



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 646 E GORHAM STREET Aldermanic District: 2

2. PROJECT

Date Submitted: 06.22.15

Project Title / Description: PARCH ENCLOSURE

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

- Alteration / Addition to a Designated Madison Landmark ANNA ? CORNELIUS COLLINS HOUSE
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: DAWN O'ROLEY Company: O'ROLEY / 646 LLC
 Address: 646 E GORHAM STREET City/State: MADISON WI Zip: 53703
 Telephone: 608.239.8426 E-mail: dorooley@dorschnerassociates.com
 Property Owner (if not applicant): _____
 Address: _____ City/State: _____ Zip: _____
 Property Owner's Signature: [Signature] Date: 06.22.15

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
 Historic Preservation Planner:
 Amy Scanlon
 Phone: 608.266.6552
 Email: ascanlon@cityofmadison.com

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.

June 22, 2015

Madison Landmarks Commission
Amy Scanlon, Preservation Planner
City of Madison Planning Division
215 Martin Luther King Jr Blvd Room LL 100
Madison WI 53701-2985

Subject: 646 East Gorham Street Porch Enclosure

Dear Amy and members of the Landmarks Commission,

The rehabilitation of the Anna and Cornelius Collins House is an example of the contribution architecture makes to our community by bringing a rich sense of time and history to place where the preservation of a building in an urban context concurrent with the continual transformation of the built form are strengthened by each other.

Designed by Claude and Starck in 1908, the Anna and Cornelius Collins House at 646 East Gorham Street has an eclectic combination of features found in Tudor, Craftsman and Prairie Style design. The existing outdoor living space will be rehabilitated to strengthen the connection between the interior and exterior as often displayed in Prairie Style design.

The existing original features of the house will continue to be restored including the existing original casement and fixed windows on the east and west facades of the porch. The original north façade of the porch had previously been removed and the subsequent 50's era infill was just removed due to structural damage. The original railing on the roof of the porch had previously been removed and a 2x4 wood railing exists.

The proposed solution inserts an operable glass wall to maximize the connection between interior and exterior and acts as a protective storm window system in the winter. The design approach is consistent with the character of the historic building and is in the spirit of its time by not creating a false historical appearance per the recommendations of the Secretary of the Interior's Standards for Rehabilitation. A cable rail will be installed within the first floor opening and on the roof of the porch with a minimal visual appearance to return the focus of the composition to the porch enclosure and to maximize the connection between the interior and exterior. The 90's era 2x4 wood platform railing at the fire escape would also be replaced with a cable rail system. The fire escape will remain. The previously installed 90's era enclosures on the lower level have been removed uncovering the original covered lower level porch. Please find photos attached to display the transformation and the context. The project will be phased with the structural repair and the railings installed for safety as the first phase.

Sincerely,



Dawn O'Kroley, AIA

Boundary Survey of Collins (Ziegelman) House

The southwest 37 feet of Lot 8 and the northeast 16 feet of Lot 7, Block 260, Pritchette Plat (a.k.a. Madison Original Plat, recorded as Document #102, Dane County Registry), located in the SW¹/₄ of the NW¹/₄ of Section 13, T7N R9E, City of Madison, Dane County, WI



Graphical Scale

0 20 40 ft

Grid North, Dane County Coordinate System NAD83(2007) Datum

LEGEND:

- Found monument (see Point Table)
- Set monument (see Point Table)
- P01 Point number (see Point Table)

SURVEYED BY & FOR:

Parks Division, City of Madison, WI
PO Box 2987 Madison, WI 53701
(608)266-4711

NOTES:

1. Date(s) of field work: Mar 27, 2012
2. See Page 2 for dimensions and additional notes
3. Disturbing a survey monument is a violation of WI Statutes Ch. 236.32 and subject to penalty.
4. All surface and subsurface improvements, trees and other vegetation on and adjacent to the site are not necessarily shown.
5. Except as specifically stated or shown, this map does not show easements, building setbacks, zoning and land use restrictions, covenants, or any other restrictions or benefits that a current and accurate title search may disclose.
6. This meander line (P04-P13) is only established to monument the side lot lines. It is not in itself a demarcation of rights.
7. Historic landmark restrictions per Doc# 2440184 Dane County Registry.
8. Northwestern 60% of parcel (see map) purchased with aid of WI DNR funds (Proj# S-ADLP-191, File Ref# 8700, approved 6/21/1993). Limited to uses not inconsistent with public outdoor recreation, and subject to DNR approval for sale, lease, assignment or mortgage per Doc# 2379293 Dane County Registry.

PARCEL AREA: +/-11533 sq ft total
DNR grant restriction on 60% of area:
11533 x 60% = 6920 sq ft

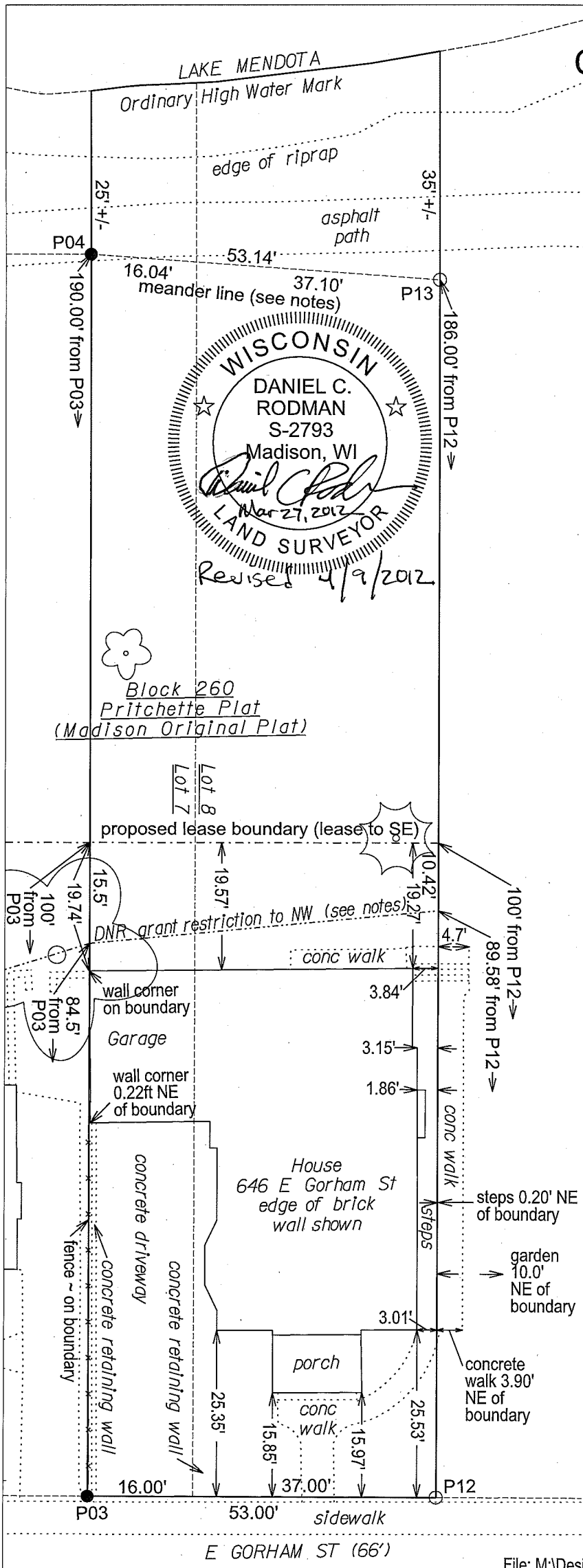
Parcel area breakdown:

Street to DNR = 4613 sq ft
DNR to proposed lease = 687 sq ft
proposed lease to meander = 4664 sq ft
meander to OHWM = +/-1569 sq ft
Proposed lease = 4613+687=5300 sq ft
DNR restric=687+4664+1569=6920 sq ft
Overlap of proposed lease into DNR-restricted lands=687 sq ft.

I, Daniel C. Rodman, Registered Land Surveyor Number 2793, certify that this survey was executed under my direction and control, and that it meets the Minimum Standards for Property Surveys of the Wisconsin Administrative Code (AE 7), and that this map is correct to the best of my knowledge and belief.

Signed: *Daniel C. Rodman*

Date: Apr 9, 2012





CURRENT VIEW FROM GORHAM



CURRENT VIEW FROM PARK



VIEW FROM PARK DURING COLUMN RECONSTRUCTION FALL 2014



EXISTING WEST WINDOWS BEING RESTORED



VIEW FROM PARK PRIOR TO PURCHASE FALL 2012



CURRENT VIEW FROM PARK

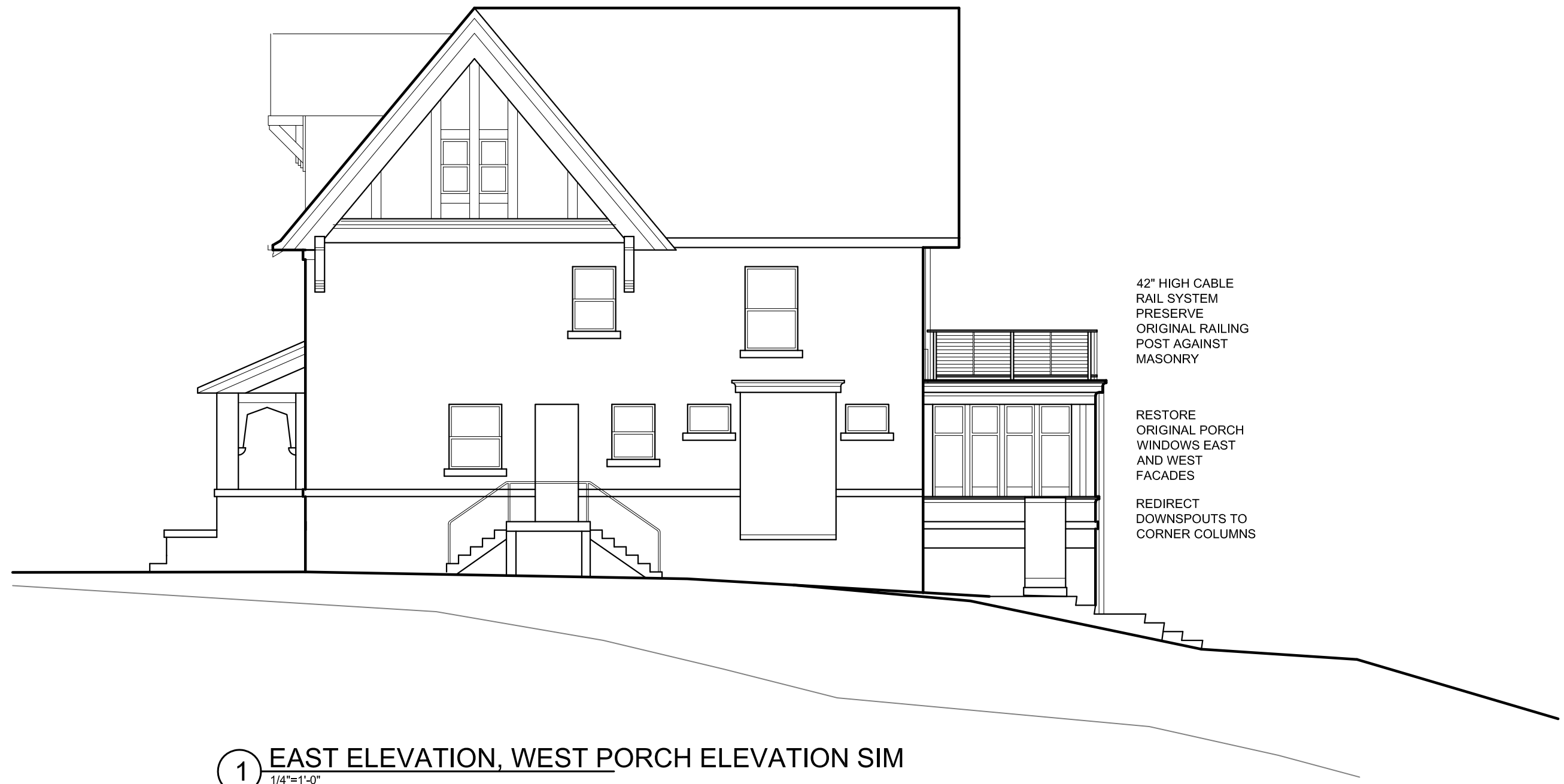


DESIGN PRECEDENT OPERABLE GLASS WALL AND RAILING

Architecture
Planning

Dorschner|Associates, Inc.
849 E Washington Ave
Suite 112
Madison, Wisconsin 53703

ISSUED



1 EAST ELEVATION, WEST PORCH ELEVATION SIM
1/4"=1'-0"

PROJECT
646 E GORHAM STREET
MADISON, WI 53703

DRAWING
FLOOR PLAN

DATE
06.22.15

ISSUED

REVISED LAYOUT THIRD
FLOOR SHOWER

PROJECT
646 E GORHAM STREET
MADISON, WI 53703

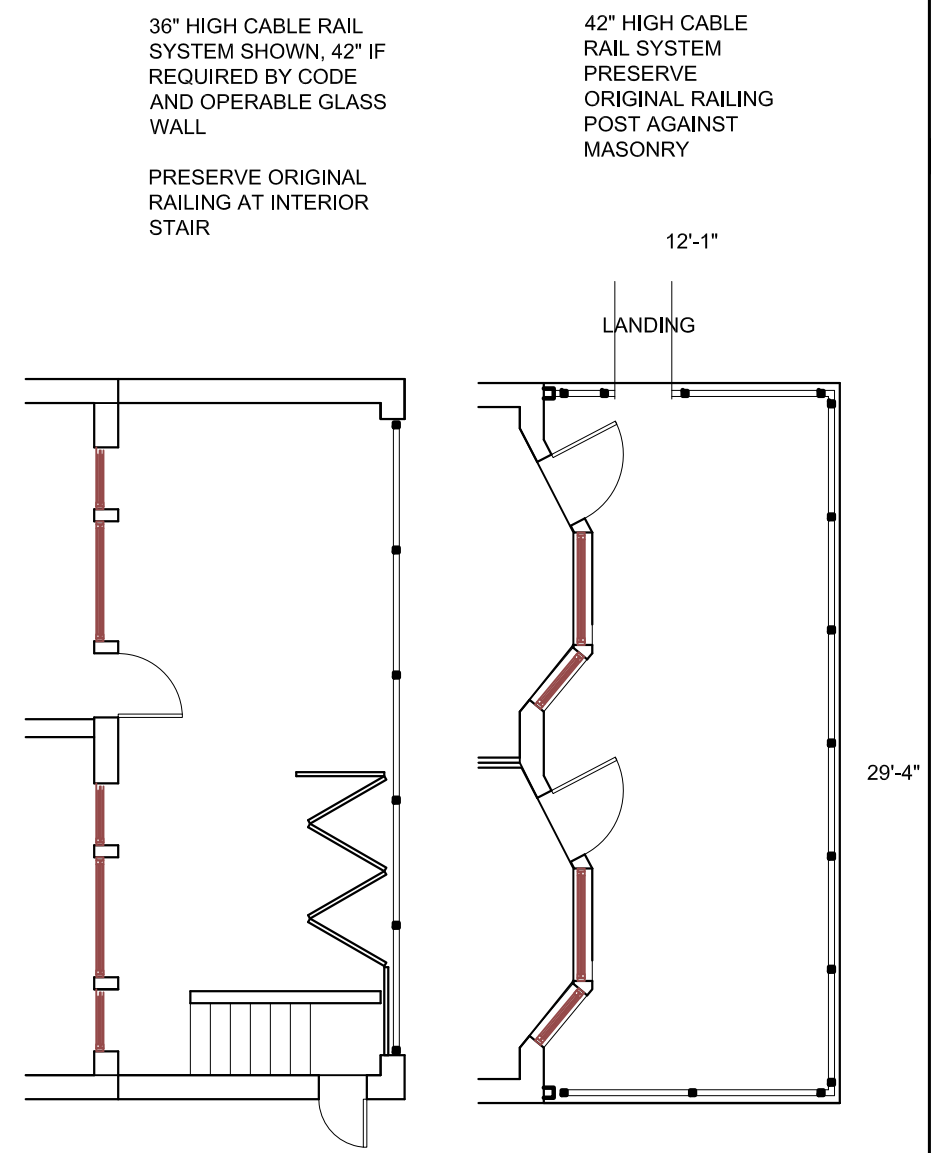
DRAWING
PLANS AND ELEVATION

DATE
06.22.15

A200



1 NORTH ELEVATION
1/4"=1'-0"



2 FIRST FLOOR PLAN AND ROOF PLAN
1/8"=1'-0"

