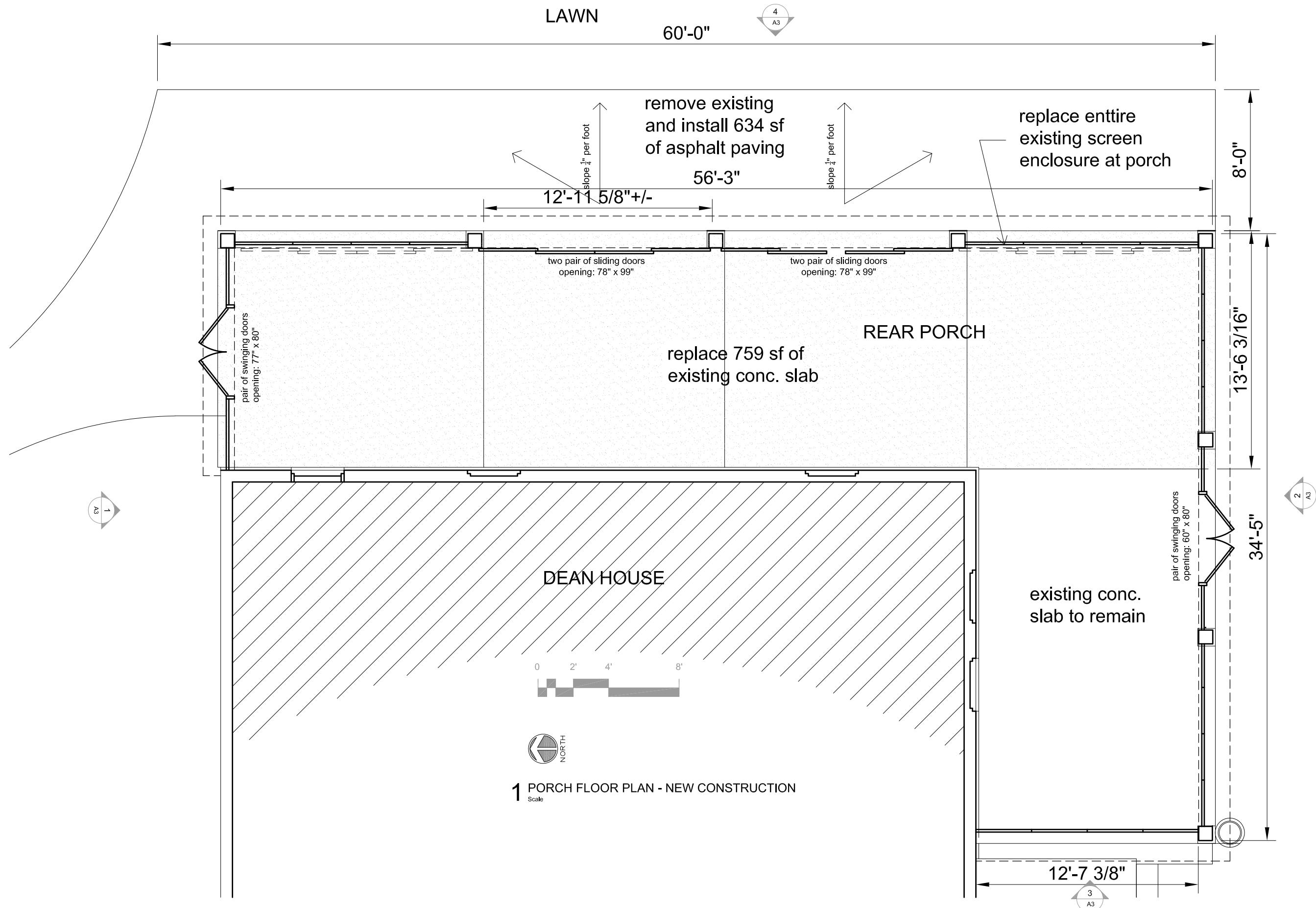
NATHANIEL
DEAN HOUSE
REAR PORCH
rehabilitation

Proj. No.: 1902.01

EXISTING FLOOR PLAN

Scale: NOTED
Drawn By: pr
Date: 09/11/2019
Rev. Date:

A0



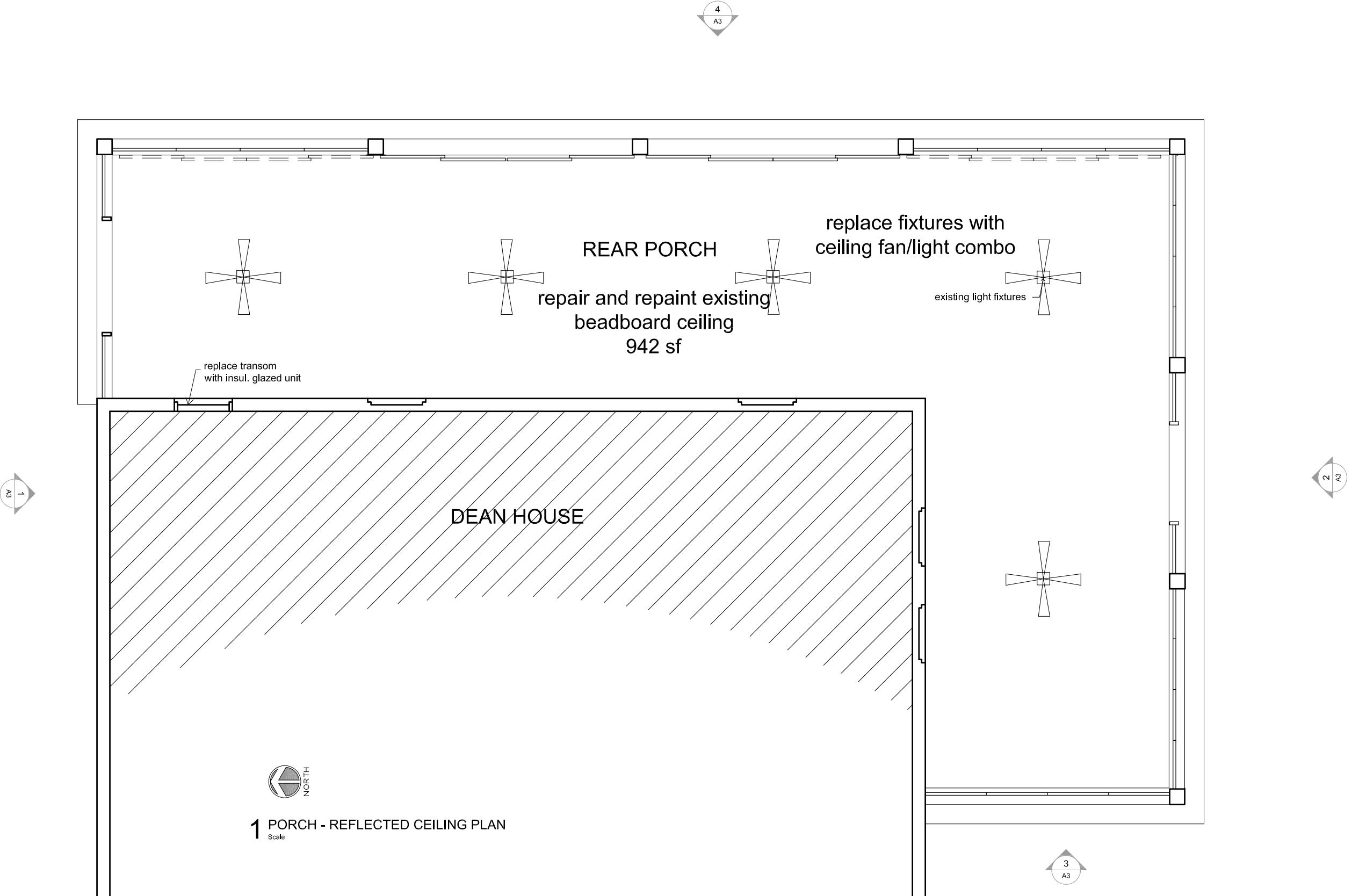
NATHANIEL
DEAN HOUSE
REAR PORCH
rehabilitation

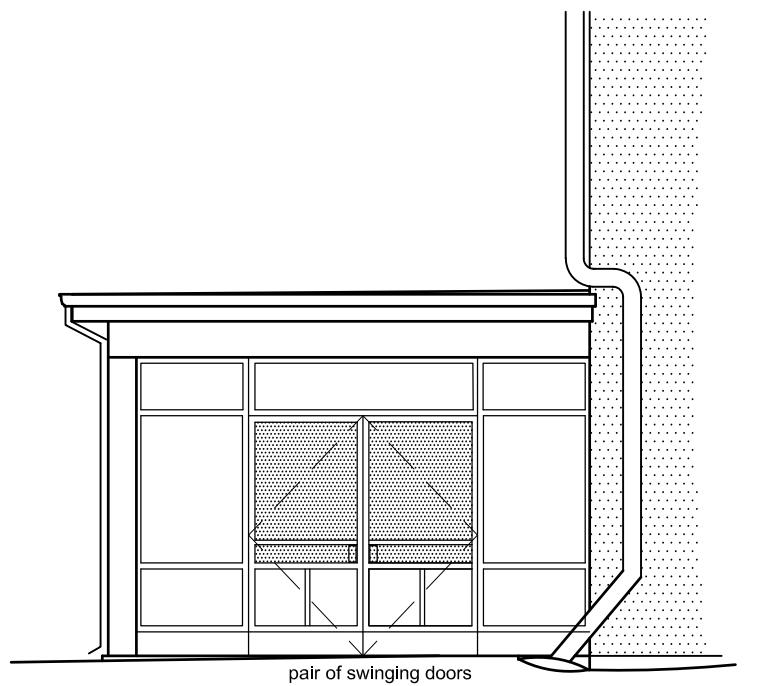
Proj. No.: 1902.01

PROPOSED FLOOR PLAN

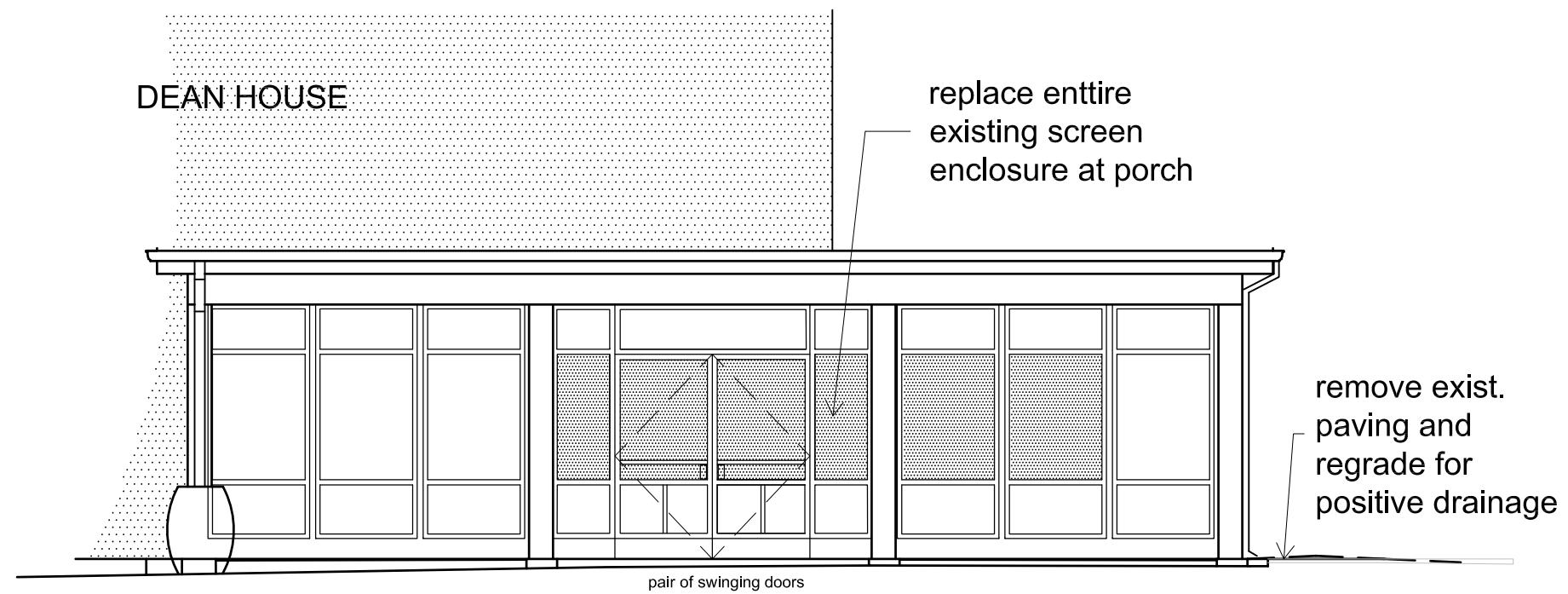
Scale: NOTE
Drawn By: pr
Date: 09/11/2019
Rev. Date:

A1

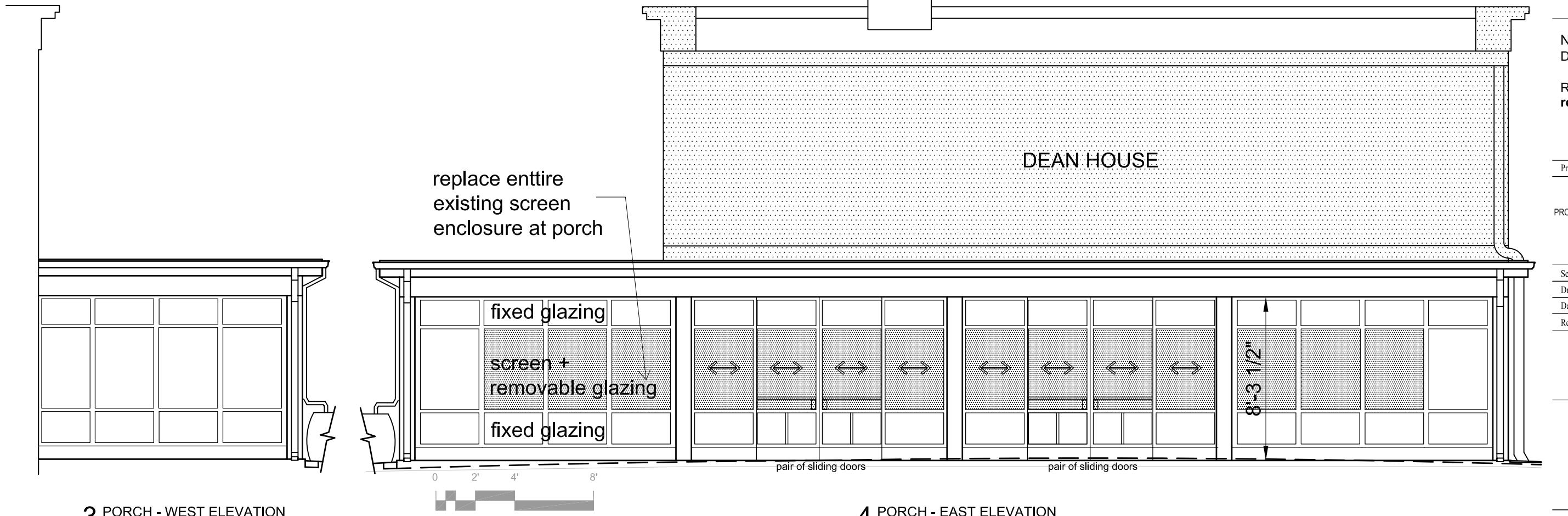




1 PORCH - NORTH ELEVATION
Scale: 3/16"=1'-0"



2 PORCH - SOUTH ELEVATION
Scale: 3/16"=1'-0"



3 PORCH - WEST ELEVATION
Scale: 3/16"=1'-0"

4 PORCH - EAST ELEVATION
Scale: 3/16"=1'-0"

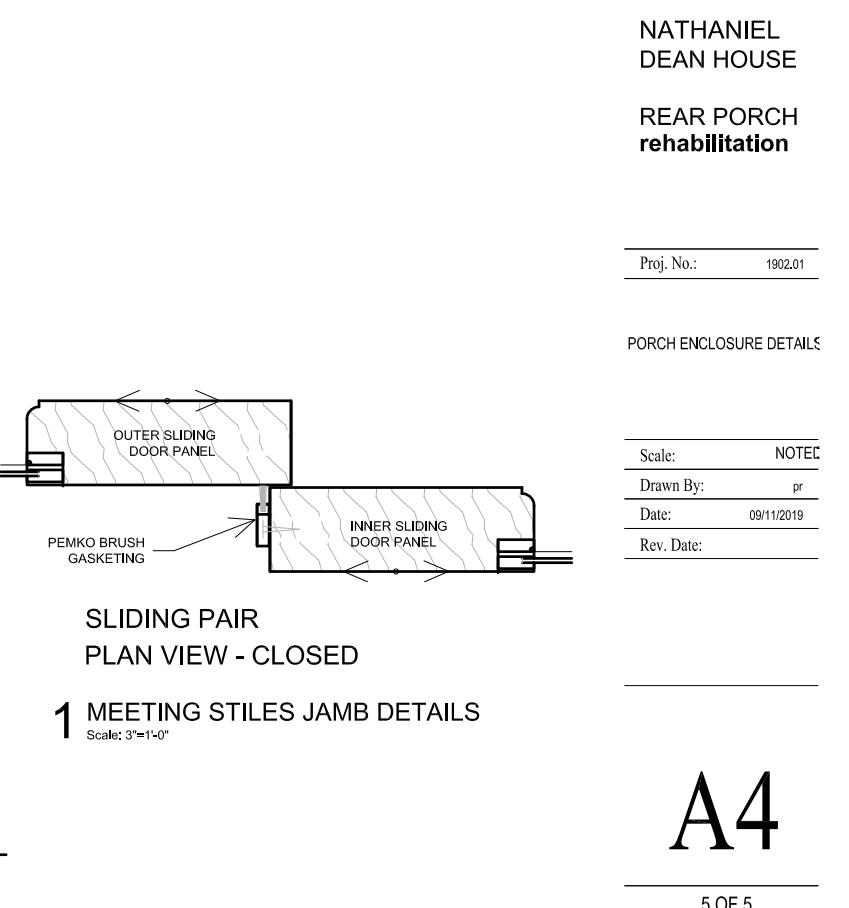
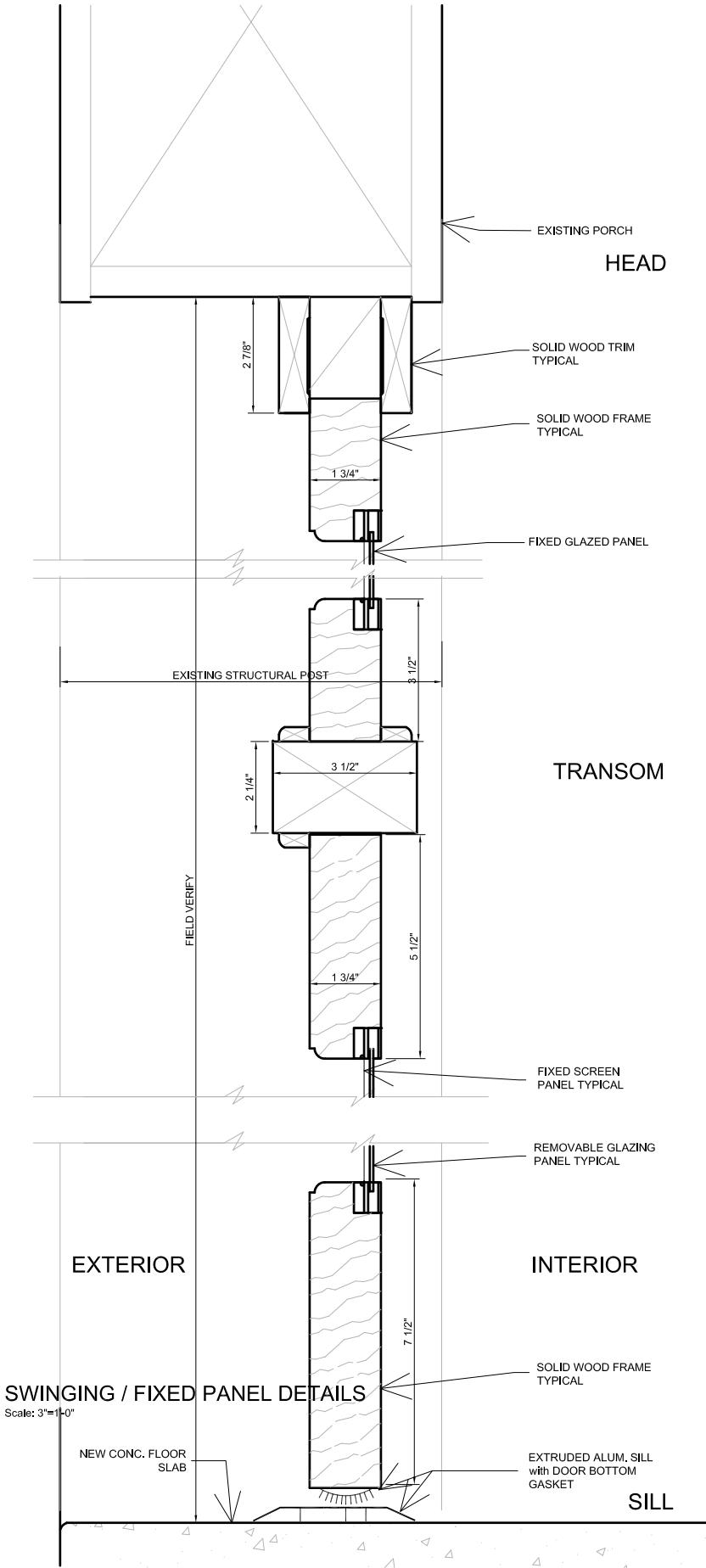
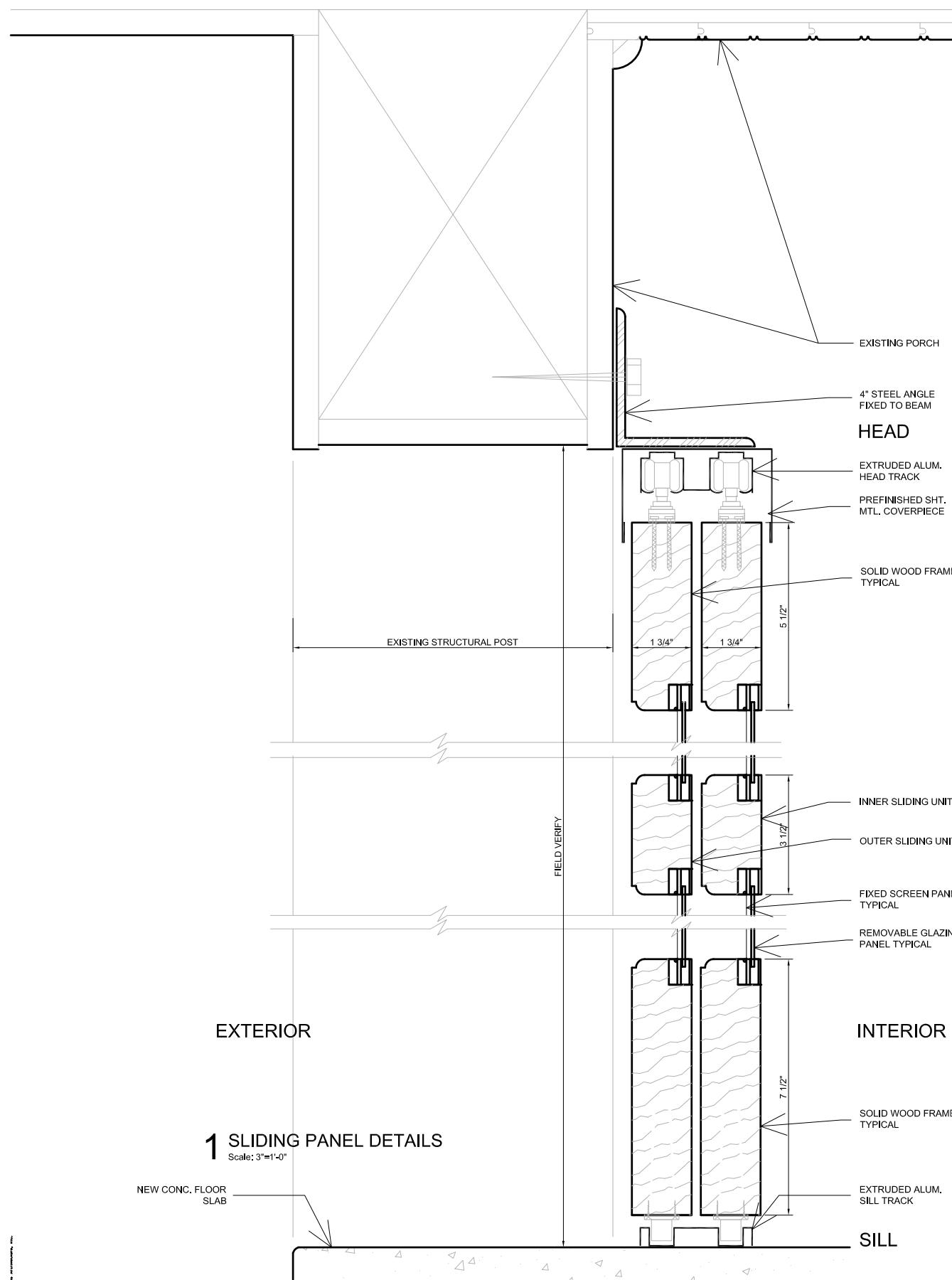
NATHANIEL
DEAN HOUSE
REAR PORCH
rehabilitation

Proj. No.: 1902.01

PROPOSED ELEVATIONS

Scale: NOTE:
Drawn By: pr
Date: 09/11/2019
Rev. Date:

A3



A4