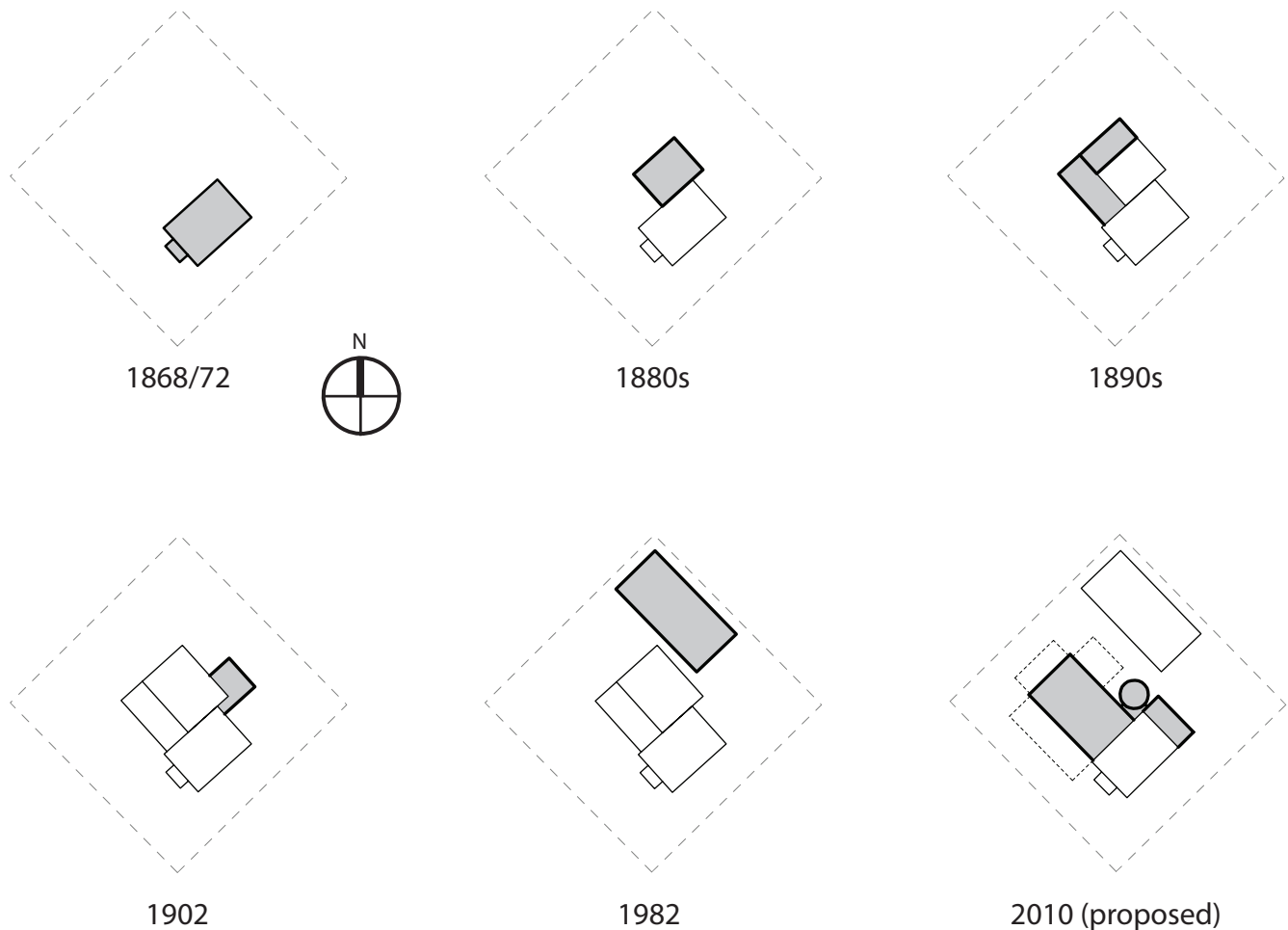
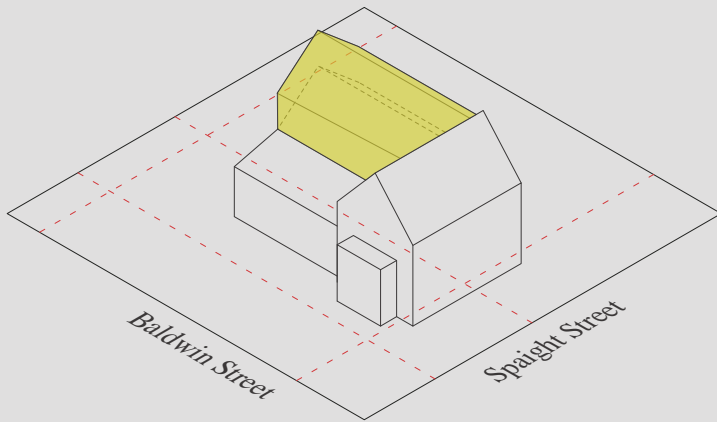


Building Progression, Growth, and Modification Through Time



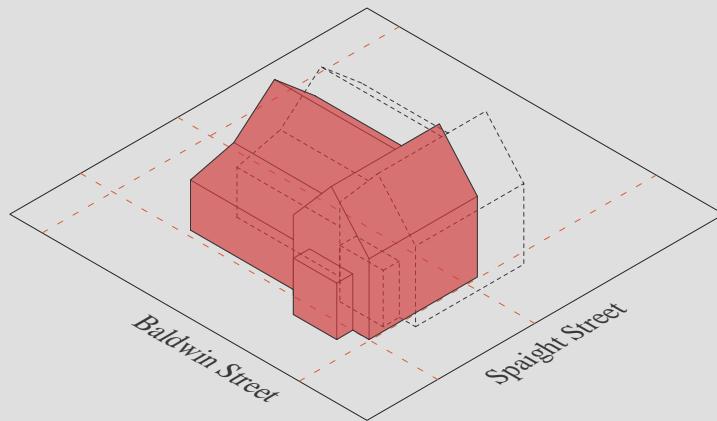
Mathias Wagner owned the property from 1868 to 1893. He was a laborer, and his brother George, who lived there with him, was a cigarmaker. In 1892 Matthias Wagner died and the house was inherited by his son, John C. Wagner. In 1893, Samuel Girstenbrei, a laborer, bought the house from John Wagner, but it wasn't long after the purchase that he began to rent the house. In 1902 Christian Mennes and his wife, Sever Respedall and Ole Olson all lived together in the house. All three men worked at Fuller and Johnson. In 1904 it was vacant, and in 1907 it was occupied by Ulysses Bartholomew, a machinist for Gisholt, and his wife Catherine. In the 1910s Louis Schwenn and family lived there, including his daughter Lorraine (pictured above). When he died in 1933, Samuel Girstenbrei left the house to his 4 children, Earl, Roy, Mina, and Louise. Earl bought out his other siblings, and lived in the house until his death. He left the house to his nephew Samuel Gundlach and niece Margaret Bearden. In 1957 they sold the house to Ms. H. Gale, a widow, who in turn sold it to lawyer Wes Zulty. Later that year Zulty entered a land trust with Robert & Ruth Paulson. In 1963 the Paulsons broke the contract, and Zulty entered a land trust with William and Betty Simonson. In 1972 the property returned to Zulty, who then entered a land trust with Mark Miller and Elaine Bailey. In 1975 the Millers (now married) bought the house outright, and in turn sold the property to Robert Scheinoha and Claudette Richards. In 1978 Richards bought out Scheinoha. In 1988 Richards sold the house to Wayne and Shirley Randl, who used the house as a rental property. In 2009 Helen and Kris Nonn bought the house from Shirley Randl.

Possible Options

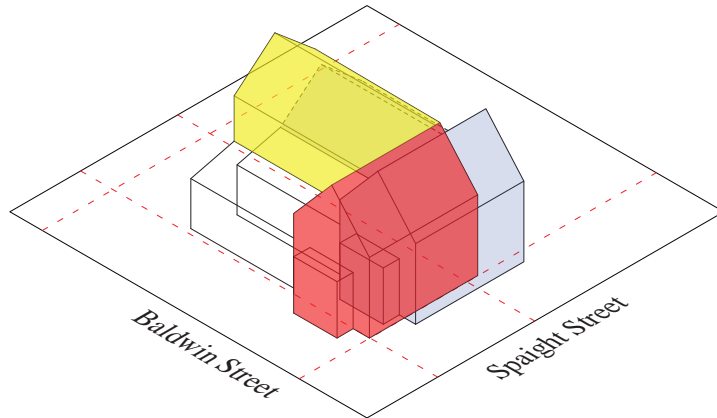


Option A: Remodel the existing structure and add a second story, as indicated in the yellow.

In all schemes, the existing stone foundation would be replaced with a cast in place concrete foundation. The first floor elevation would be raised in order to achieve a more appropriate relationship to the grade, as well as the surrounding buildings.

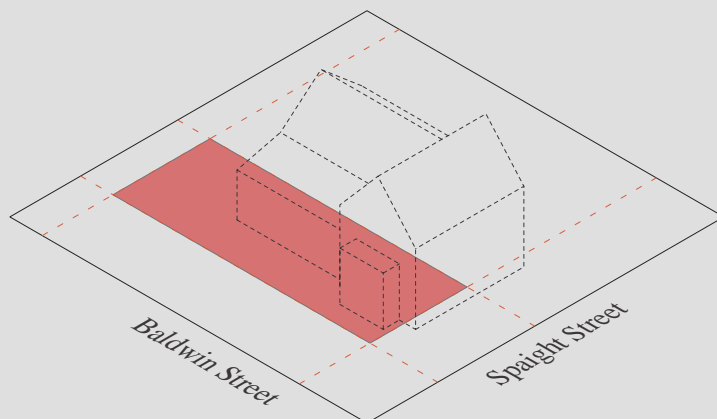


Option B: Move the entire existing structure, as shown in red, toward Baldwin Street, per the requirements of the Zoning Staff.



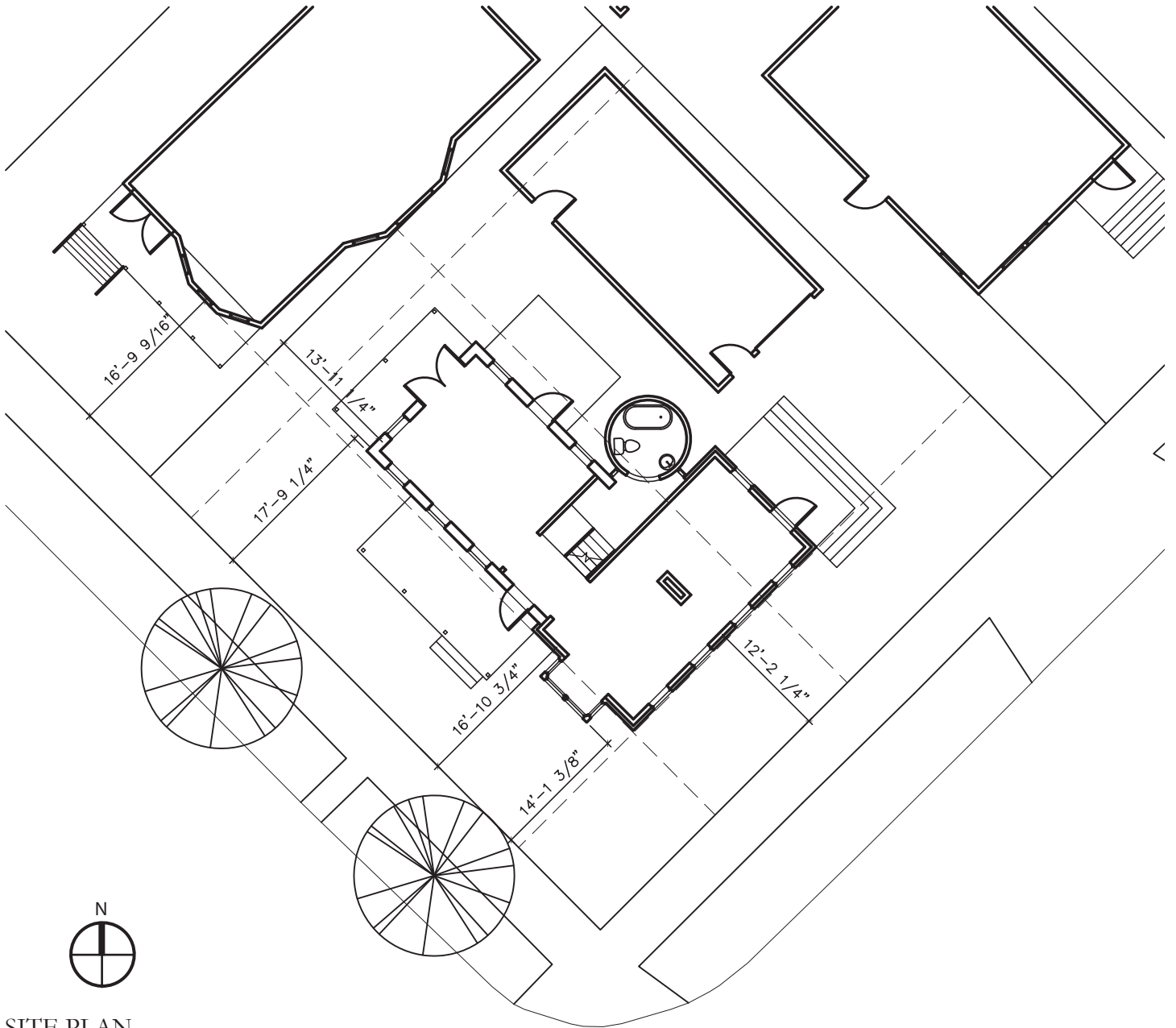
Option C: Demolish the kitchen wing. Move the 1-1/2 story portion of the existing structure toward Baldwin Street. Construct a 2 story kitchen wing, as shown in yellow. (The original position of the structure is indicated in blue)

Of the options presented to the Landmarks Commission on 10.25.2010, Option C is the one developed below.



Option D: Deconstruct the existing structure and reconstruct a house of the same typology within the allowable Zoning envelope.

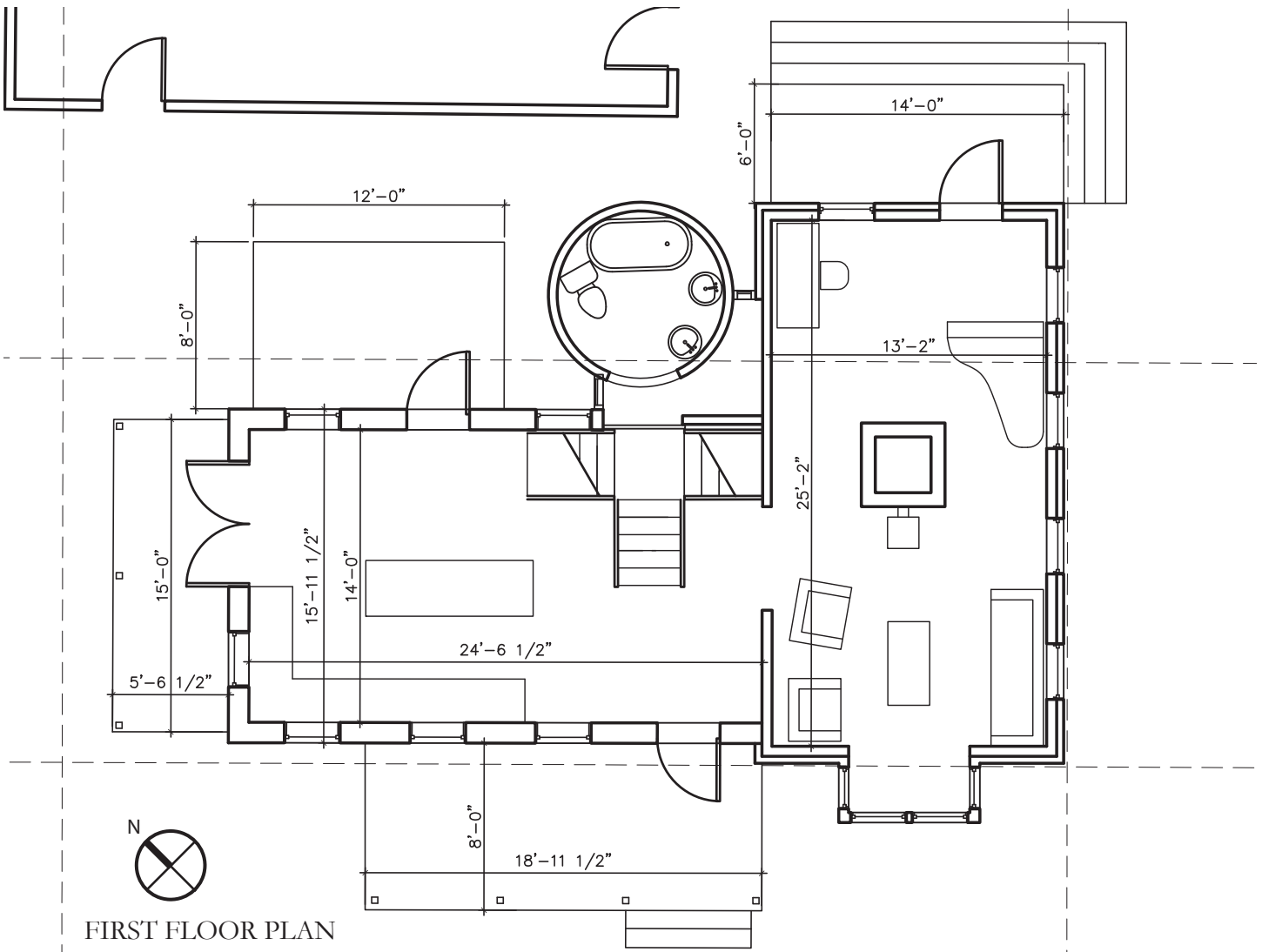
Proposed Plans



SITE PLAN

1/16" = 1'-0"

Proposed Plans

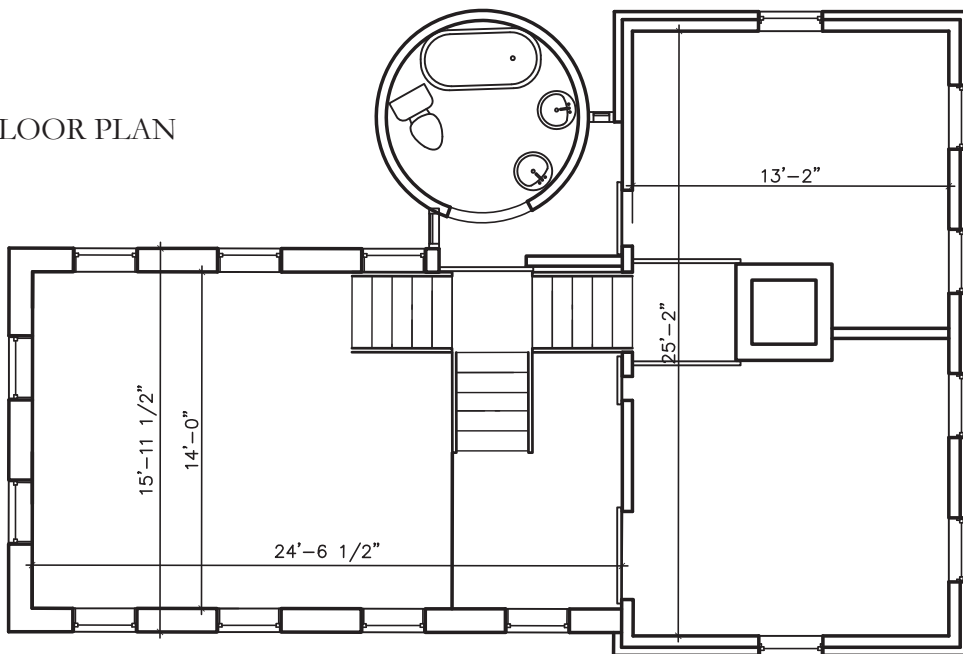


FIRST FLOOR PLAN

1/8" = 1'-0"

SECOND FLOOR PLAN

1/8" = 1'-0"



Proposed Elevations

27' to midpoint of roof

20' to midpoint of roof



Southwest Elevation
1/16" = 1'-0"



Southeast Elevation
1/16" = 1'-0"



Northeast Elevation
1/16" = 1'-0"



Northwest Elevation
1/16" = 1'-0"

Proposed Plans - Renderings



VIEW FROM WEST



VIEW FROM SOUTHWEST

Proposed Plans - Renderings



VIEW FROM INTERSECTION



VIEW FROM NORTHEAST

Proposed Plans - Elements

The Southeast- and Southwest-facing roof planes will be covered in amorphous silicon photovoltaic panels mounted to standing seam metal roofing.



The existing roof and walls of the structure will be wrapped in rigid insulation



The original window casing and crown molding will be reproduced on the new exterior. The new high-efficiency double-hung fiberglass windows will maintain the 2-over-2 muntin layout found on many of the the existing windows in the house.



A glazed tile silo form is part of this urban farmhouse project. The silo was taken down block by block by me and my father and a friend over the course of 3 days this fall. It formerly stood on a now-defunct farm west of Columbus, WI. As is seen in the imprint, these were fabricated in Brazil, Indiana in 1914.



Closeup of Tiles



Glazed Tile Silo before deconstruction