

Top Left: North/Bascom Street Elevation close-up  
Top Right: Historic Eave Detail  
Below: North/Bascom Street Elevation from Street



Submitted by:  
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113 Bascom Place  
Madison WI 53726  
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608.213.8469  
Thank you for your consideration.

**History and Explanation of Request:**

113 Bascom Place was designed in 1909 by the office of Lewis Sullivan as the original carriage house for the Bradley Mansion. The carriage house was converted to a residence by the architect Hamilton Beatty in 1932. The original carriage house doors were reused for exterior access to the basement. These doors swing open into the driveway. The driveway slopes from the sidewalk down to the threshold of the carriage house doors, causing flooding in the basement and icing at the threshold.

The living space has only one door, which is on the South side of the house. That door is only accessible by a narrow path along the Bascom Place frontage of the lot. The proposed renovation will restore the original carriage house doors to their original location on the Bascom Street elevation, thereby providing safe access to the living space in a manner respectful of the historic character. The difference in elevation between the existing grade and the proposed new threshold for the historic doors will necessitate the construction of steps and landings.

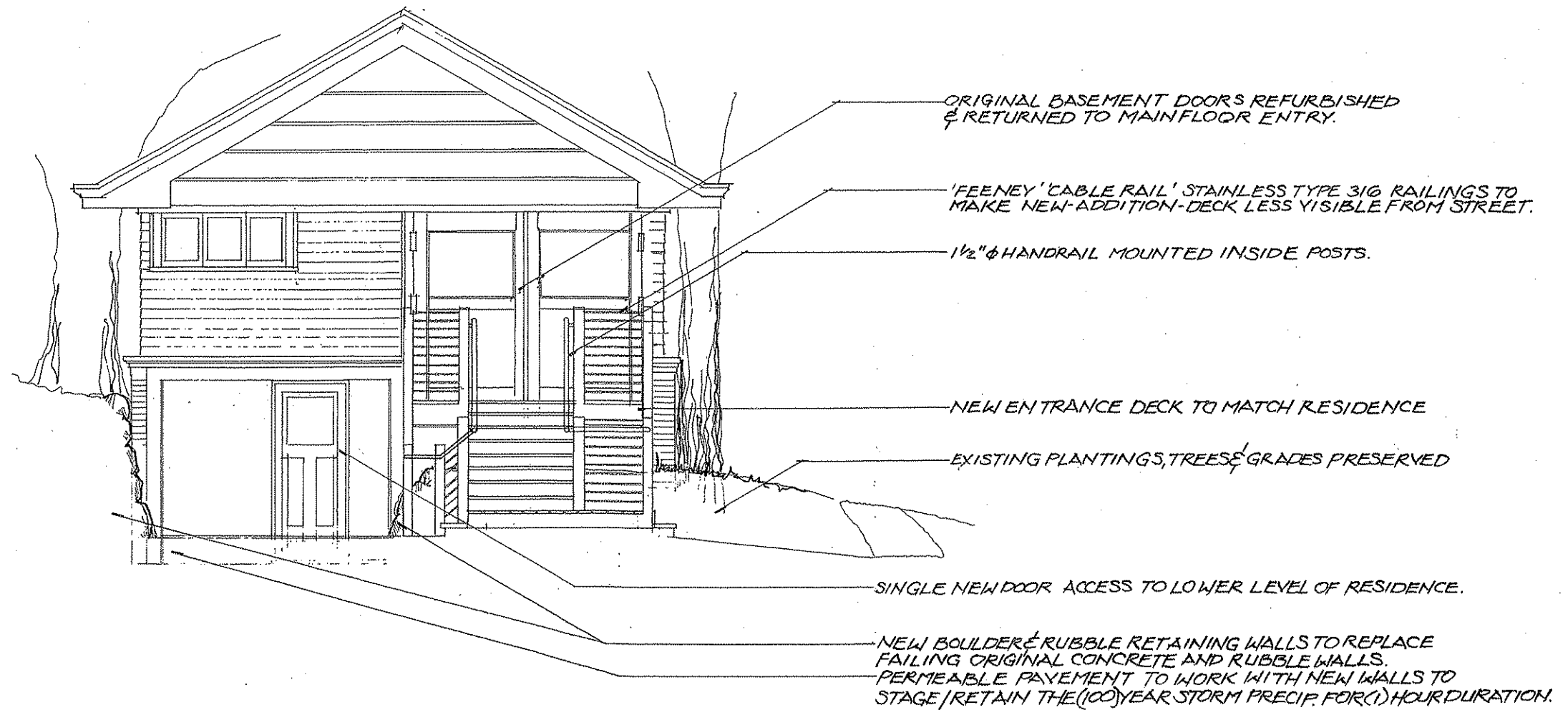
The driveway will be re-graded to slope away from the house. Pervious surface and sub-surface retention will infiltrate stormwater on site.

Once the carriage doors are removed, the existing threshold will be raised above the new grade of the driveway. The remaining doorway will be framed in to accept a standard sized door appropriate to the historic character. The exterior finish around the door will also be appropriate to the historic character.

# THE RING

## 113 BASCOM PLACE

KELLY DESIGN GROUP LLC  
LANDSCAPE ARCHITECTURE  
• CONCEPT TO CONSTRUCTION DOCUMENTS  
• LAND USE PLANNING  
• SITE ANALYSIS  
P.O. BOX 460  
WILLIAMS BAY, WISCONSIN 53191  
262.245.1111

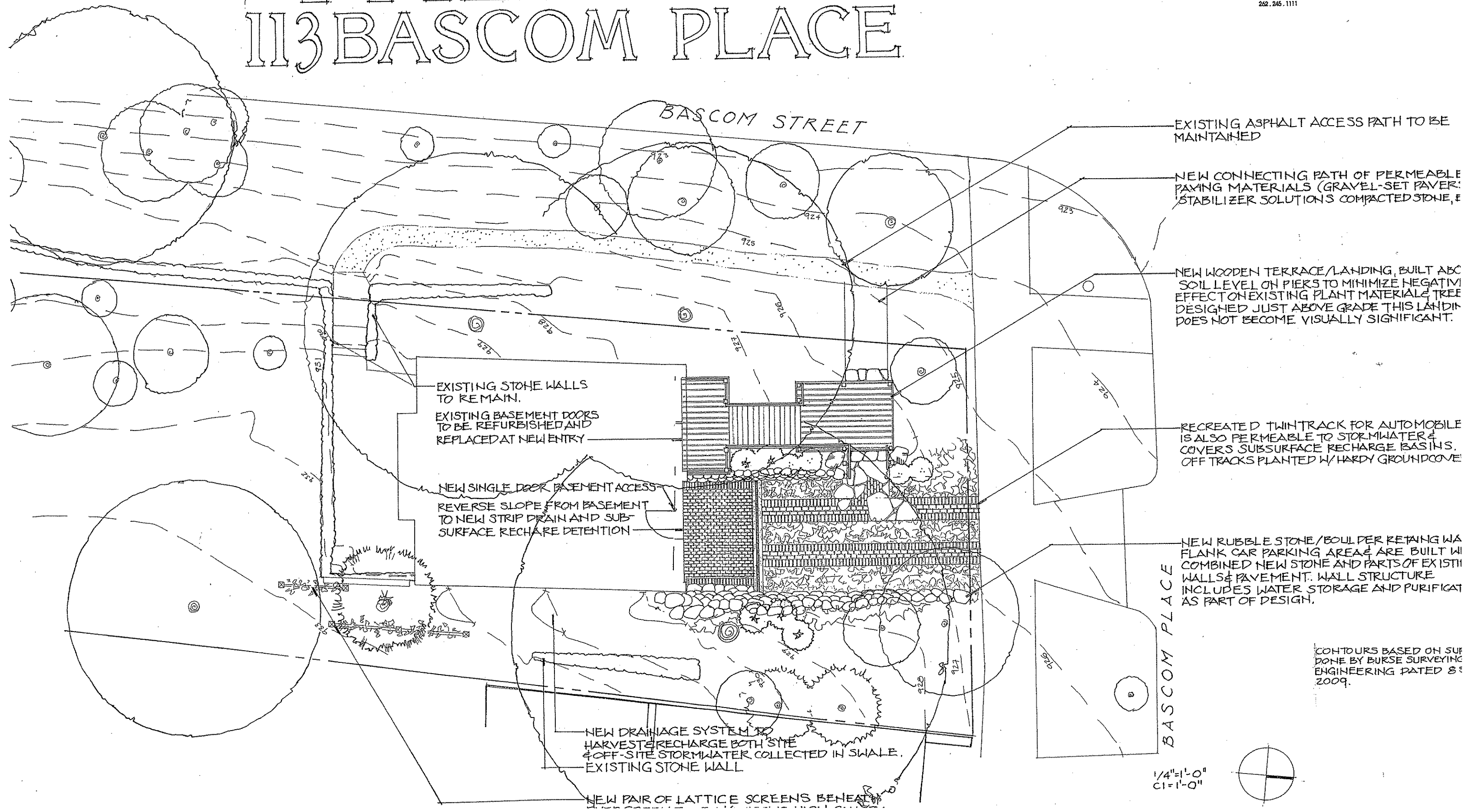


VIEW FROM BASCOM PLACE  
3/8" = 1'-0"

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EXISTING ASPHALT ACCESS PATH TO BE MAINTAINED

NEW CONNECTING PATH OF PERMEABLE PAVING MATERIALS (GRAVEL-SET PAVER, STABILIZER SOLUTIONS COMPACTED STONE, ETC.)

NEW WOODEN TERRACE/LANDING, BUILT ABOVE SOIL LEVEL ON PIERS TO MINIMIZE NEGATIVE EFFECT ON EXISTING PLANT MATERIAL. TREE DESIGNED JUST ABOVE GRADE. THIS LANDING DOES NOT BECOME VISUALLY SIGNIFICANT.

EXISTING STONE WALLS TO REMAIN.  
 EXISTING BASEMENT DOORS TO BE REFURBISHED AND REPLACED AT NEW ENTRY

NEW SINGLE DOOR BASEMENT ACCESS  
 REVERSE SLOPE FROM BASEMENT TO NEW STRIP DRAIN AND SUBSURFACE RECHARGE DETENTION

RECREATED TWIN TRACK FOR AUTO MOBILE IS ALSO PERMEABLE TO STORMWATER & COVERS SUBSURFACE RECHARGE BASINS. OFF TRACKS PLANTED W/ HARDY GROUND COVER

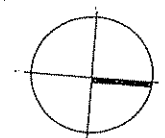
NEW RUBBLE STONE/BOULDER RETAINING WALLS FLANK CAR PARKING AREA ARE BUILT WITH COMBINED NEW STONE AND PARTS OF EXISTING WALLS & PAVEMENT. WALL STRUCTURE INCLUDES WATER STORAGE AND PURIFICATION AS PART OF DESIGN.

NEW DRAINAGE SYSTEM TO HARVEST & RECHARGE BOTH SITE & OFF-SITE STORMWATER COLLECTED IN SWALE.  
 EXISTING STONE WALL

NEW PAIR OF LATTICE SCREENS BENEATH DRIVEWAY

CONTOURS BASED ON SURVEY DONE BY BURSE SURVEYING ENGINEERING DATED 8/2009.

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



Ammendment to 113 Bascom Place

Thering Residence Application to Historic Preservation Office

1 Nov 2009

