

2-2-2009

Dear members of the Landmarks Commission,

Thank you for giving us the opportunity to present our proposed alteration to 207 N. Spooner St.

We are interested in creating additional living space within an existing attic space. The existing home features a 5/12 pitched roof with a walk-up attic which is currently used for storage. The proposal includes a new 12/12 pitched roof with dormers on each side of the roof. The front dormer would mirror details of the front entrance (barrel vault copper roof) and the side dormers would repeat window designs of the lower floor side windows. The proposed exterior look will follow the architectural character of the home and that of the surrounding neighborhood homes. As examples:

- The 4 dormers mimic the symmetry of the colonial revival style that is evident in the home
- Many homes within 200 feet have similar pitched roofs, some with dormers
- A hip roof style would be maintained and the dormer roofs would also follow through with that style
- The roof shingles will consist of an architectural dimensional style shingle in a red tone to closely approximate that of the existing shingle color. The garage roof and existing mud room and sunroom roofs will be re-shingled to coordinate to match.
- The dormer windows will match those of the existing house in grille size & division. The dormer siding will be a cement siding product painted in a caramel color that will coordinate with that of the existing brick veneer. . A 4" exposure on the new dormer siding will match that of the siding on the existing rear shed dormer.
- All of the soffit & fascia details will be replicated, and in the case of the existing decorative brackets, salvaged and replaced, restoring these architectural details for many years to come.

The overall height of the home would increase by approximately 7'-6", the altered structure would still be under the maximum height of 35' allowed by the City of Madison zoning regulations for the R-2 district. In addition, the proposed dormers would not exceed the size limitations set forth in the zoning code. The altered height of the new roof structure will still be lower than that of the immediate adjacent properties. In addition, the perspective that the home is viewed from the street (or public areas) lessens the affect of height, as the property is significantly raised up on a hill.

We are seeking a variance to the height restriction imposed by the University Heights historic district guidelines, section #1 We have identified at least two other properties in the neighborhood where variance to height has been awarded (there are likely more):

- (1) 1725 Chadbourne – Landmarks Commission approved the project and granted the Certificate of Appropriateness in October 2001. The project included changing the pitch of the roof to accommodate dormers to remodel the third floor and raised the roof line – This project included a large front dormer, although additions visible from the street are a separate topic from height.
- (2) 1915 Kendall – This is a property that the committee members referenced in the discussion at Monday's 1-21-09 meeting as one they recently approved where they are allowing the owners to raise the height of the roof to accommodate a dormer in the back of the property

Other relevant sections of the Madison City Ordinance 33.19(12) University Heights Historic District include: #7 Addition Visible from the Street and Alterations to Street Facades, and #9 Roof Shape. As outlined above, we believe the proposed dormers (including one in the front) are compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Regarding #9, roof shape: The hip roof style of the home will remain with a change in pitch. The increased pitch is needed to add dormers as referenced in the section as allowable if they are compatible with the architectural design and are similar in location and shape to original dormers on buildings of the same vintage and style within the district. Submitted in one photo are two homes with 4 dormers that can be viewed from 207 N. Spooner Street.

There are several other reasons we feel our request should be granted:

- The modifications will further preserve the historic details of the home
- After the project is finished, we believe you will not be able to tell any modification had been made to the original plan of the home.
- The modifications will add substantial value to the home, tax base, and University Heights
- The modifications add visual interest to the home and fit with it's surroundings.
- The project is in keeping with the objectives of the Landmarks Commission as listed in municipal code.
- We have contacted all of our immediate neighbors and have agreement from all those spoken with and no known disagreement.

We appreciate your fair and objective review of our request

Sincerely,

Peter & Jodi Bloch
207 N. Spooner Street.

- (1) Attachment: Drawing & photo packet
- (2) Attachment: Pictures of 1725 Chadbourne
- (3) Attachment: Pictures of dormers at Prospect and Spooner intersection
- (4) Emails from Neighbors showing support



209 North Spooner Street. Immediately adjacent north neighbor.



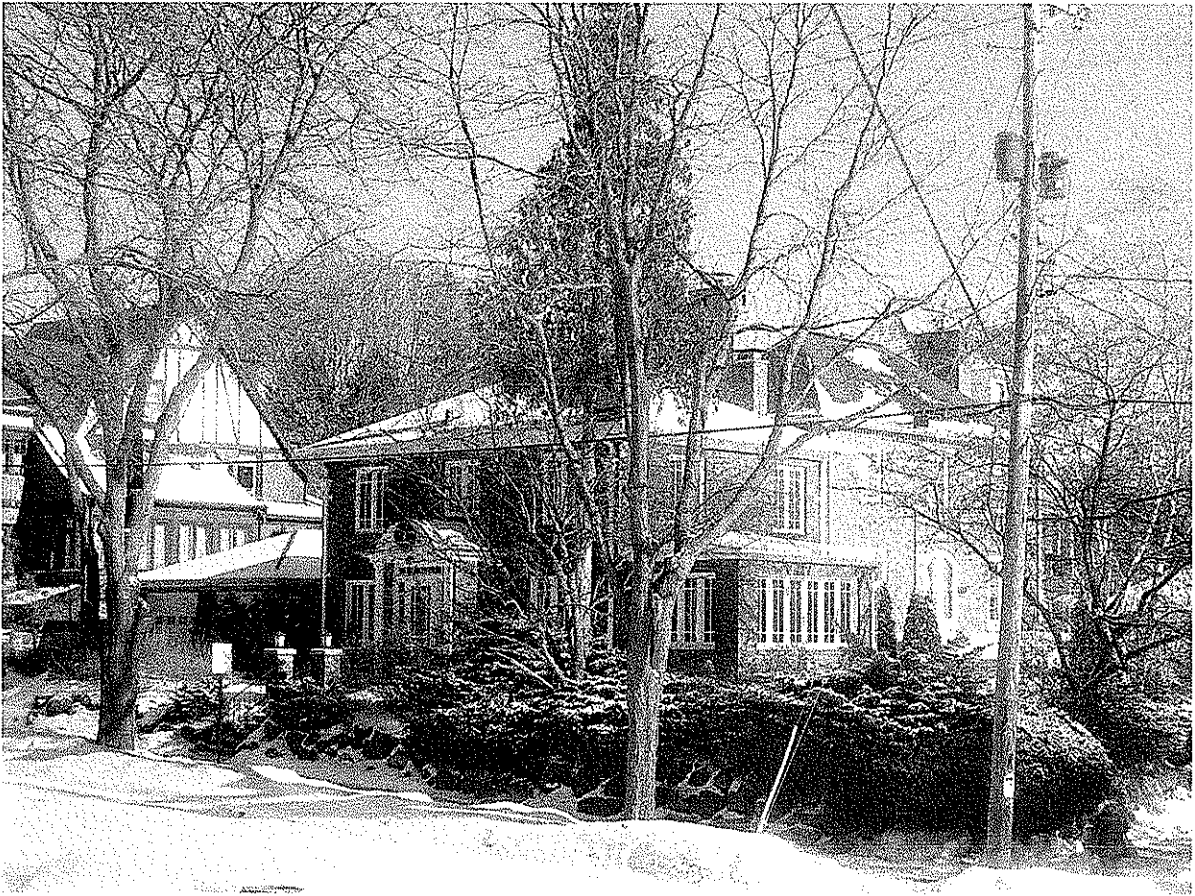
207 North Spooner Street as viewed from 211 North Spooner Street.



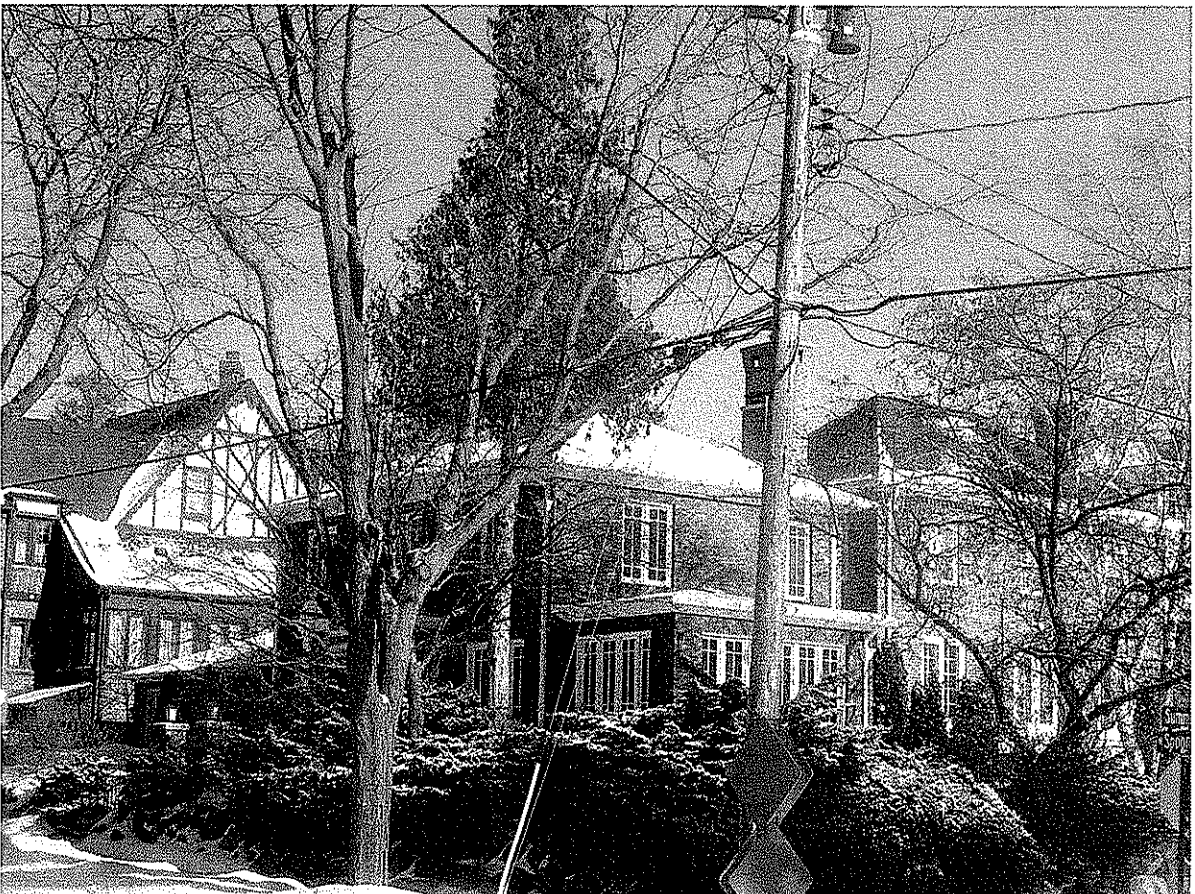
North west view of 207 North Spooner Street taken from neighbors sidewalk.



North west view of 207 North Spooner Street as viewed from driveway.



South west view of 207 North Spooner Street taken from sidewalk across Summit Avenue.



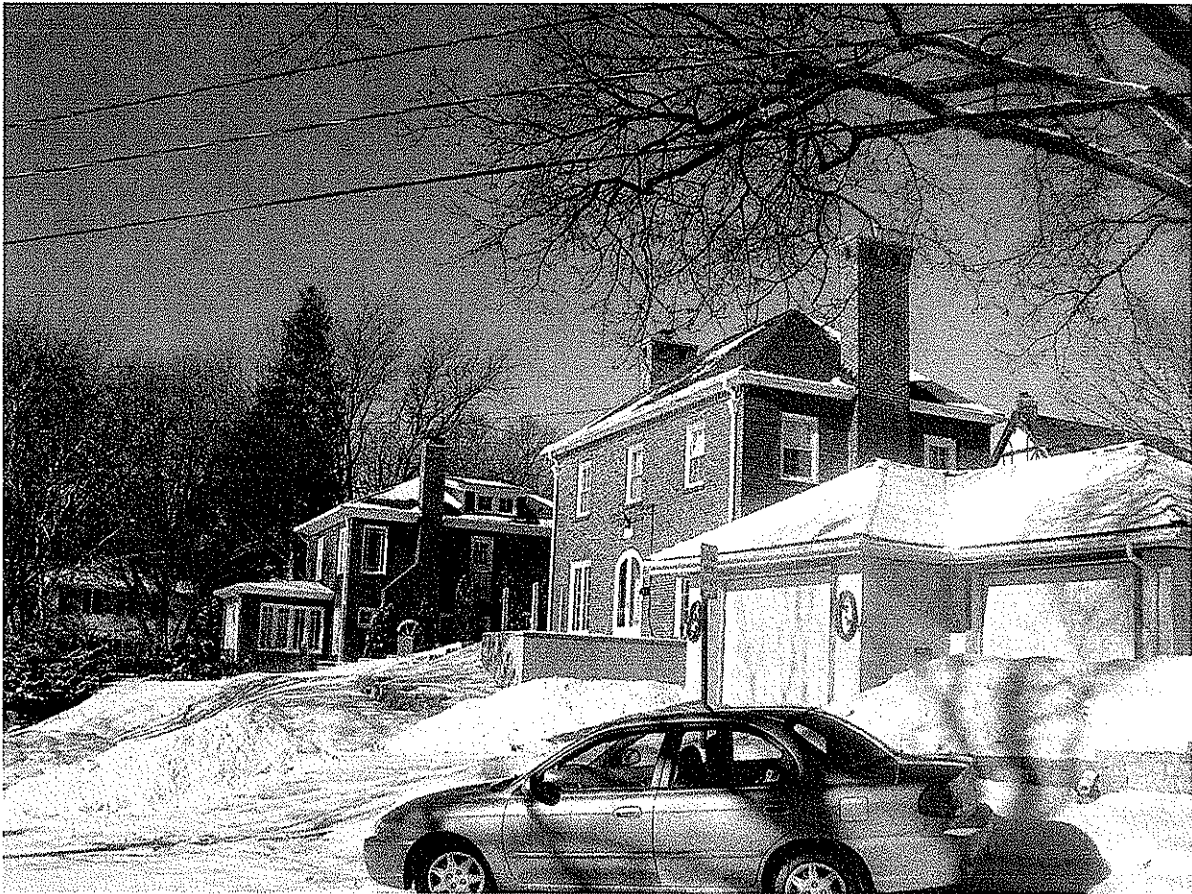
South west view of 207 North Spooner Street taken from the street.



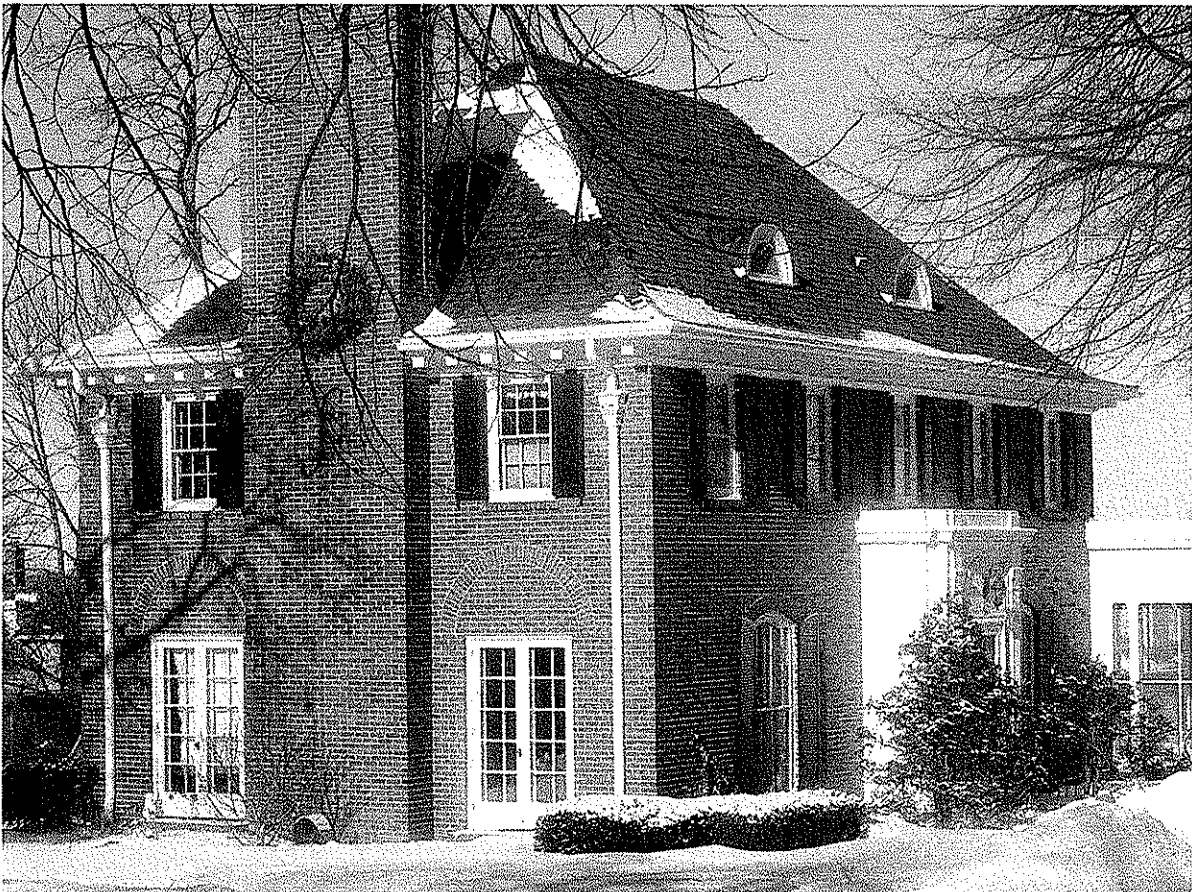
South elevation of 207 North Spooner Street & 1722 Summit Avenue.



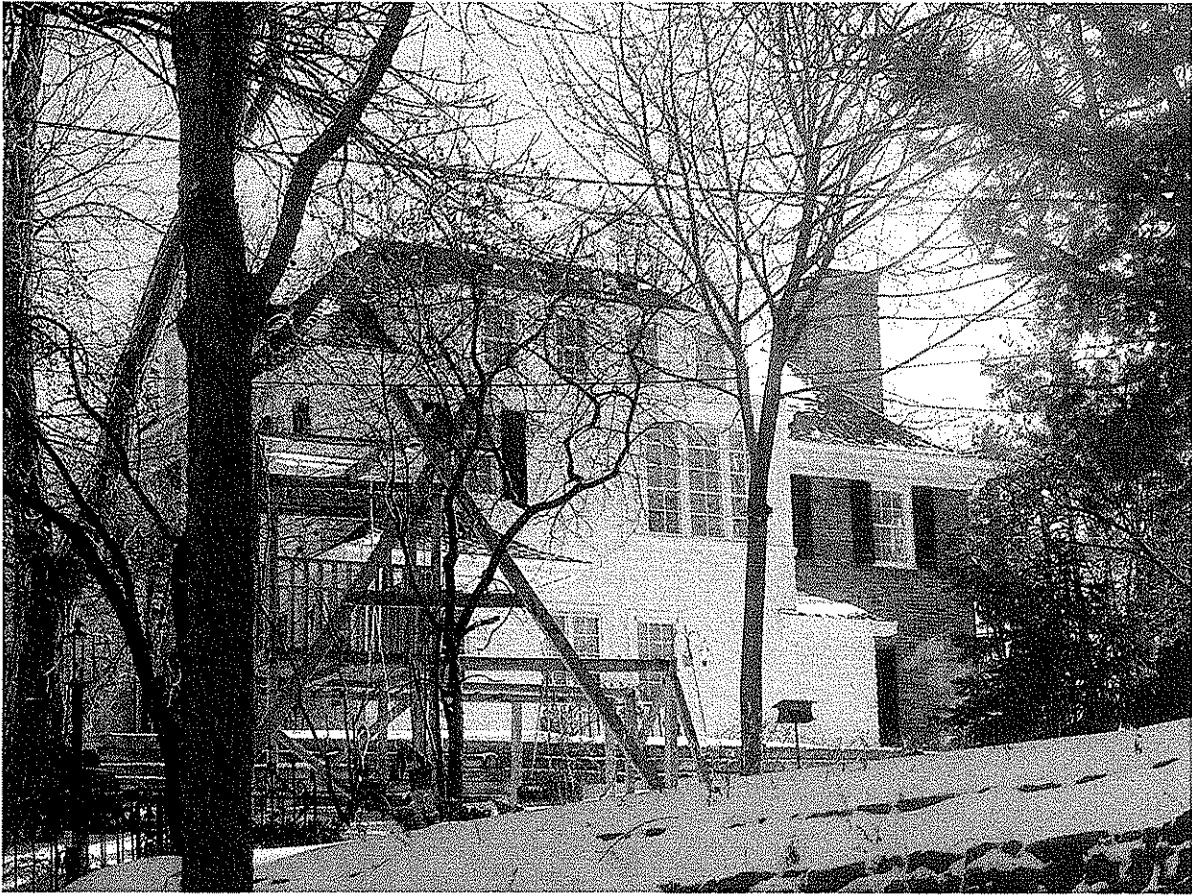
East elevation of 207 North Spooner Street & south elevation of 1722 Summit Avenue.



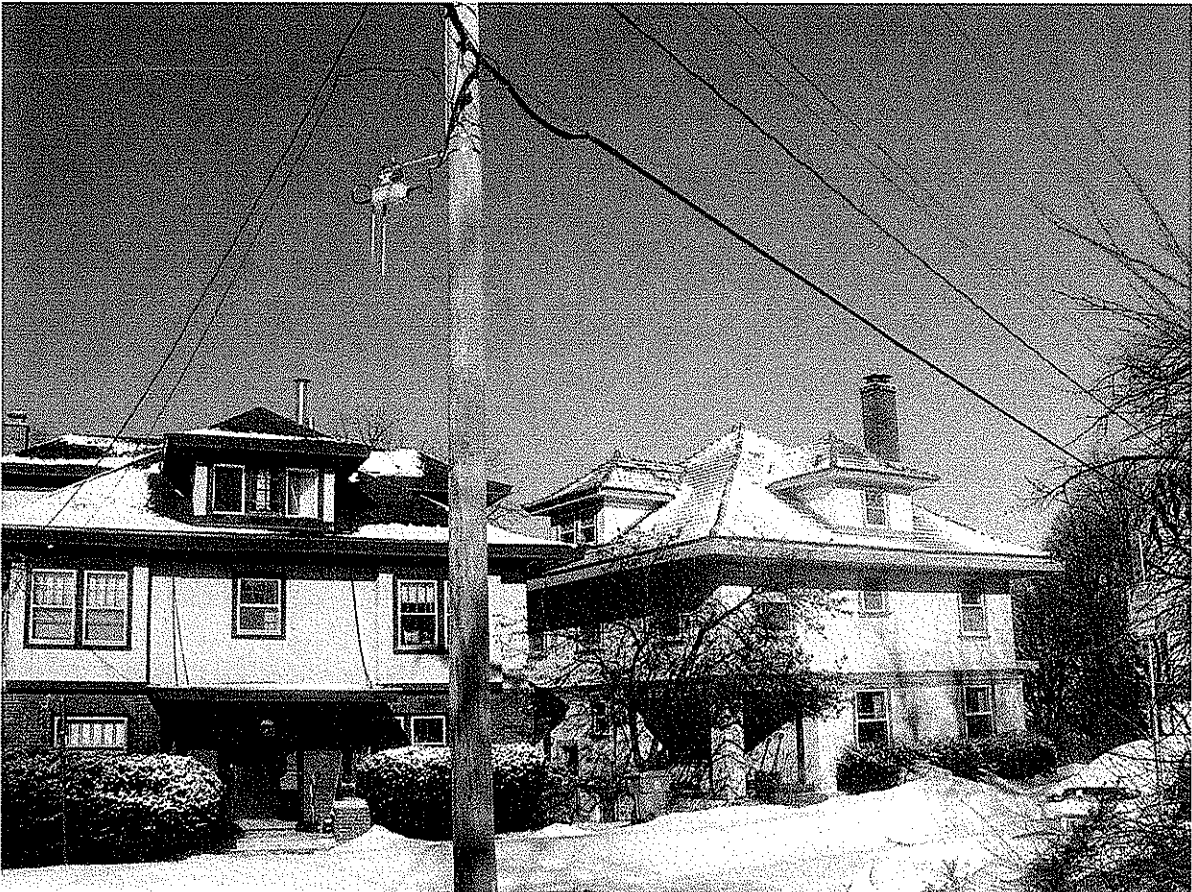
Rear of 207 N. Spooner St. & front of 1722 Summit Ave. as viewed from Summit Avenue.



University Heights neighborhood colonial revival home with steeply pitched roof.



Rear of University Heights neighborhood home with large dormer addition.



University Heights neighborhood homes with medium pitched roofs & street facing dormers.



Front of 1725 Chadbourne Avenue. Previously approved by Landmarks Commission.



Rear of 1725 Chadbourne Avenue. Previously approved by Landmarks Commission.

Peter Barden

Subject: FW: Landmarks Commission information
Attachments: BlochLetter_1-09.doc

From: Tim Riddiough [mailto:triddiough@bus.wisc.edu]
Sent: Sunday, February 01, 2009 12:16 PM
To: Peter.Bloch@averydennison.com
Cc: Bloch, Jodi; Peter Barden; Kathy & Tim Riddiough
Subject: Re: Landmarks Commission information

Jodi, Peter, Peter:

Our letter in support of your proposed project is attached. Hope it helps.

Kathy and Tim
January 29, 2009

Re: The Bloch's proposed plan to raise the roofline at 207 N. Spooner Street

Dear Landmarks Commission Members:

Our names are Kathy and Tim Riddiough. We live at 177 N. Prospect Avenue, which is at the corner of N. Prospect and N. Spooner. Peter and Jodi Bloch are our nearby neighbors. Our backyard and driveway are directly across the street from their house. During warm-weather months, we spend a lot of time in our backyard and on our second floor deck, which have direct views to the Bloch's house.

This letter is in support of the Bloch's proposal to raise the roof-line on their home in order to provide additional living space. We have several reasons why we support this proposal.

First, as way of introduction, we have lived at our current address for seven years. In addition, from 1986 to 1991 we lived at 1717 Chadbourne Avenue (we moved far away from Madison for the interim 10 year period of time), so please accept this as proof that we know and love the University Heights neighborhood. We believe that we understand neighborhood issues and what it means to live in an historic neighborhood district. Also, Tim is a Professor and Director of the Graaskamp Center for Real Estate located in the Business School at the UW, so he feels qualified to comment on some of the technical aspects of the proposal.

We have reviewed the detailed exterior architectural plans for the renovation. The plans impress us with their attention to maintaining the architectural integrity of the original exterior design. Indeed, in our opinion the renovation plan represents an improvement to the original design. Furthermore, given the size of their lot and the scale of homes in direct proximity, there is nothing about the architectural design that strikes us as being out of scale or context with the neighborhood.

When we moved into our house in January of 2002, the Blochs were at the beginning stages of a major renovation that included a kitchen, bathrooms, basement, garage and driveway, not to mention a complete re-landscaping of the lot. We have had the opportunity to closely inspect both the interior and exterior renovations, and we were extremely impressed with the Bloch's attention to detail, the high quality (and expense) of the work, and their ability to integrate the garage and driveway portions of the project into the existing site. The upkeep of their property and the additional improvements have been meticulous. As neighbors who are

concerned not only about maintaining the integrity of homes in an historic neighborhood, but also recognize the need to maintain and occasionally update the condition of aging properties in a mature neighborhood, we are very pleased with the outcome of the previous renovation. Based on this track record, we are confident that the Bloch's execution of the proposed project will be first rate.

We would also like to state for the record that the Blochs are terrific people and wonderful neighbors. They have two young children, are always friendly and visible, and are always ready to help out or just chat. We believe we speak for most (if not all) affected families in the neighborhood when we say that the Blochs are ideal neighbors and exactly the kind of family we want to keep in the Heights and the City of Madison.

We are aware that several nearby projects have been approved by the Landmarks Commission that provide a basis of comparison with the Bloch's proposed project. About five years ago, Kitty Rankin and the Landmarks Commission approved a similar project at 1725 Chadbourne Avenue. We know that house well, as we used to live only three houses down and were friends with the owners. The roofline of the house was raised and a full third floor was added. The renovated house is a distinct improvement over the previous design and is completely faithful to the historic character of the house and neighborhood. The owners gained significant space on the third floor, which we have seen, and which is a wonderful add-on to the pre-existing space configuration.

We are also aware that two other nearby projects that have gained Landmarks Commission approval in recent years. We all know about the house on the corner of Lathrop and Kendall (234 Lathrop). We only wish to add that the Bloch's proposed renovation is at a much smaller scale and is more faithful to the original design than the Lathrop-Kendall project. Our understanding is that an additional renovation has been approved at 1915 Kendall Street, which also accommodates a roof-raise.

Finally, we wish to make the following observations, and do so with all due respect and infinite deference to the Commission. We recognize that this is a time of transition with the leadership in historic district administration, and that in recent years there have been a number of controversial/difficult projects in the immediate vicinity of the Bloch's proposed project. But, we request that the committee balance these circumstances with the fact that this proposal has significant merit; indeed, strictly from an architectural design perspective, it represents an increment improvement to the neighborhood. It is not at all out of scale with the neighborhood or the lot.

Change in an historic neighborhood is a delicate thing, where decisions about design, scale, et cetera determine the kind of people (our neighbors) that reside nearby. This is especially true with University Heights, which is centrally located and mixes rental and owner-occupied property. We highly value the Blochs as neighbors and very much appreciate their sensitivity to the surrounding built environment. We respectfully ask that you approve their proposal.

Sincerely,
Kathy and Tim Riddiough

--
Timothy J. Riddiough. E.J. Plesko Chair
Director, Center for Real Estate
University of Wisconsin - Madison
Department of Real Estate and Urban Land Economics
School of Business, 5251 Grainger Hall
975 University Avenue
Madison, WI 53706
608.262.3531 (Office Phone)
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triddiough@bus.wisc.edu
<http://www.bus.wisc.edu/realestate/faculty/riddiough.asp>

Peter Barden

From: Peter.Bloch@averydennison.com
Sent: Thursday, January 29, 2009 10:52 PM
To: Peter Barden
Subject: Fw: Bloch residence; Landmarks Commission

Peter Bloch
Strategic Alliances
Avery Dennison RFID
608 232-1852
www.rfid.averydennison.com

----- Forwarded by Peter Bloch/NA/AveryDennison on 01/29/2009 10:57 PM -----

"Jeff Gaard" <JGaard@strang-inc.com>

To <peter.bloch@averydennison.com>

cc <jbloch@wha.org>, "Sue Gaard" <gaard@mailbag.com>

Subject Bloch residence; Landmarks Commission

01/07/2009 08:38 AM

Peter,

Thank you for sharing your attic renovation plans with Sue and me. We appreciate the advance notice of potential changes to neighboring houses.

Based on the design drawings, we support your proposal that you intend to submit to Madison Landmarks Commission. It is clear that you have thoughtfully considered the design context of your own house, as well as design precedents of other houses in the neighborhood. The design of the four dormers, with respect to the main entry canopy, the steeper roof pitch, and matching the height and design of the cornice line are all appropriate for your particular house, and reflective of the characteristics of many other houses in the University Heights Historic District.

Good luck with your variance request, as well as the upcoming construction project!

Jeff

Jeff Gaard, AIA, LEED AP
Architect
Strang, Inc.
Architecture Engineering Interior Design
(608) 276-9200
www.strang-inc.com
Designing Innovative Performance Spaces That Enhance Your Environment.
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Peter Barden

From: Peter.Bloch@averydennison.com
Sent: Thursday, January 08, 2009 8:12 AM
To: Peter Barden
Subject: Fw: Spooner Remodel Proposal

FYI: Another confirmation

Peter Bloch
Strategic Alliances
Avery Dennison RFID
608 232-1852

----- Forwarded by Peter Bloch/NA/AveryDennison on 01/08/2009 08:15 AM -----

Matthew Sager <matthewsager@mac.com>

To Peter Bloch <Peter.Bloch@averydennison.com>

cc

01/07/2009 09:48 PM

Subject Spooner Remodel Proposal

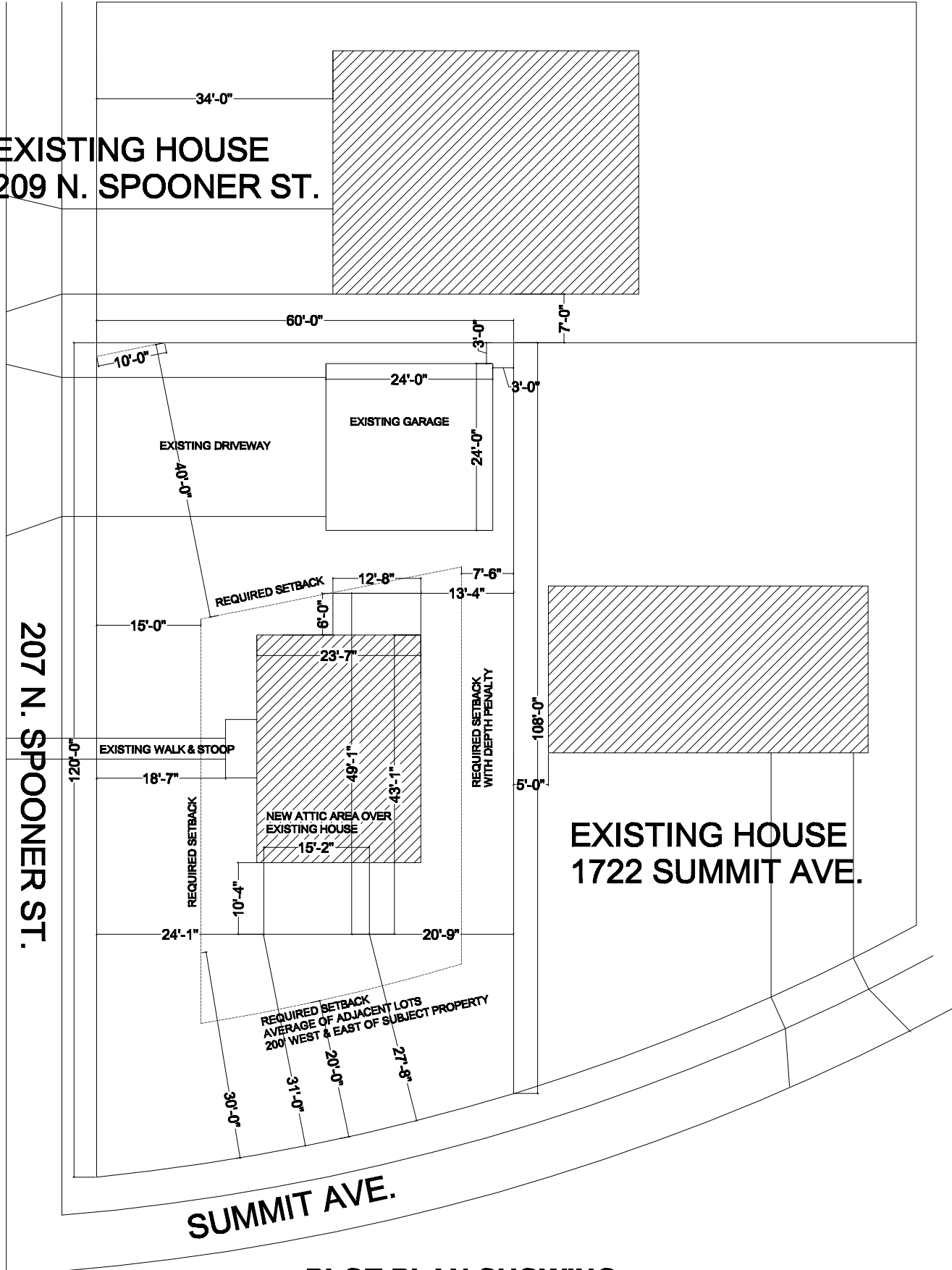
Peter-

We were able to review your remodeling plans for your house. My wife and I support you in your efforts to renovate.

Sincerely,
Drs Matthew and Julie Sager
1727 Summit Avenue
Madison, WI 53726

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**EXISTING HOUSE
209 N. SPOONER ST.**



**PLOT PLAN SHOWING
PROPOSED CHANGES**

SCALE: 1" = 20'



**EXISTING WEST EXTERIOR
ELEVATION**
SCALE: 1/8" = 1'-0"



**EXISTING SOUTH EXTERIOR
ELEVATION**
SCALE: 1/8" = 1'-0"



**EXISTING EAST EXTERIOR
ELEVATION**
SCALE: 1/8" = 1'-0"



**EXISTING NORTH EXTERIOR
ELEVATION**
SCALE: 1/8" = 1'-0"

FINISHED FLOOR ELEVATION 118'-1"
 FINISHED FLOOR ELEVATION 109'-0 1/2"
 FINISHED CEILING ELEVATION 108'-1 1/2"
 FINISHED FLOOR ELEVATION 100'-0"
 TOP OF FOUNDATION WALL ELEVATION 98'-11 3/4"

Revision	By

Schorr Construction, Inc.
 6520 Sunset Dr.
 Verona, WI 53593
 (Phone) (608)845-3200, Fax (608)845-3223



Bloch Residence Addition
 207 N. Spooner St., Madison, WI 53526

Feb. 2, 2009

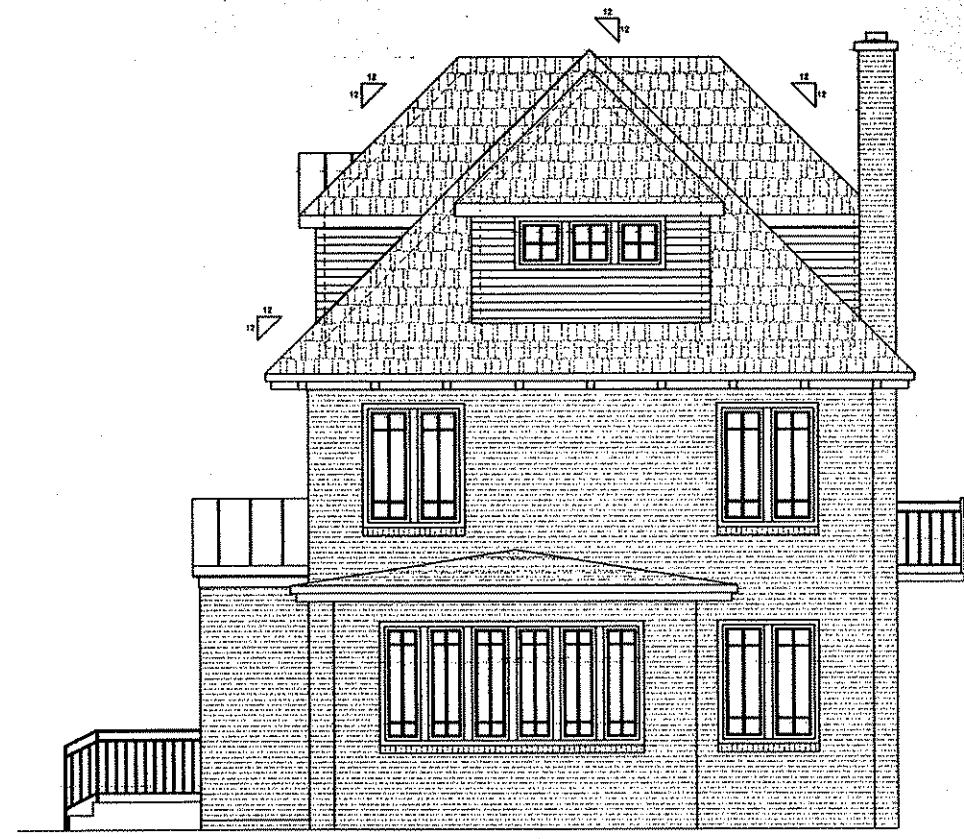
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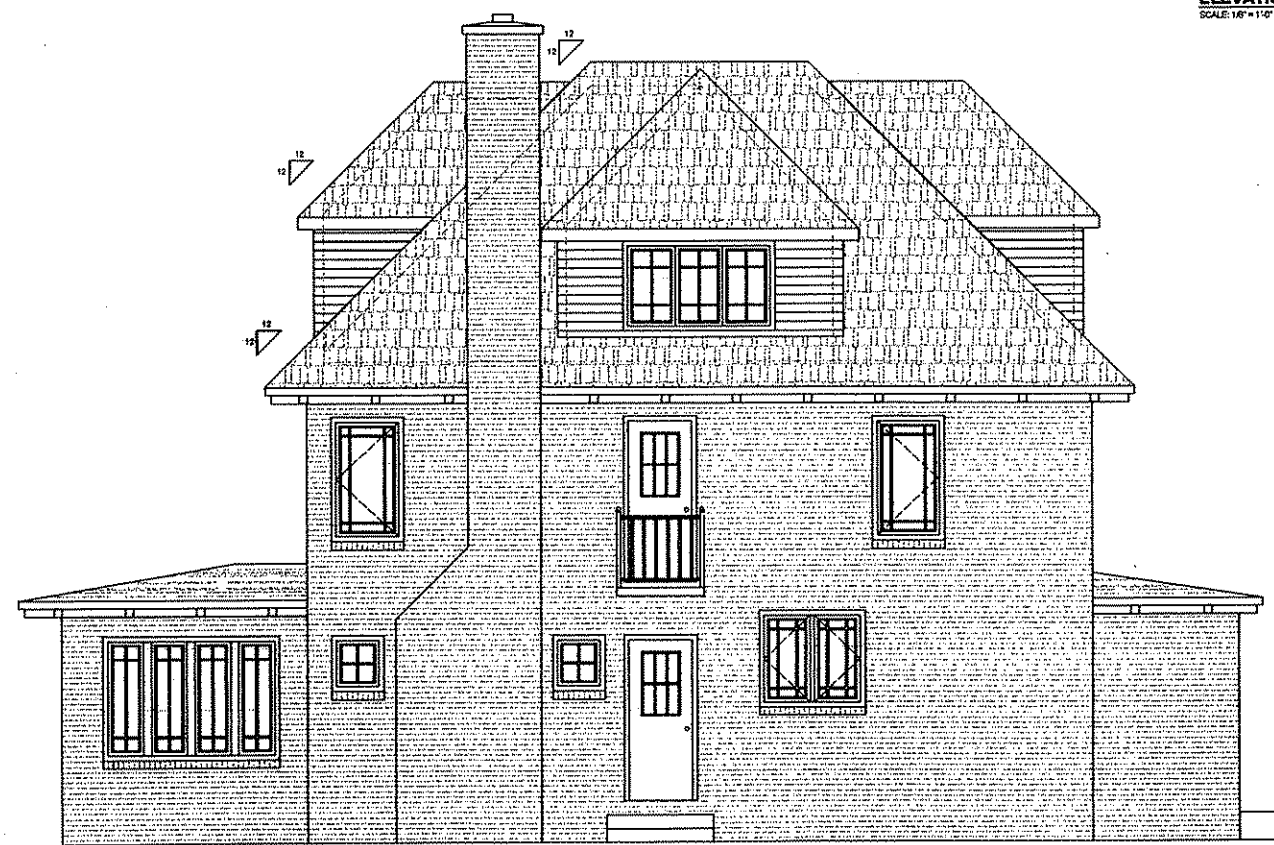
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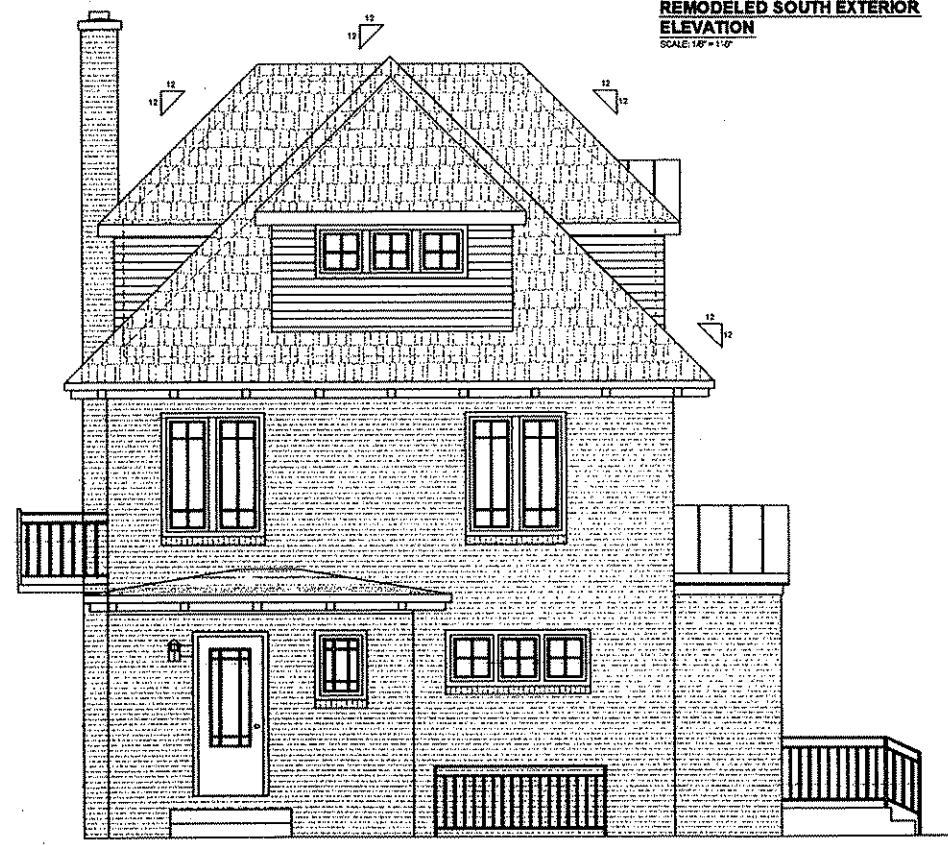
REMODELED WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



REMODELED SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



REMODELED EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



REMODELED NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

Revisions	By

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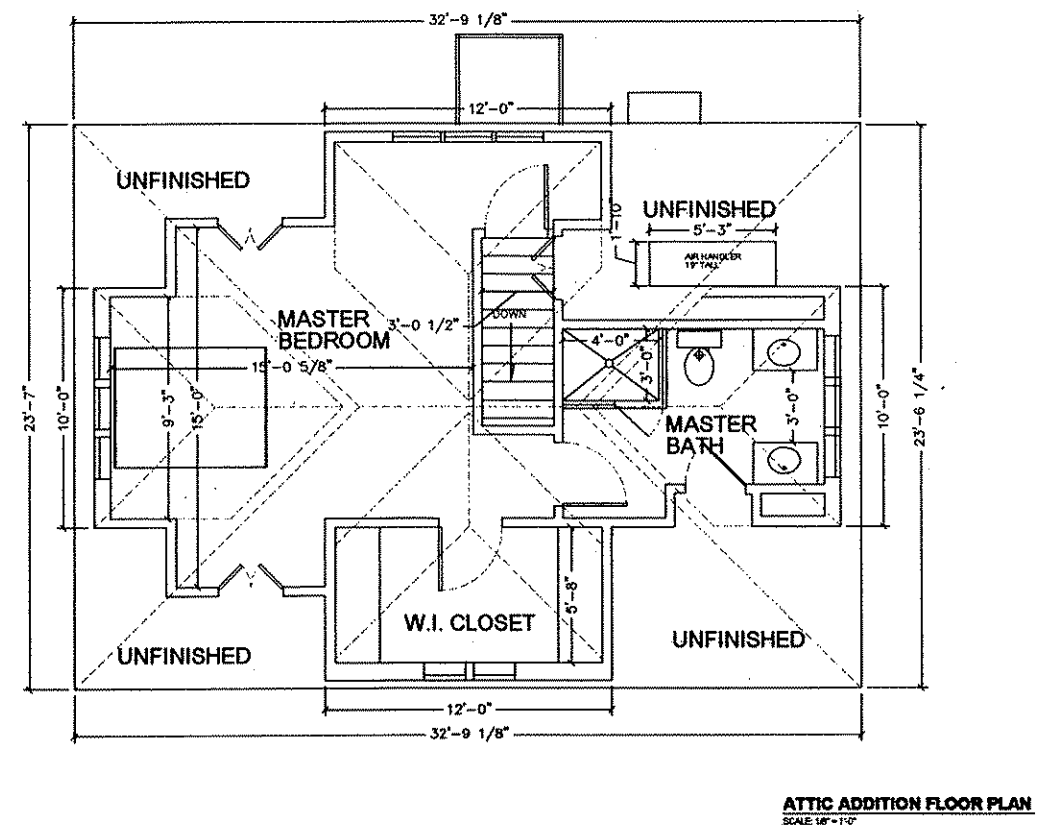
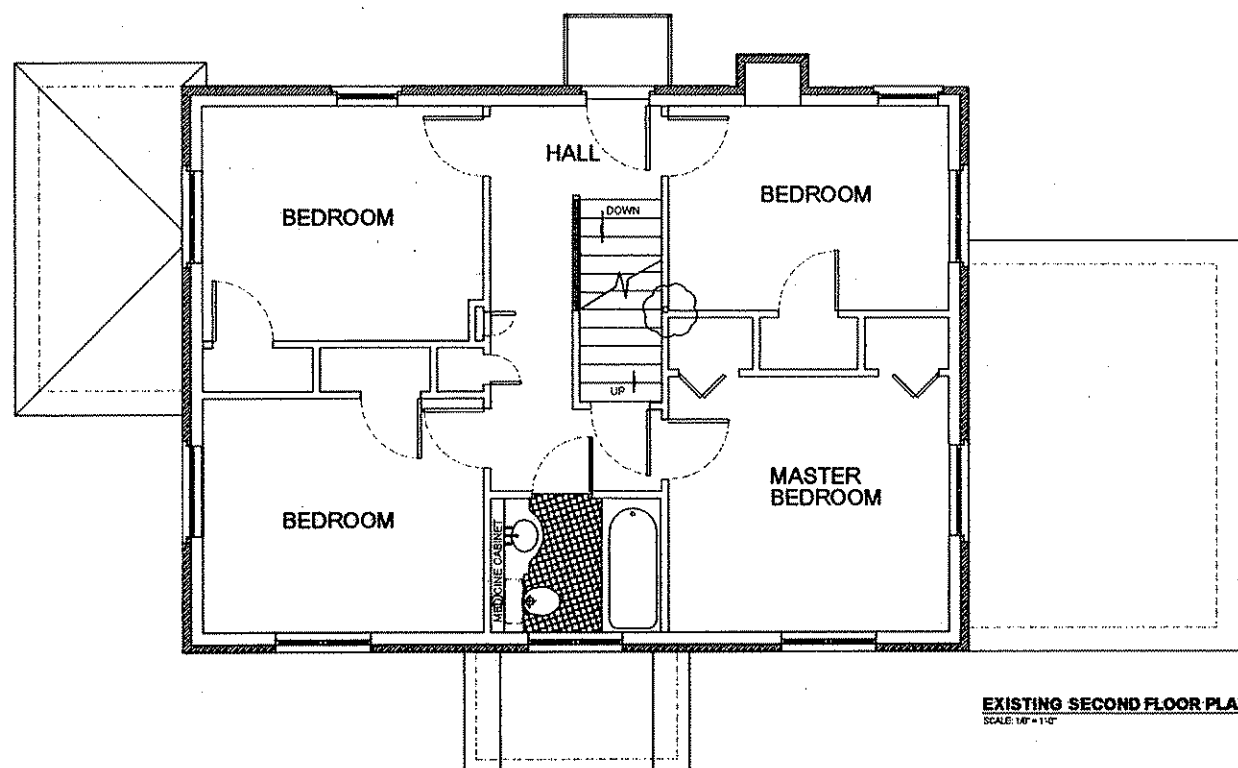
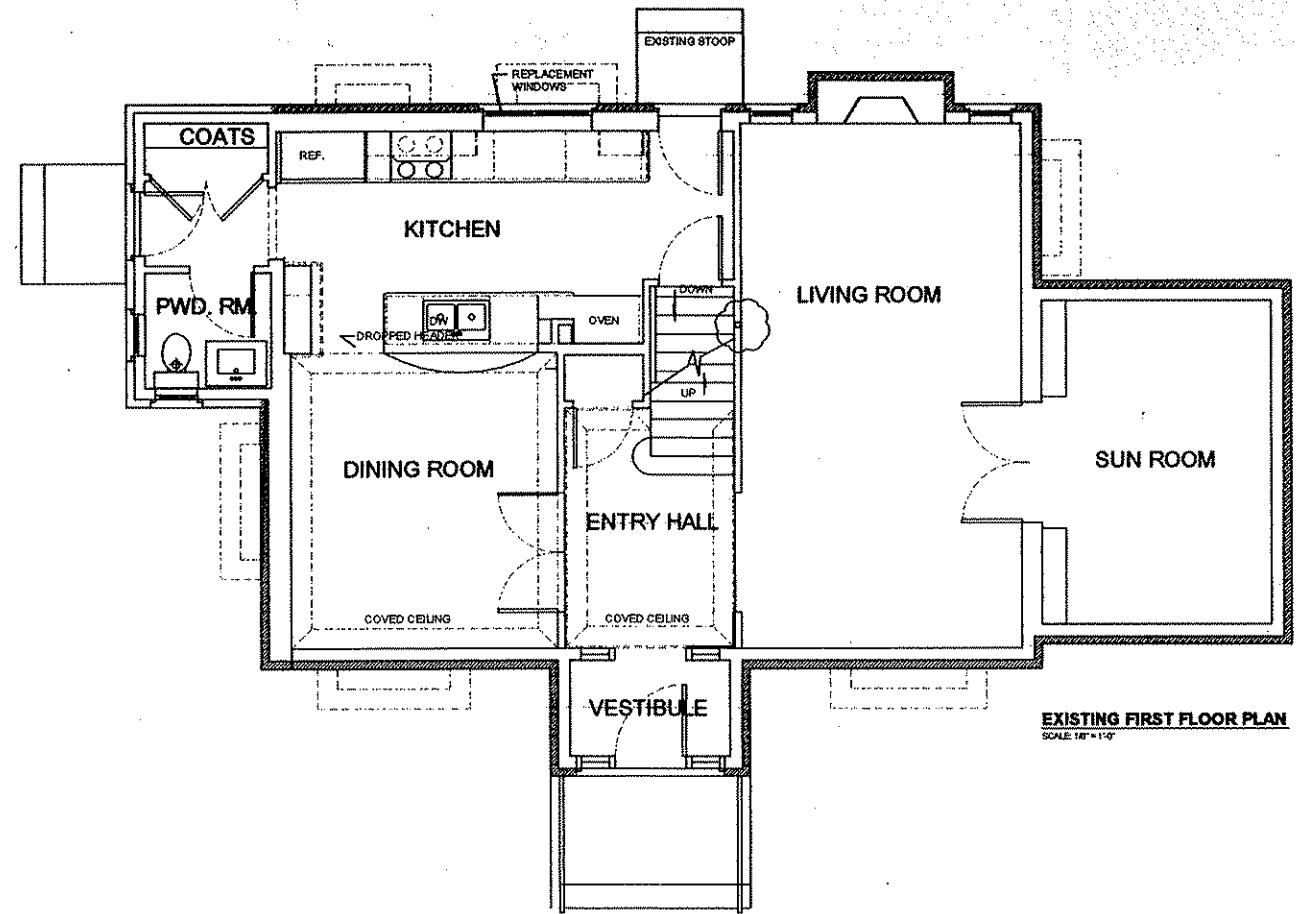
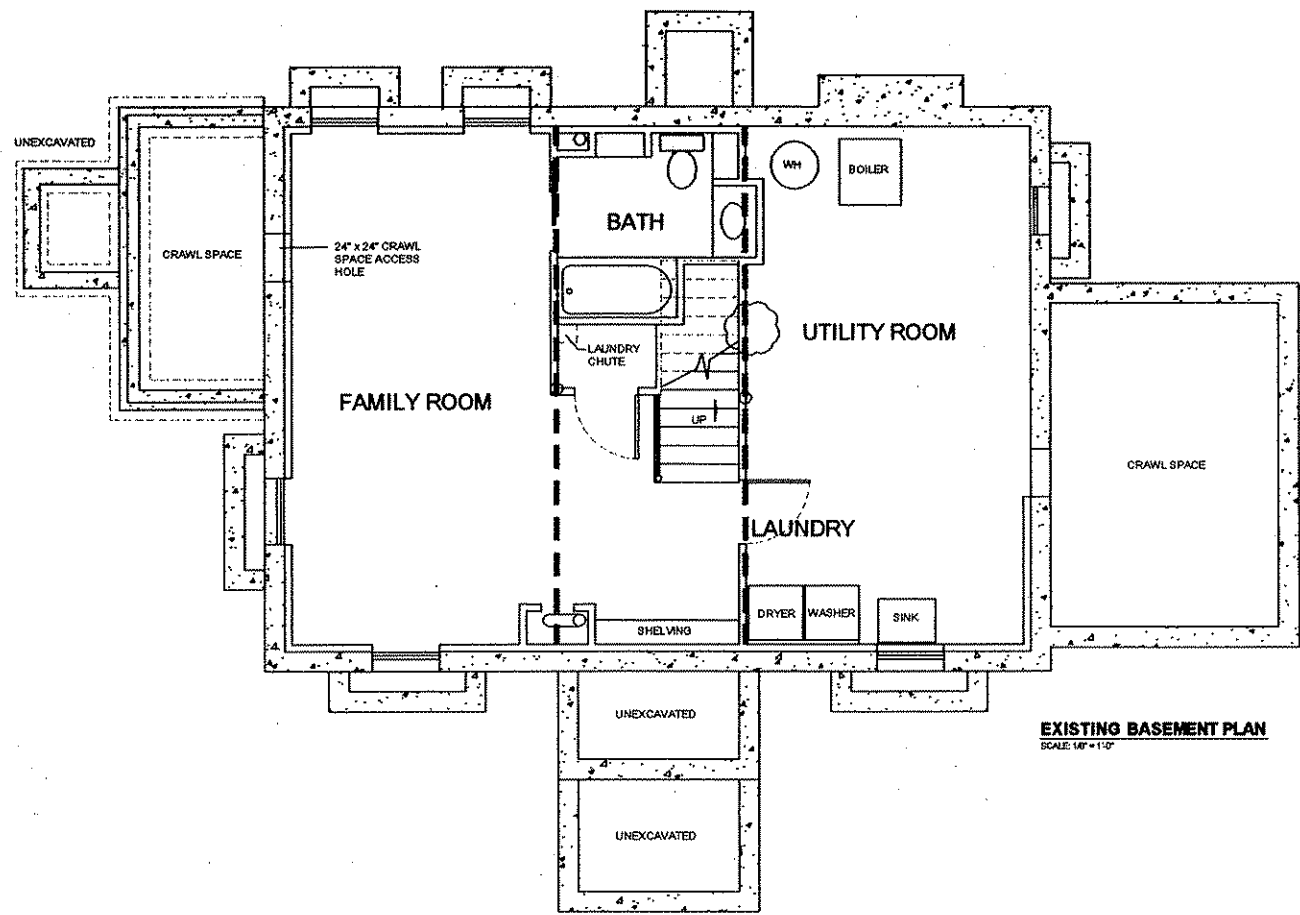
Bloch Residence Addition
207 N. Spooner St., Madison, WI 53526

Feb. 2, 2009

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

Sheet

A1



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Verona, WI 53593
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Bloch Residence Addition

207 N. Spooner St., Madison, WI 53526



PERSPECTIVE SHOWING ALTERED ROOFLINE
NORTH & WEST ELEVATIONS OF
207 N. SPOONER ST. AS VIEWED FROM
SIDEWALK IN FRONT OF 209 N. SPOONER ST.



PERSPECTIVE SHOWING ALTERED ROOFLINE
SOUTH & WEST ELEVATIONS OF
207 N. SPOONER ST. AS VIEWED FROM
INTERSECTION OF N. SPOONER ST. &
SUMMIT AVE.



PERSPECTIVE SHOWING ALTERED ROOF LINE

SOUTH & EAST ELEVATIONS OF
207 N. SPOONER ST. AS VIEWED
FROM ROAD IN FRONT OF 1722 SUMMIT
AVENUE.