

20 May 2013

Amy L. Scanlon, AIA, LEED AP
Preservation Planner
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Certificate of Appropriateness for Project at 1615 Summit Avenue

Dear Amy:

This letter is a request for approval to plans for a building rehabilitation project located at 1615 Summit Avenue, Madison, WI. The building is owned and operated by the Buckingham Summit, LLC, Thomas and Heidi Notbohm respectively. The existing wood-frame Prairie School building is a contributing structure within the University Heights Local Historic District. The building retains a very high level of original detail throughout. The property is currently zoned HIS-UH TR-V1.

The goal for the proposed project is to do work to the building interior to establish a bed and breakfast enterprise. As part of this project, the exterior envelope will be thermally upgraded. At the rear entrance, on the first floor, the open porch will be enclosed within the existing footprint and finished with similar exterior materials to create an accessible entrance vestibule to the building.

Images and drawings are included for your reference. I am available to answer any questions. I look forward to your recommendation for approval of this project.

Sincerely,

ISTHMUS ARCHITECTURE, INC.



Peter R. Rött, AIA, NCARB
Preservation Architect / Principal

1615 Summit Ave. – EXISTING CONDITIONS



Summit Ave. Elevation



N. Lathrop St. Elevation



East (side) Elevation



South (Rear) Elevation

SUMMIT AVE

N LATHROP ST

existing curb cut

existing public sidewalk

euyonimus compactus
green mtn boxwood

PARCEL NO: 07092222016

lot area = 6,278 sf

EXISTING
3 STORY BLDG

building foot print = 1,408 sf

open area (dif.) = 4,870 sf

PROPOSED
PARKING

asphalt paving

wheel stop typ.

pervious
paving
with stripping

new ramped sidewalk

usable open space = 834 SF

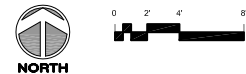
property line

existing public sidewalk

11'-10" 5'-4" 17'-0" 13'-2 1/2" 42'-10 3/4" 30'-10 3/4" 8'-0" 12'-0"

13'-2 1/2"

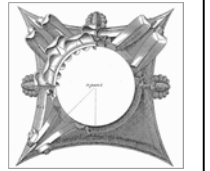
20'-1 1/2"



1 PROPOSED SITE PLAN
Scale: 3/16"=1'-0"

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



preliminary
not for construction

This work was prepared by me or under my supervision and execution of this project will be under my supervision in accordance with the provisions of the Wisconsin Statutes, Chapter Wis. Stats. § 19.31, and the Rules, Regulations and Orders of the Board of Professional Engineers, Architects and Surveyors of the State of Wisconsin.

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BUILDING RENOVATION
1615 SUMMIT AVE.
MADISON, WI

Proj. No.: 1001.01

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

Drawn By: BW / PR

Date: 03-20-13

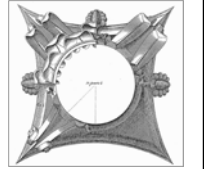
Rebid Date:

Rev. Date:

Sheet Title

Sheet No:

A0.1



*preliminary
not for construction*

This work was prepared for use under the supervision and direction of the architect and is not to be construed as a contract. It is the responsibility of the contractor to verify all dimensions of the site, etc. and coordinate with the architect before proceeding with the work.

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**BUILDING RENOVATION
1615 SUMMIT AVE.
MADISON, WI**

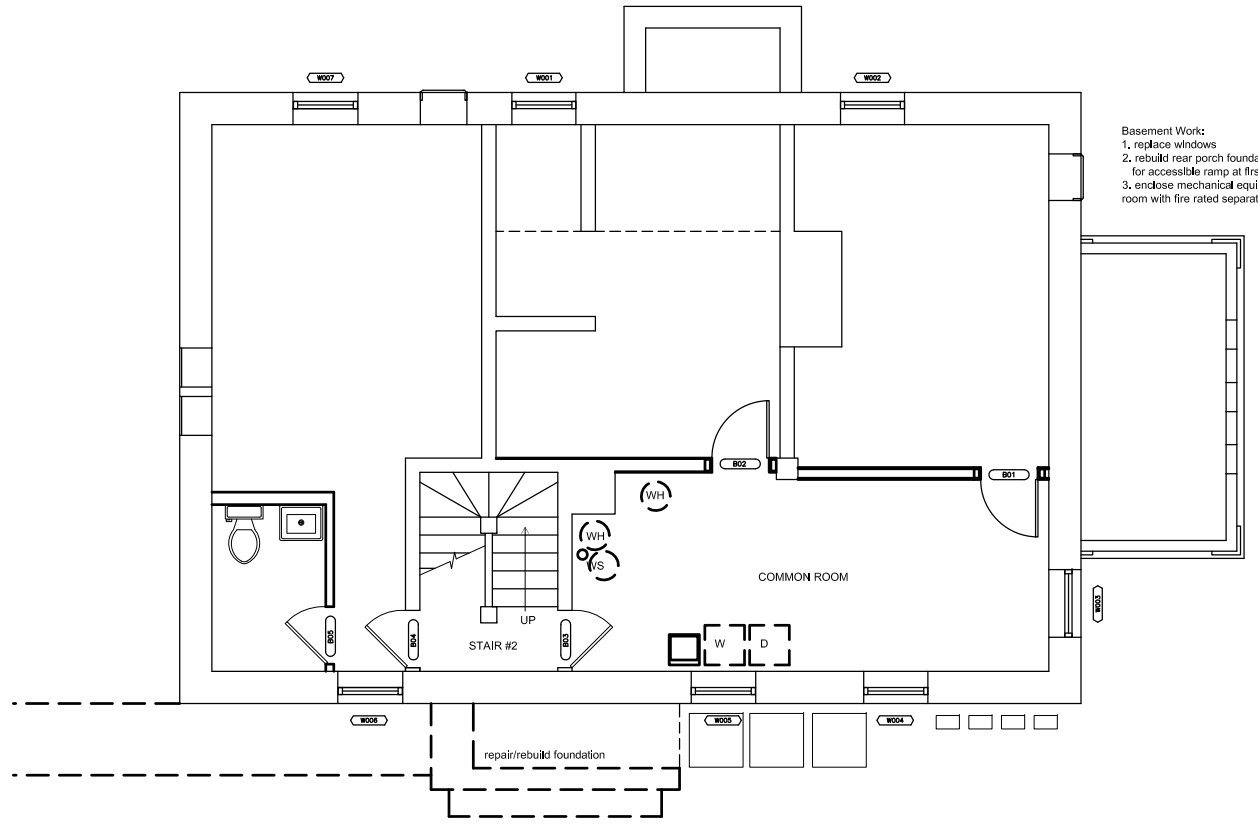
Proj. No.:	1001.01
Scale:	1/4" = 1'-0"
Drawn By:	BW / PR
Date:	03-20-13
Rebid Date:	
Rev. Date:	

Sheet Title

Sheet No:
A1.0



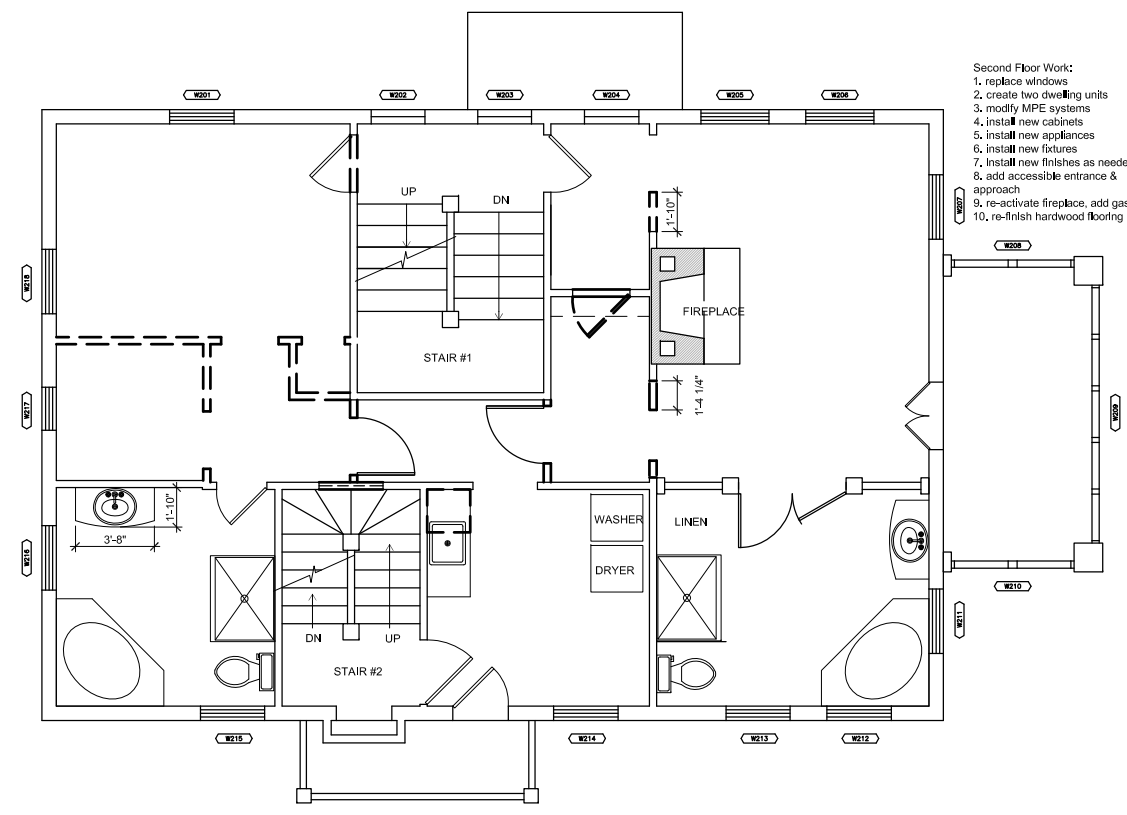
- Basement Work:**
1. replace windows
 2. rebuild rear porch foundation for accessible ramp at first floor
 3. enclose mechanical equip. room with fire rated separation



1 BASEMENT FLOOR PLAN

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

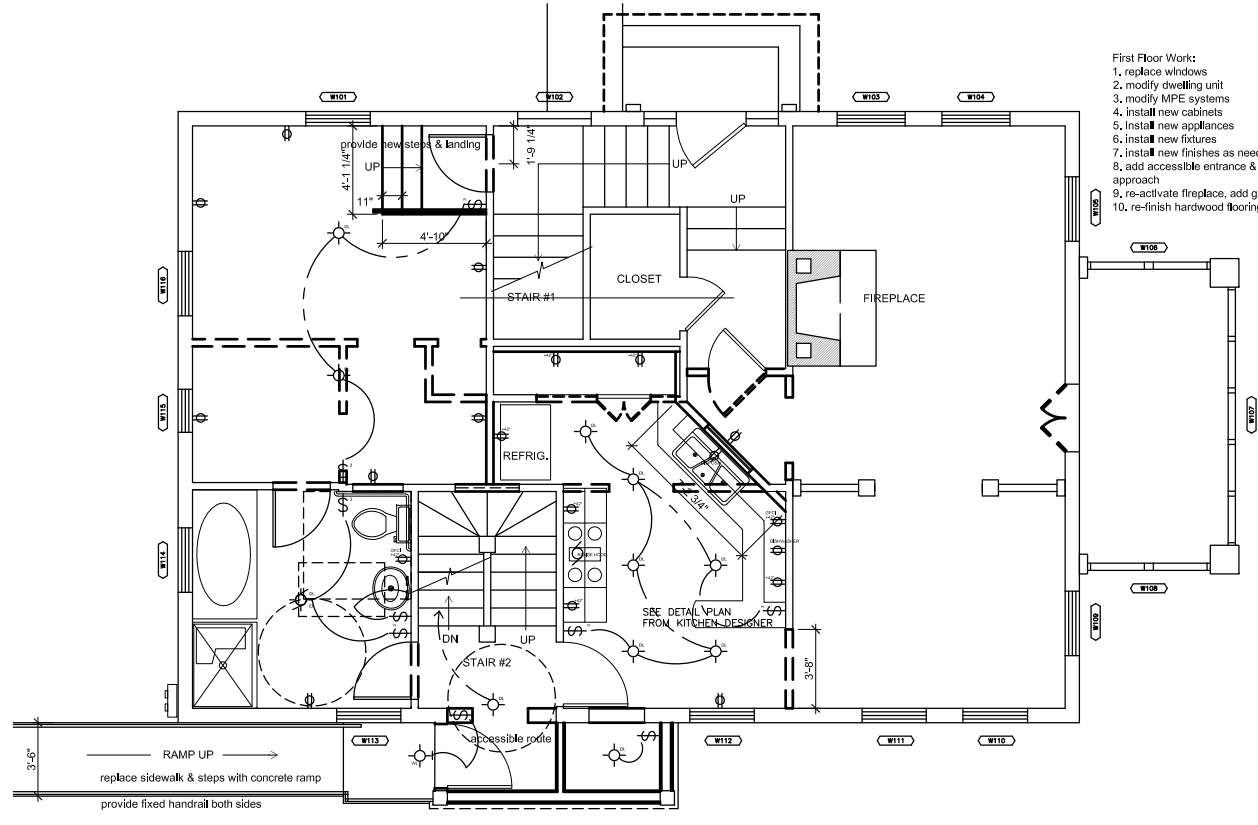
- Second Floor Work:**
1. replace windows
 2. create two dwelling units
 3. modify MPE systems
 4. install new cabinets
 5. install new appliances
 6. install new fixtures
 7. install new finishes as needed
 8. add accessible entrance & approach
 9. re-activate fireplace, add gas
 10. re-finish hardwood flooring



3 SECOND FLOOR PLAN - CREATE 2ND UNIT

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

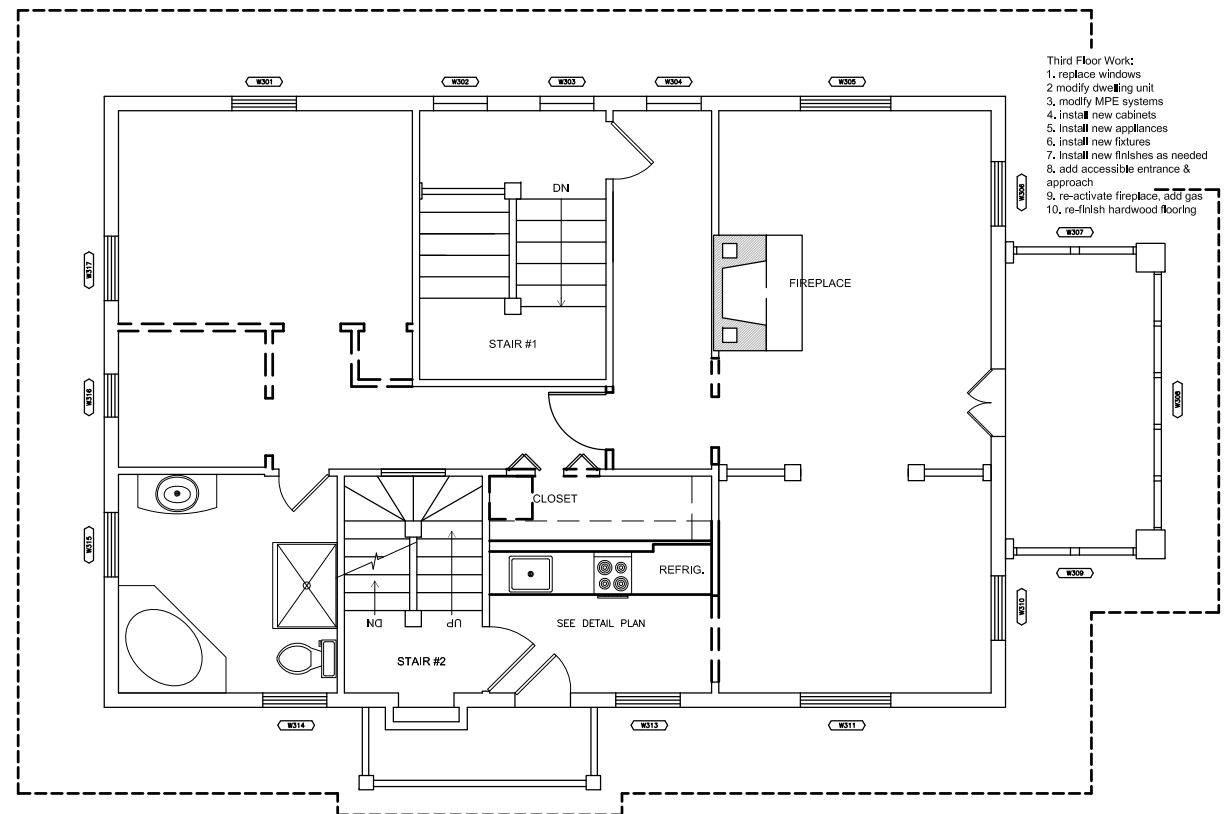
- First Floor Work:**
1. replace windows
 2. modify dwelling unit
 3. modify MPE systems
 4. install new cabinets
 5. install new appliances
 6. install new fixtures
 7. install new finishes as needed
 8. add accessible entrance & approach
 9. re-activate fireplace, add gas
 10. re-finish hardwood flooring



2 FIRST FLOOR PLAN

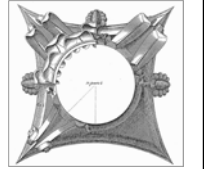
Scale: 1/4"=1'-0"

- Third Floor Work:**
1. replace windows
 2. modify dwelling unit
 3. modify MPE systems
 4. install new cabinets
 5. install new appliances
 6. install new fixtures
 7. install new finishes as needed
 8. add accessible entrance & approach
 9. re-activate fireplace, add gas
 10. re-finish hardwood flooring



4 THIRD FLOOR PLAN

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



*preliminary
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This work was prepared by me or under my supervision and execution of this project will be under my personal supervision. I am a duly Licensed Architect in the State of Wisconsin and a member of the Board of Professional Engineers, Architects and Surveyors of the State of Wisconsin.

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1615 SUMMIT AVE.
MADISON, WI**

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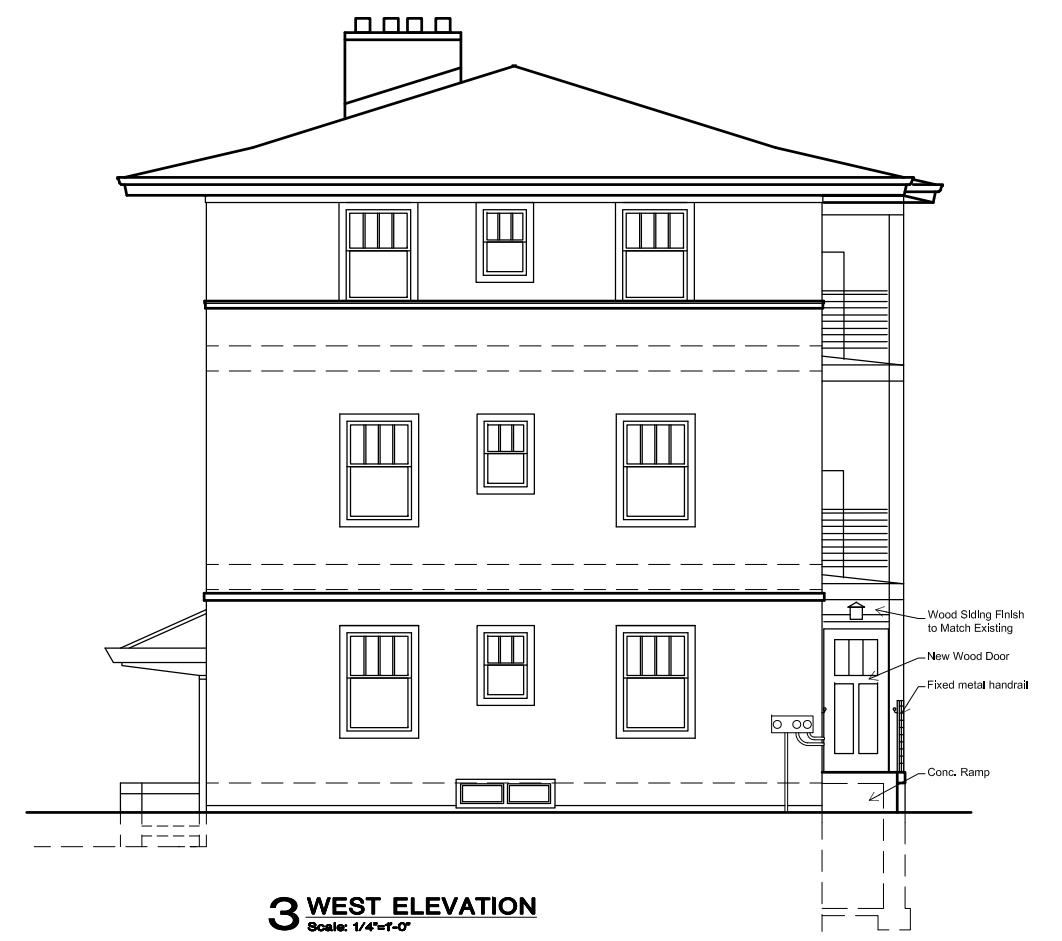
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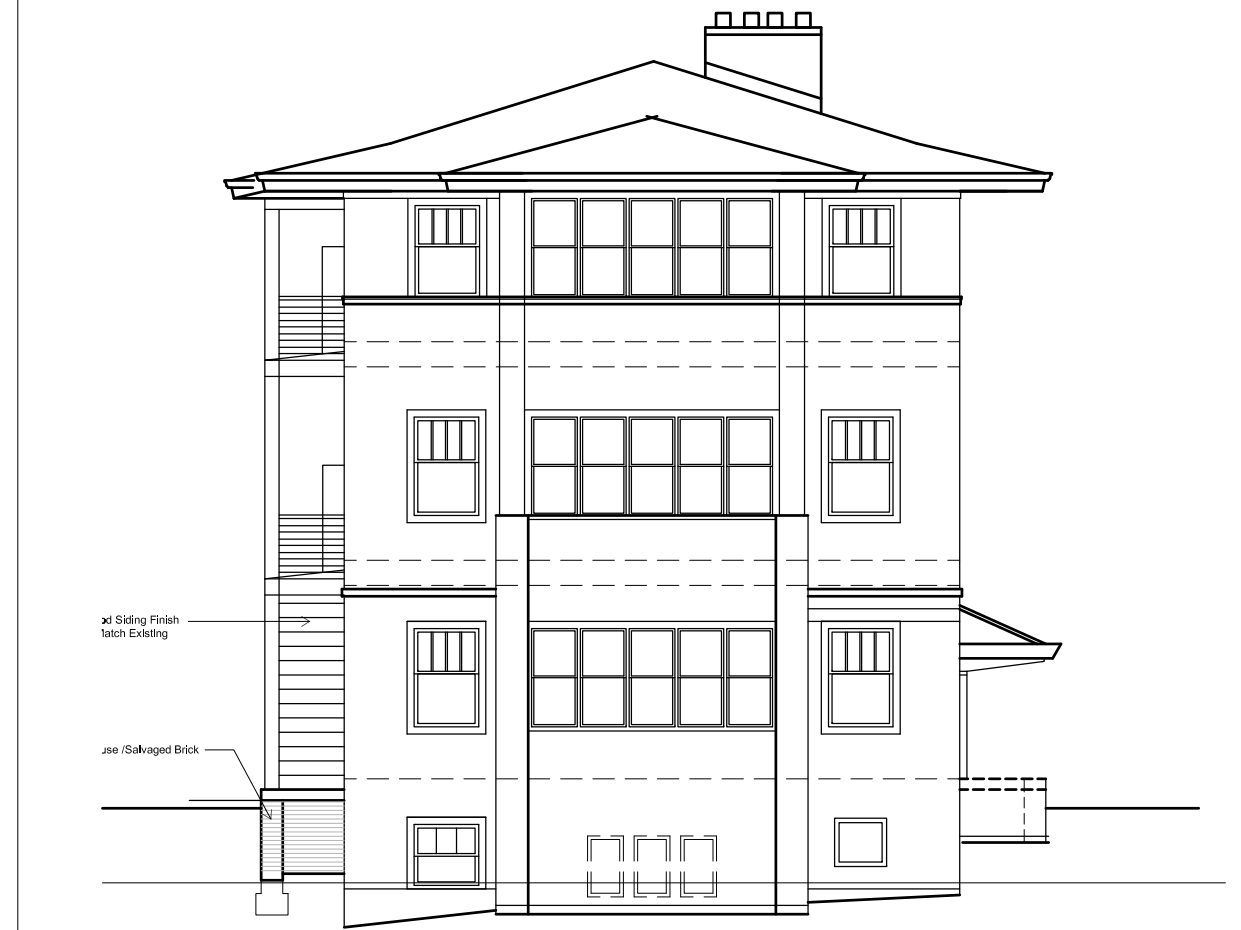
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2 SOUTH ELEVATION
Scale: 1/4"=1'-0"



3 WEST ELEVATION
Scale: 1/4"=1'-0"



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



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