



Madison Landmarks Commission APPLICATION

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

1. LOCATION

Project Address: 632 HOWARD PLACE Aldermanic District: #2

2. PROJECT

Date Submitted: 8/5/13

Project Title / Description: "THE SOPHIA" 632 HOWARD PLACE APARTMENTS

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

- Alteration / Addition to a Designated Madison Landmark
- 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

CITY OF MADISON

- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

AUG - 5 2013

3. APPLICANT

Planning & Community
& Economic Development

Applicant's Name: MARK M. SMITH Company: JLA ARCHITECTS

Address: 2918 CROSSROADS DRIVE WINTERBURN City/State: MADISON, WI Zip: 53718

Telephone: 608-447-3867 E-mail: msmith@jla-ap.com

Property Owner (if not applicant): REBECCA ANDERSON

Address: 22 LANGDON ST City/State: MADISON, WI Zip: 53703

Property Owner's Signature: Rebecca M. Anderson Date: 8-6-13

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.

632 Howard Place

August 5, 2013

The proposed project consists of the demolition of the current buildings at 622 and 632 Howard Place. We are proposing to combine both properties as 632 Howard Place. On the combined property we propose to construct a 33 unit / 47 resident apartment building.

The building will be primarily clad in brick / stone masonry and fiber cement panels. Appropriate levels of detail including balconies are included in the current design.

Mark M. Smith

JLA Architects

N. FRANCES STREET

LOT 1 LAKE LAWN SUB.

LOT 2 LAKE LAWN SUB.

LOT 3 LAKE LAWN SUB.

LOT 4 LAKE LAWN SUB.

LOT 7 LAKE LAWN SUB.

LOT 8 LAKE LAWN SUB.

HOWARD PLACE

LOT F HOWARD PLACE

LOT E HOWARD PLACE

LOT D HOWARD PLACE

ASPHALT

ASPHALT

GRAVEL

GRAVEL

GRAVEL

BLOCK AND WOOD GARAGE

3 STORY STUCCO APARTMENTS

632 HOWARD PLACE

3 STORY BRICK, WOOD, AND STUCCO APARTMENTS

622 HOWARD PLACE

4 STORY BRICK, AND BLOCK APARTMENTS

4 STORY BRICK, AND STUCCO APARTMENTS

CONC.

WOODEN PORCH

COVERED PORCH

COVERED PORCH

STAIRWELL

STAIRWELL

STAIRWELL

18" TREE

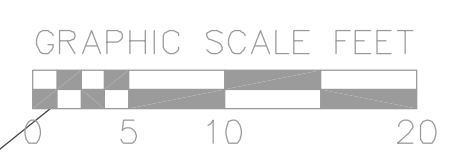
18" TREE

12" DOUBLE TREE

3" TREE CLUSTER

CONC. RET. WALL

CONC. RET.



SURVEY LEGEND

- ✕ FOUND CHISELED "X"
- MONUMENT FOUND (TYPE NOTED)
- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- △ SET P.K. NAIL
- ◇ SET 3/4" Ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- ⊕ EXISTING SIGN (TYPE NOTED)
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING FIELD INLET
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING DECIDUOUS TREE

BOUNDARY AND TOPOGRAPHIC SURVEY

622 & 632 HOWARD PLACE, MADISON WI
LAKE TOWNE APARTMENTS
Part of Lake Lawn Sub. and Howard Place Sub.

NO.	DATE	REVISIONS

SCALE: 1"=10'
DATE: 7-24-13

DRAWN BY: CRUE
CHECKED BY: MMAR

PROJECT NO.:
PROJECT NO.:
SHEET: 1 OF 1
DWG. NO.: S-512

SURVEYED FOR:
Ms. Rebecca Anderson
Lake Towne Apartments
4905 Tonyawatha Trail
Monona, WI 53716

SURVEYED BY:
Vierbicher Associates Inc.
By: Chris Ruetten
999 Fourier Drive STE 201
Madison, WI 53717
(608)-826-0532
crue@vierbicher.com

vierbicher
planners | engineers | advisors
BREMENBURG | MADISON | PRABHU CHEN
999 Fourier Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0533

LAKE TOWNE APARTMENTS

632 HOWARD PLACE

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE		Issue Date
Revision Schedule		
Mark	Description	Date

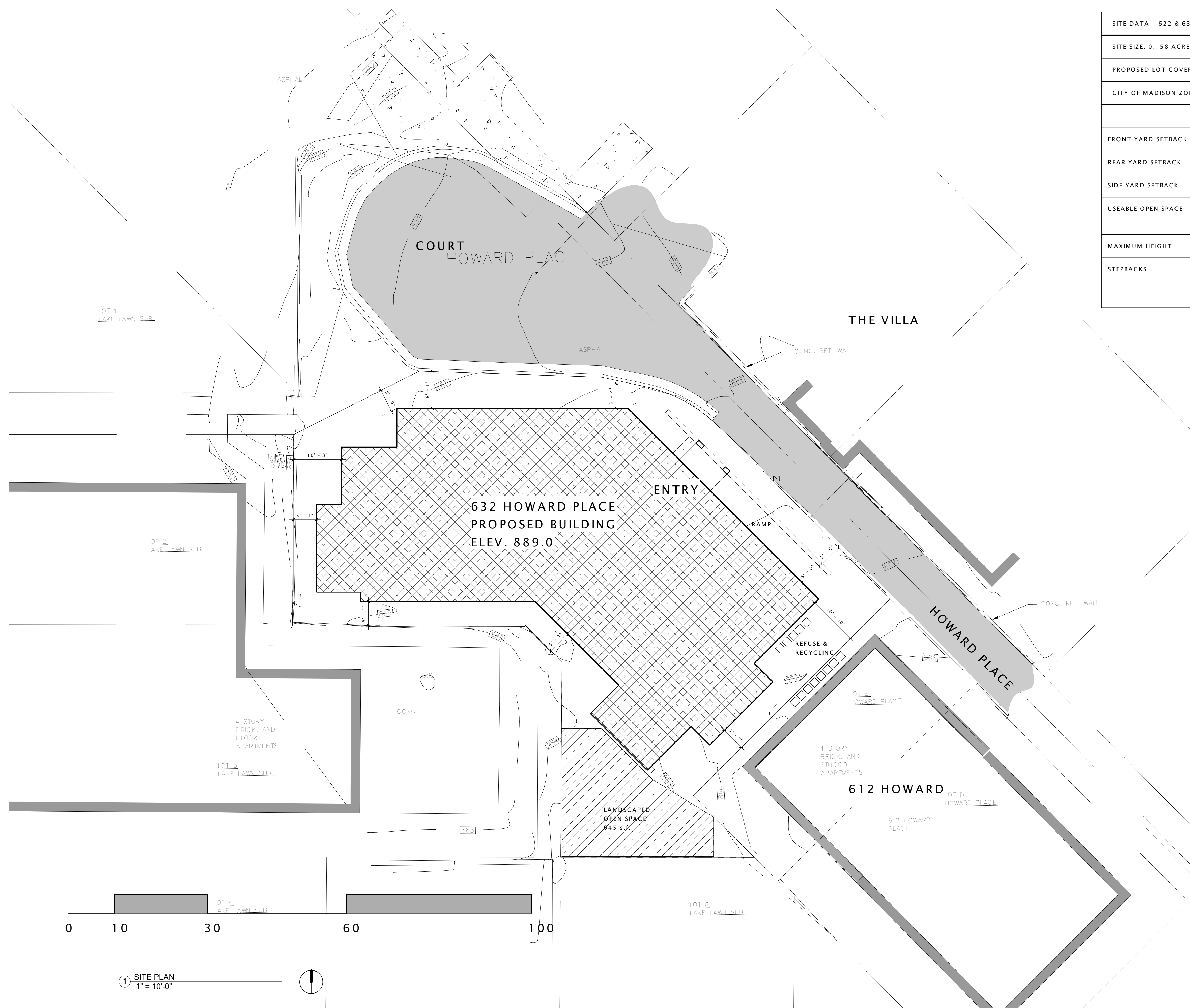
SHEET TITLE

SITE PLAN

SHEET NUMBER

A100

SITE DATA - 622 & 632 HOWARD PLACE		
SITE SIZE: 0.158 ACRES (6921 S.F.)		
PROPOSED LOT COVERAGE: 4160 s.f. / 6921 s.f. (60%)		
CITY OF MADISON ZONING: DOWNTOWN RESIDENTIAL - 2		
	DR-2	PROPOSED
FRONT YARD SETBACK	10 ft.	10 ft.
REAR YARD SETBACK	20 ft.	VARIES
SIDE YARD SETBACK	5 ft.	VARIES
USEABLE OPEN SPACE	20 S.F. per bedroom	20 S.F. per bedroom
MAXIMUM HEIGHT	5 STORIES	5 STORIES
STEPBACKS	4TH FLOOR	4TH FLOOR



1 SITE PLAN
 1" = 10'-0"

LAKE TOWNE APARTMENTS

632 HOWARD PLACE

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Mark	Description	Date

SHEET TITLE

FIRST FLOOR

SHEET NUMBER

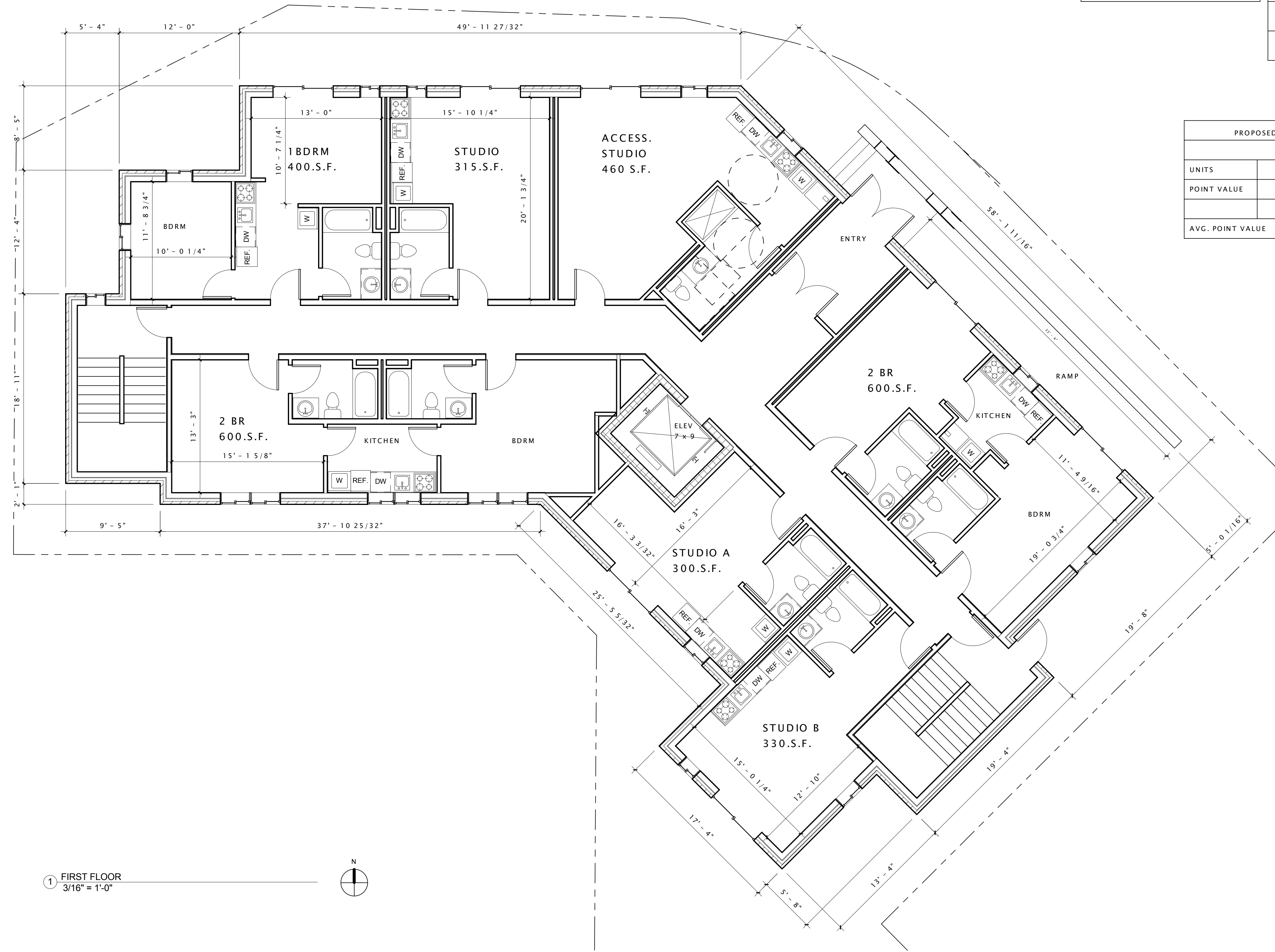
A101

PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	2	3
2,3 & 4th FLOOR	3	1	3
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	5	14
TOTAL RESIDENTS	47		

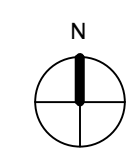
PROPOSED FIRST FLOOR DATA	
GROSS AREA	4,160 S.F.
UNIT AREA (RENTABLE)	3,185 S.F.
EFFICIENCY (NET/GROSS)	77%

PROPOSED BUILDING DATA	
GROSS AREA	24,460 S.F.
UNIT AREA (RENTABLE)	16,935 S.F.
EFFICIENCY (NET/GROSS)	70%

PROPOSED DWELLING UNIT POINT VALUE			
	2 BR.	1 BR.	STUDIO
UNITS	14	5	14
POINT VALUE	28	5	10.5
AVG. POINT VALUE	43.5 POINTS / 33 UNITS = 1.31		



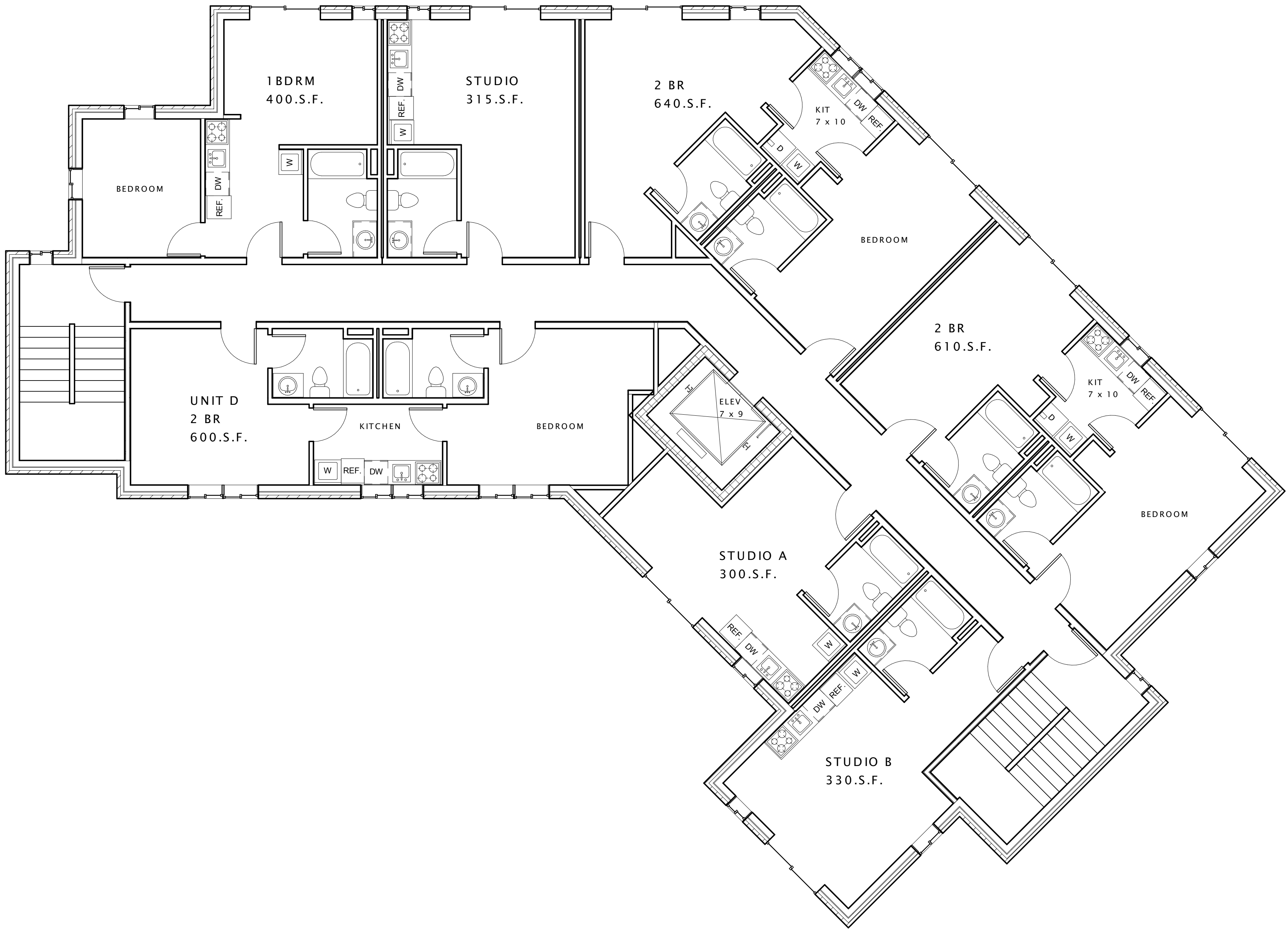
1 FIRST FLOOR
 3/16" = 1'-0"



PROPOSED UNIT COUNTS			
	2 BR.	1 BR.	ST.
BASEMENT			
FIRST FLOOR	2	2	3
2,3 & 4th FLOOR	3	1	3
FIFTH FLOOR	3		2
TOTAL BY TYPE	14	5	14
TOTAL RESIDENTS	47		

PROPOSED 2ND,3RD & 4TH FLOOR DATA	
GROSS AREA	4,160 S.F.
UNIT AREA (RENTABLE)	3,325 S.F.
EFFICIENCY (NET/GROSS)	80%

PROPOSED BUILDING DATA	
GROSS AREA	24,460 S.F.
UNIT AREA (RENTABLE)	16,935 S.F.
EFFICIENCY (NET/GROSS)	70%



① SECOND FLOOR
3/16" = 1'-0"

LAKE TOWNE APARTMENTS

632 HOWARD PLACE

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DATE OF ISSUANCE		Issue Date
Mark	Description	Date

SHEET TITLE
2ND,3RD & 4TH FLOOR

SHEET NUMBER
A102

LAKE TOWNE APARTMENTS

632 HOWARD PLACE

PROGRESS DOCUMENTS

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DATE OF ISSUANCE		Issue Date
Revision Schedule		
Mark	Description	Date

SHEET TITLE

5TH FLOOR

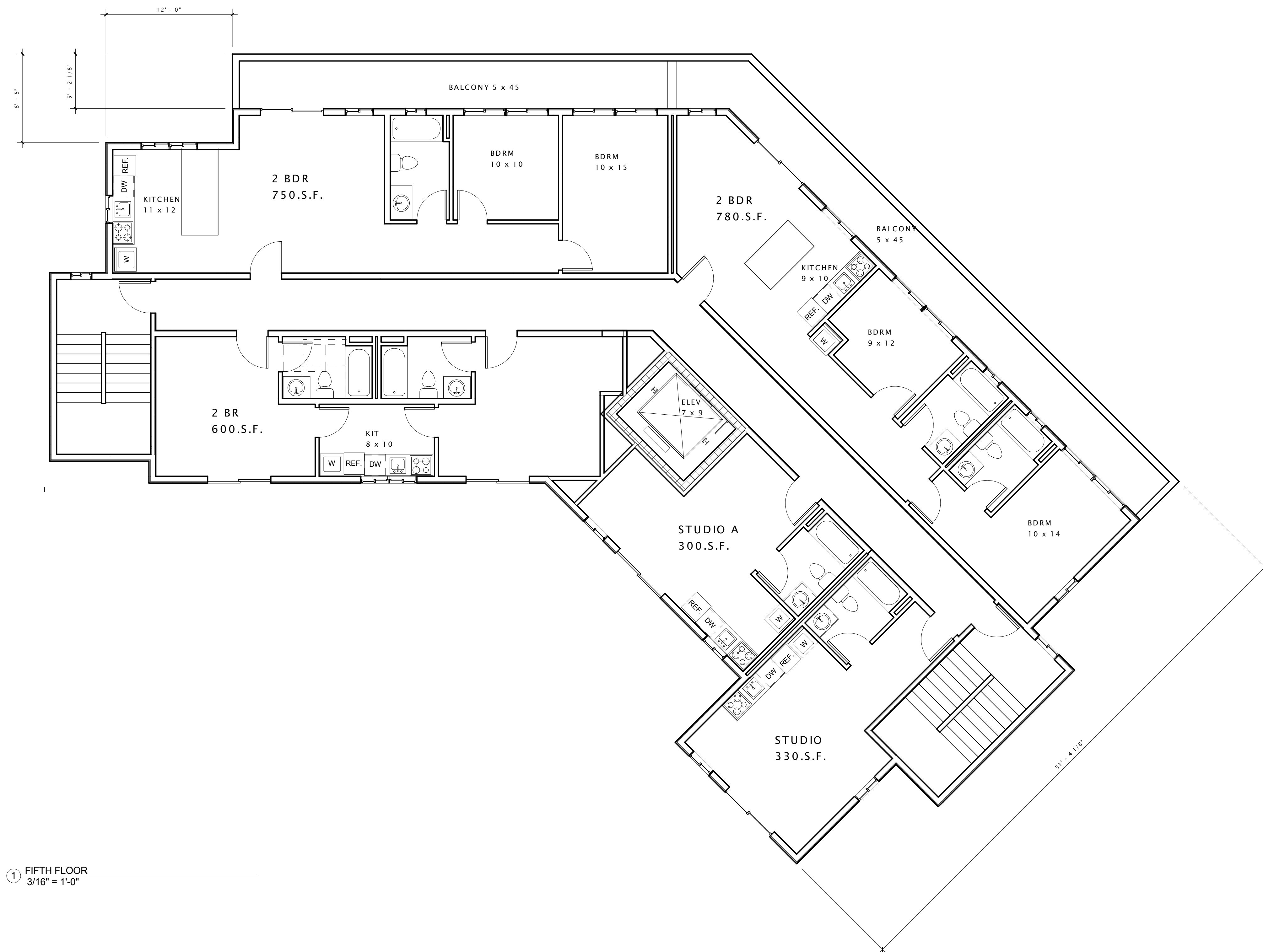
SHEET NUMBER

A103

PROPOSED UNIT COUNTS				
	3 BR.	2 BR.	1 BR.	ST.
BASEMENT				
FIRST FLOOR	2	2	4	
2,3 & 4th FLOOR	3	1	3	
FIFTH FLOOR		3		2
TOTAL BY TYPE	14	5	14	
TOTAL RESIDENTS	47			

PROPOSED FIFTH FLOOR DATA	
GROSS AREA	3,760 S.F.
UNIT AREA (RENTABLE)	2,915 S.F.
EFFICIENCY (NET/GROSS)	79%

PROPOSED BUILDING DATA	
GROSS AREA	24,460 S.F.
UNIT AREA (RENTABLE)	16,935 S.F.
EFFICIENCY (NET/GROSS)	70%



① FIFTH FLOOR
 3/16" = 1'-0"



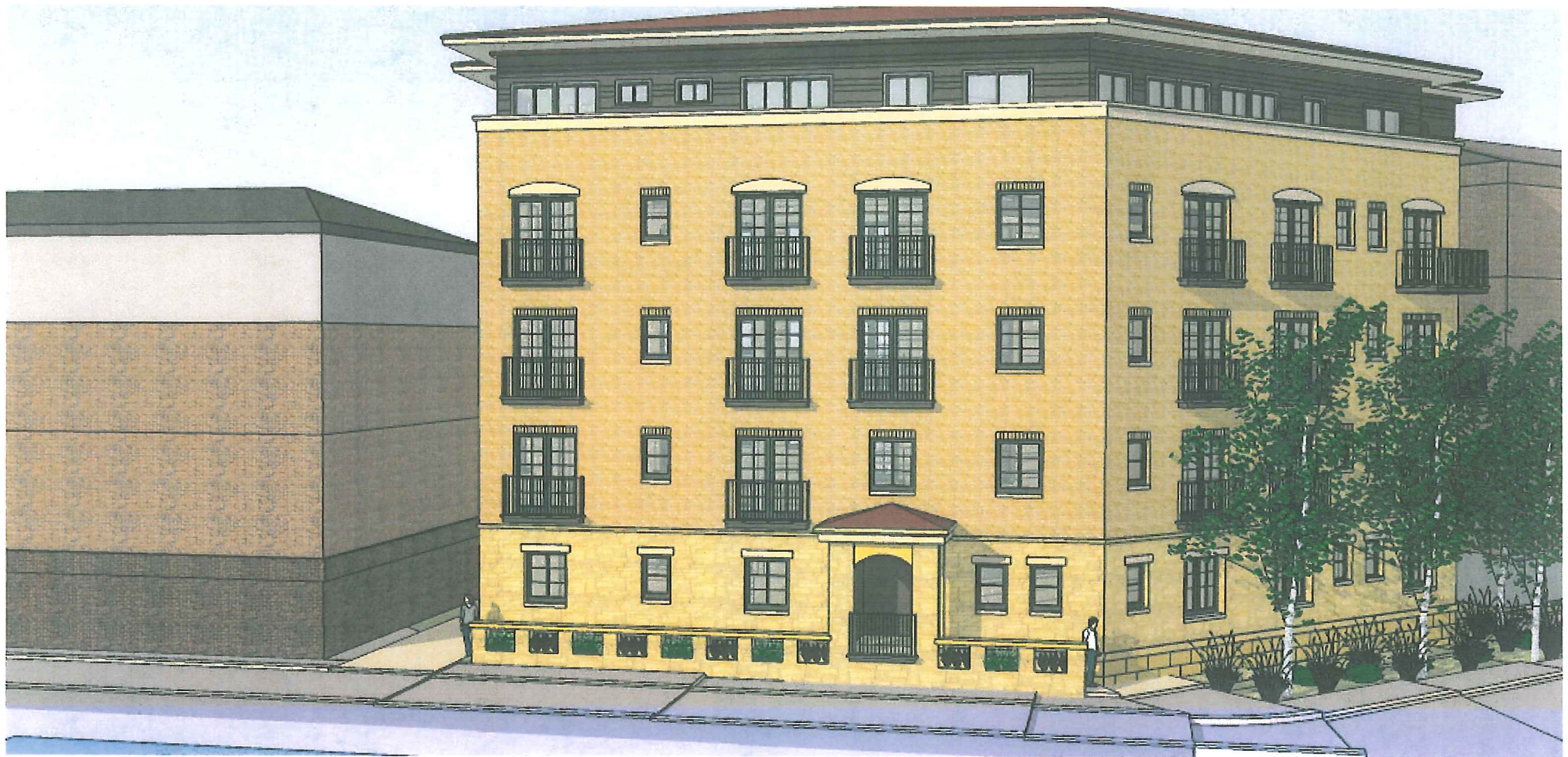
EAST ELEVATION 632 HOWARD PLACE



NORTH EAST ELEVATION 632 HOWARD PLACE



SOUTH ELEVATION 632 HOWARD PLACE



EAST PERSPECTIVE

632 HOWARD PLACE



ENTRY PERSPECTIVE

632 HOWARD PLACE



NORTH PERSPECTIVE

632 HOWARD PLACE



- ARCHITCTURAL SHINGLE ROOF
- FIBER CEMENT #1 FINISH
- BRICK
- CAST STONE LINTEL
- STEEL BALCONY
- BRICK HEADER
- ALUMINUM CLAD WOOD WINDOW / DOOR
- CAST STONE SILL
- CAST STONE #1 FINISH
- CAST STONE #2 FINISH
- CAST STONE BASE #3 FINISH

EAST ELEVATION



SOUTH ELEVATION

**LAKE TOWNE
 APARTMENTS**

632 HOWARD PLACE

PROGRESS DOCUMENTS
These documents reflect progress and do not constitute a contract. They are for informational purposes only and should not be used for final building or construction purposes.

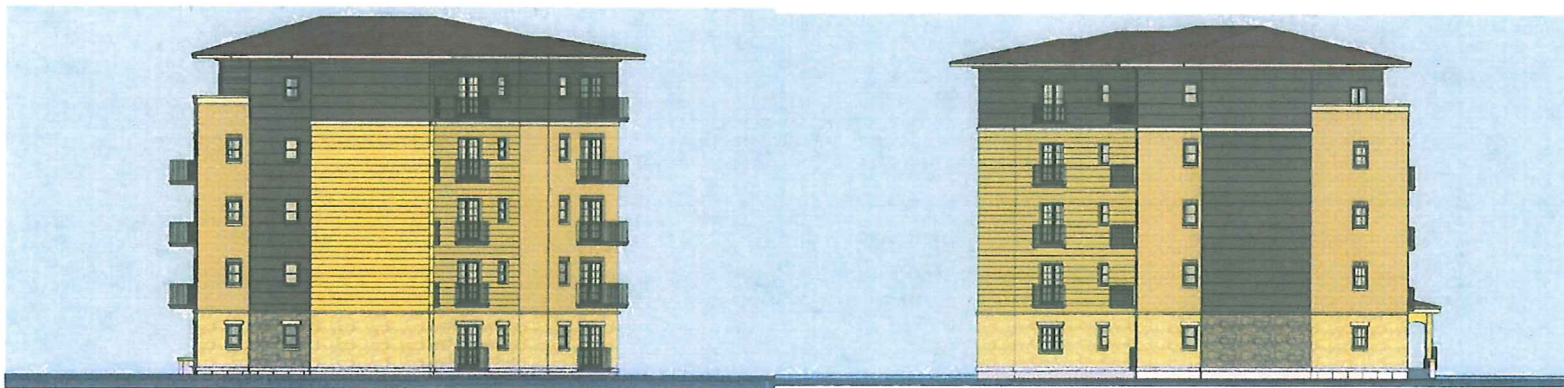
DATE OF ISSUANCE		ISSUE DATE
NO.	REVISION DESCRIPTION	DATE

SHEET TITLE
Design Elevations

SHEET NUMBER
A201



NORTH ELEVATION



WEST ELEVATION

SOUTH EAST ELEVATION

JLA
JOSEPH & ASSOCIATES

JOSEPH & ASSOCIATES
13000 PLYMOUTH AVENUE
MOUNTAIN VIEW, TEXAS 76150
817.434.1100

LAKE TOWNE
APARTMENTS

632 HOWARD PLACE

PROGRESS DOCUMENTS

These drawings reflect progress and details and may be subject to change. No construction details, specifications or final construction documents are intended to be used for final bidding or construction-related purposes.

DATE OF ISSUANCE		Issue Date
Mark	Revision Schedule	Date

SHEET TITLE
Design Elevations

SHEET NUMBER
A202