

City of Madison Landmarks Commission

APPLICATION



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

1. LOCATION

Project Address: 29 NORTH SPOONER STREET Aldermanic District: 5

2. PROJECT

Project Title / Description: HANDS ADDITION - 2 STORY ADDITION

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

- Alteration / Addition to a Designated Landmark
Land Division/Combination of Designated Landmark site
Alteration / Addition to a building adjacent to a Designated Landmark
[X] Alteration / Addition to a building in a Local Historic District (specify):
Mansion Hill, Third Lake Ridge, First Settlement, University Heights, Marquette Bungalows
Land Division/Combination in a Local Historic District (specify):
Mansion Hill, Third Lake Ridge, First Settlement, University Heights, Marquette Bungalows
New Construction in a Local Historic District (specify):
Mansion Hill, Third Lake Ridge, First Settlement, University Heights, Marquette Bungalows
Demolition
Variance from the Historic Preservation Ordinance (Chapter 41)
Referral from Common Council, Plan Commission, or other referral
Landmark Nomination/Rescission or Historic District Nomination/Amendment
Other (specify):

Form area with 'PLANNING DIVISION USE ONLY' label and 'Legistar #' field.

3. APPLICANT

Applicant's Name: MICHAEL WEBSTER Company: ASSOCIATED HOUSEWRIGHTS
Address: 1217 CULMEN STREET, MADISON, WI 53713
Telephone: (608) 204-7667 E-mail: michael.webster@housewrights.com
Property Owner (if not applicant): PHIL AND TRICIA HANDS
Address: 29 NORTH SPOONER STREET, MADISON, WI 53726

Property Owner's Signature: Patricia Hands Date: 3.3.2016

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.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30 p.m. on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located in Suite LL-100, of the Madison Municipal Building, 215 Martin Luther King, Jr. Blvd. Applications submitted after the submittal date or incomplete applications will be postponed to the next scheduled filing time.

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Manufacturer's product information showing dimensions and materials;
 - Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Suite LL100 (physical address)
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
ascanlon@cityofmadison.com
608 266 6552

Letter of Intent
Two Story Addition for Tricia and Phil Hands
March 14, 2016

To: Landmarks Commission
City of Madison

From: Patricia & Phillip Hands
Design/Build Agent: Associated Housewrights
Project Manager: Michael Webster

Letter of Intent
Two Story Addition for Tricia and Phil Hands

Project Name
Two Story Addition

Project Address
29 North Spooner Street, Madison, WI 53726

Project Description

Patricia & Phillip Hands have commissioned Associated Housewrights to design and build the proposed two story addition to the rear of the existing house at the address listed above. The purpose of the addition is to provide more usable floor space for the growing family. The addition will include a mudroom and family room on the first floor. An existing non-compliant water closet will be reworked into a ½ bath and brought into compliance with current codes and standards. The second floor will consist of a master bedroom, walk-in closet and master bathroom. An additional ¼ flight staircase within the new volume will serve the master bedroom. The existing structure is to remain largely unaltered.

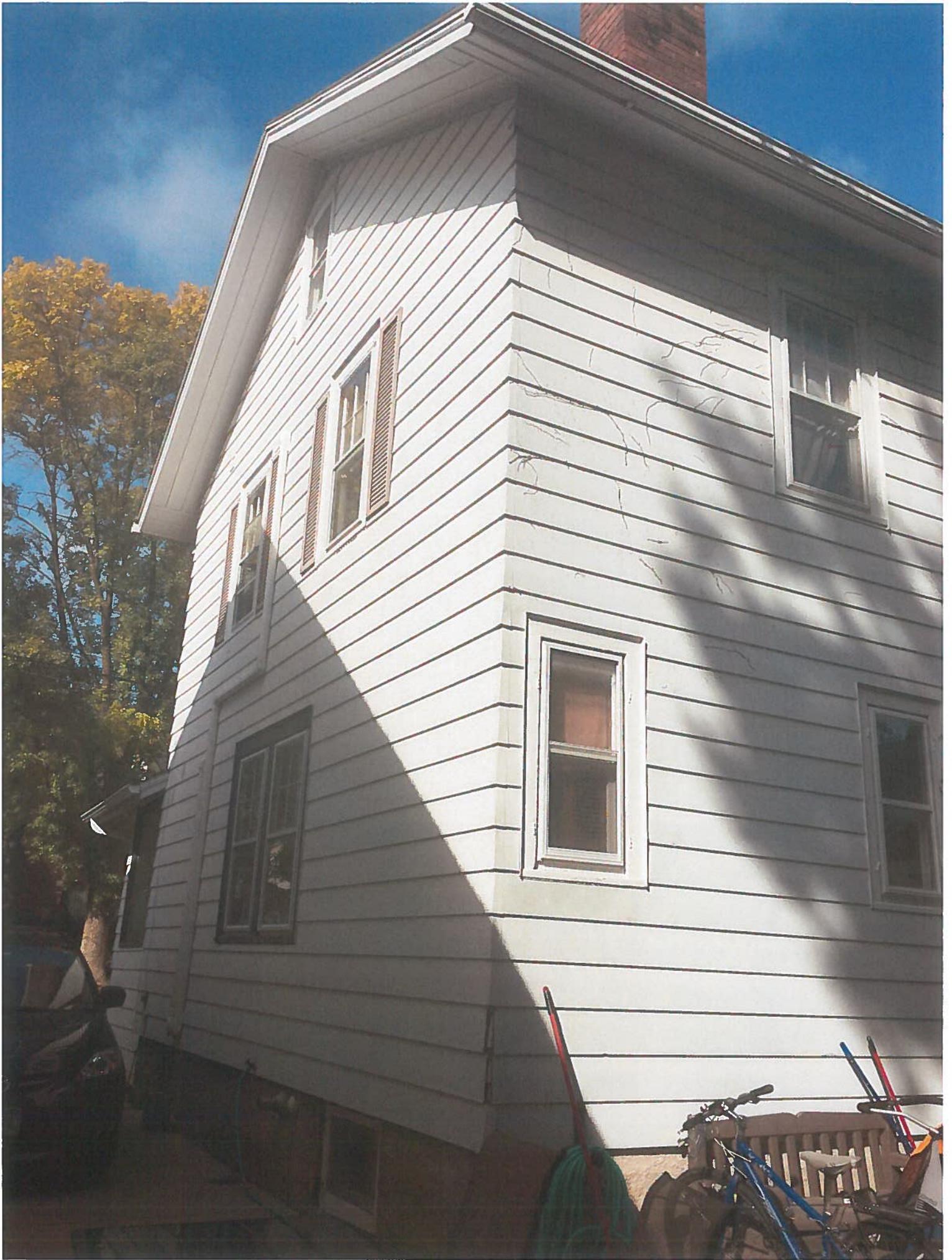
The property is exceptionally narrow and located within a neighborhood featuring small side yard setbacks such that the new work will be largely hidden from the streetscape. The addition is sized to accommodate a future detached garage while maintaining contiguous green space for recreation.

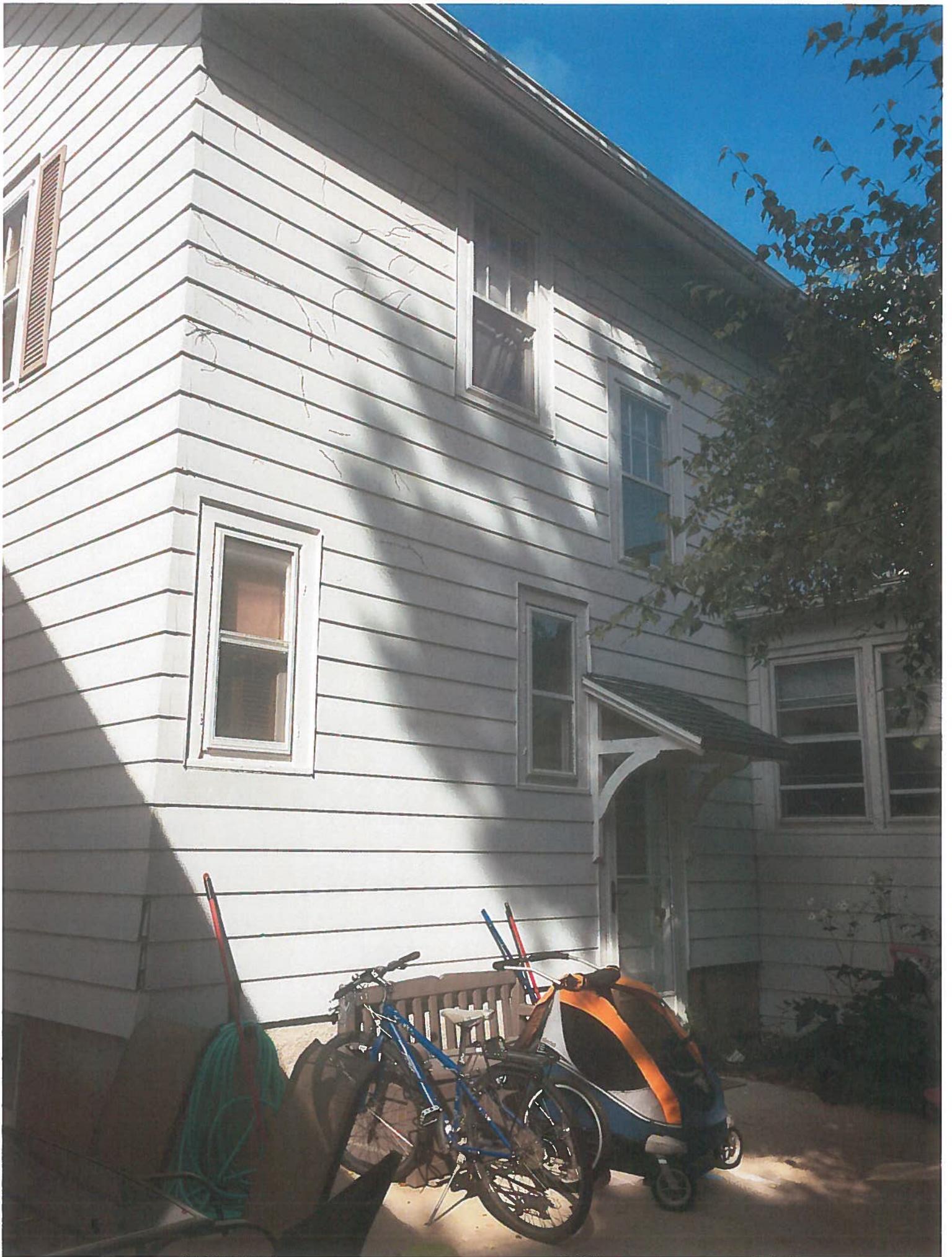
Materials for the new two story addition will match existing conditions and as closely as possible. The current home features a variety of details including aluminum siding, trim, fascia and soffit. Window style (divided light pattern) and sizes are specified to match or complement existing windows. New rooflines and wall planes are proposed to maintain the character and scale of the new architecture with the existing house and surrounding neighborhood properties. The new work is slightly smaller and visually subordinate to the original structure. The new back entry roofette proposes to reuse or replicate a support bracket currently featured.

Respectfully,

For Patricia & Phillip Hands



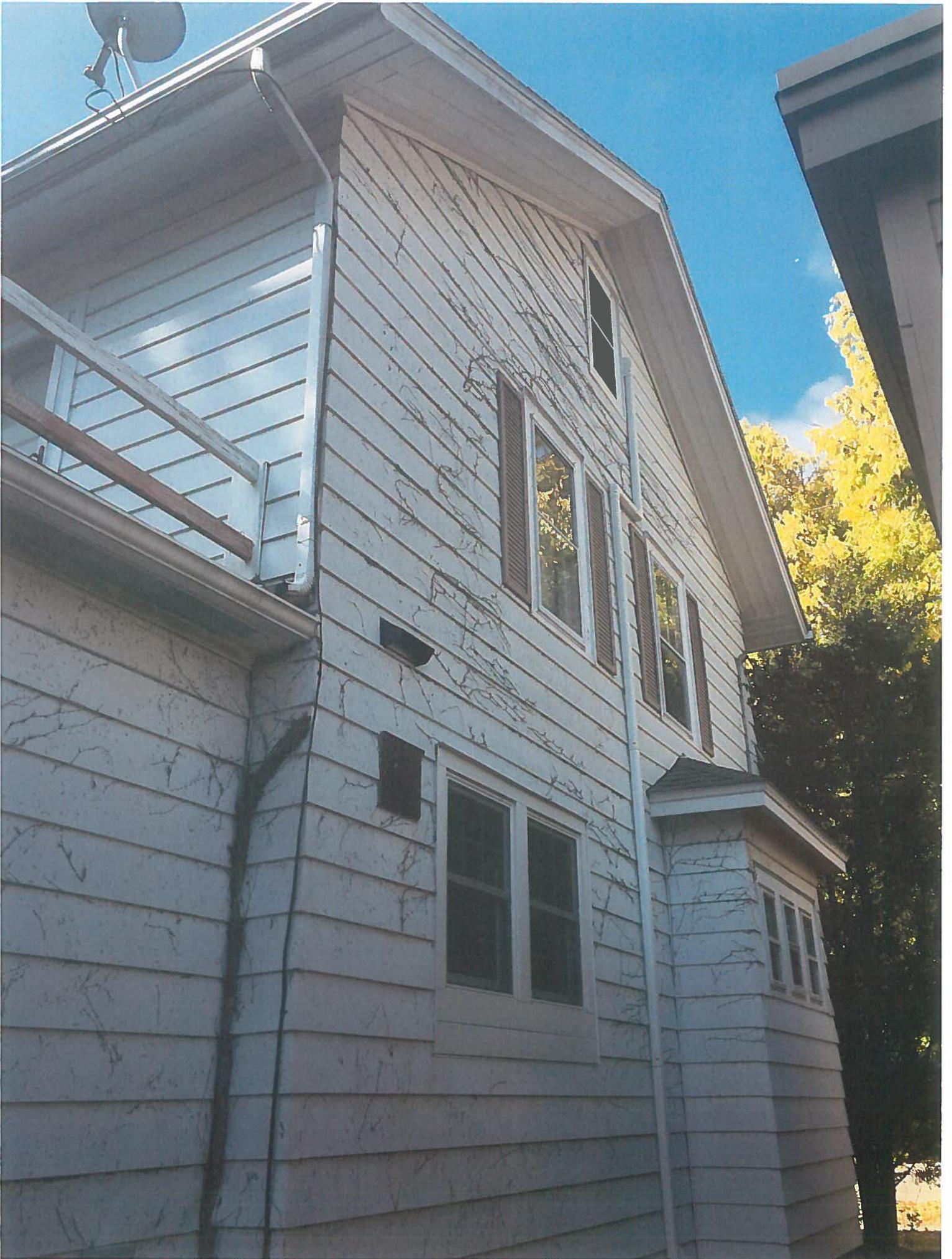




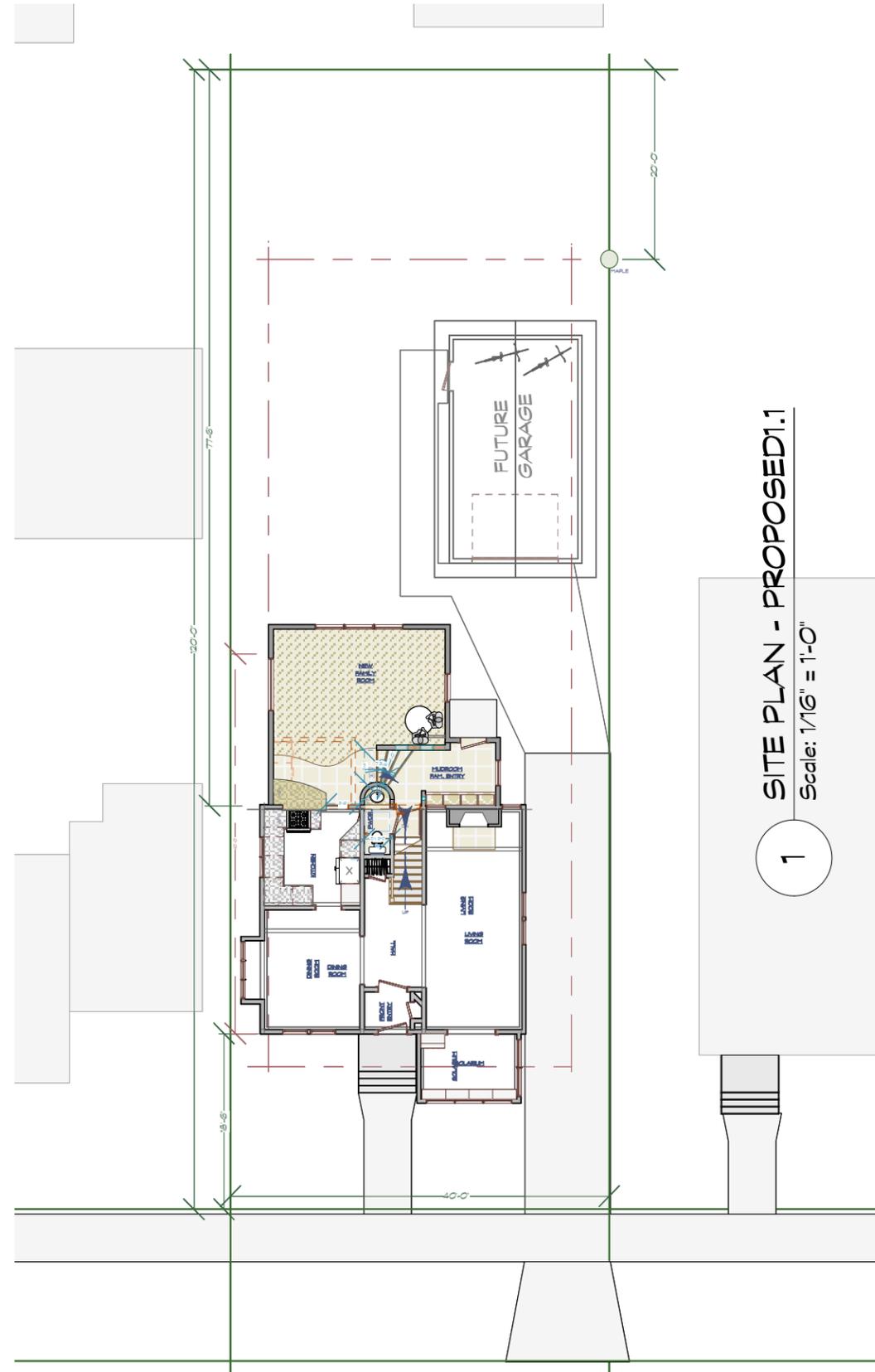
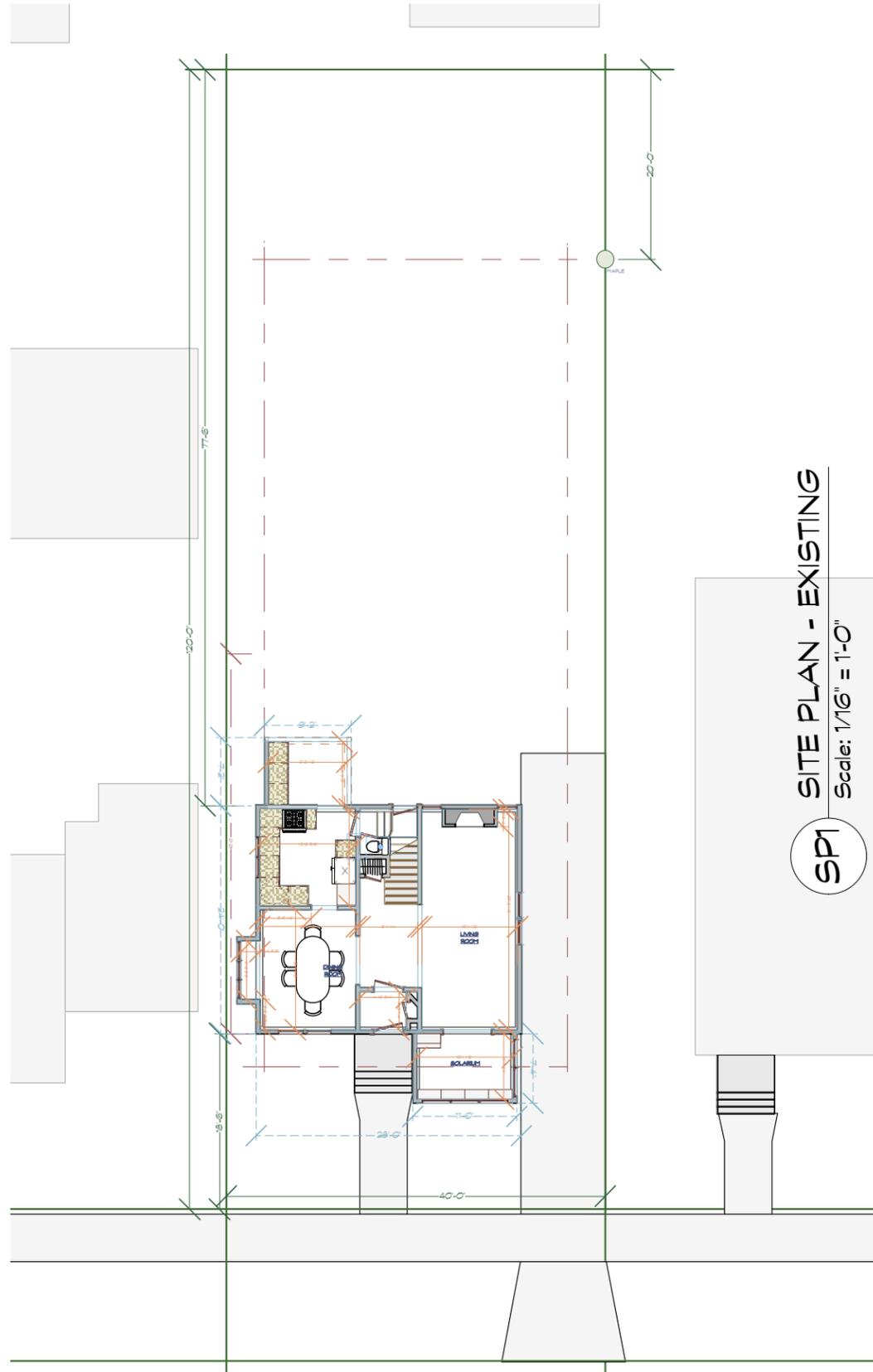








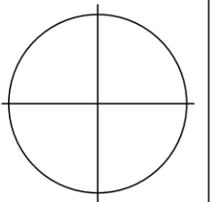




Version/Date:
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HANDS160226
3/10/16
Printed by:
mws

2 STORY ADDITION
TRICIA & PHIL HANDS
29 N. SPOONER
MADISON, WI. 53726

ASSOCIATED HOUSEWRIGHTS
1217 Culmen St. Madison, WI. 53713
www.housewrights.com
(608) 238 - 7519



Page Size: 11 x 17
Scale: 1/16" = 1'
Page/Drawing 1 of 9

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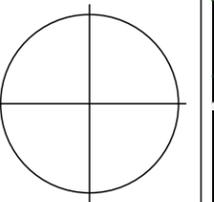
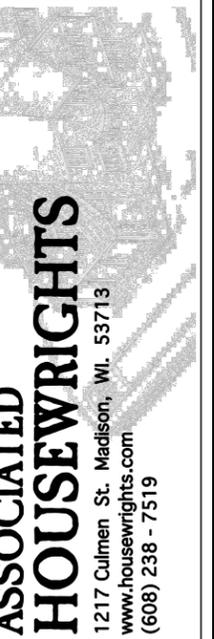
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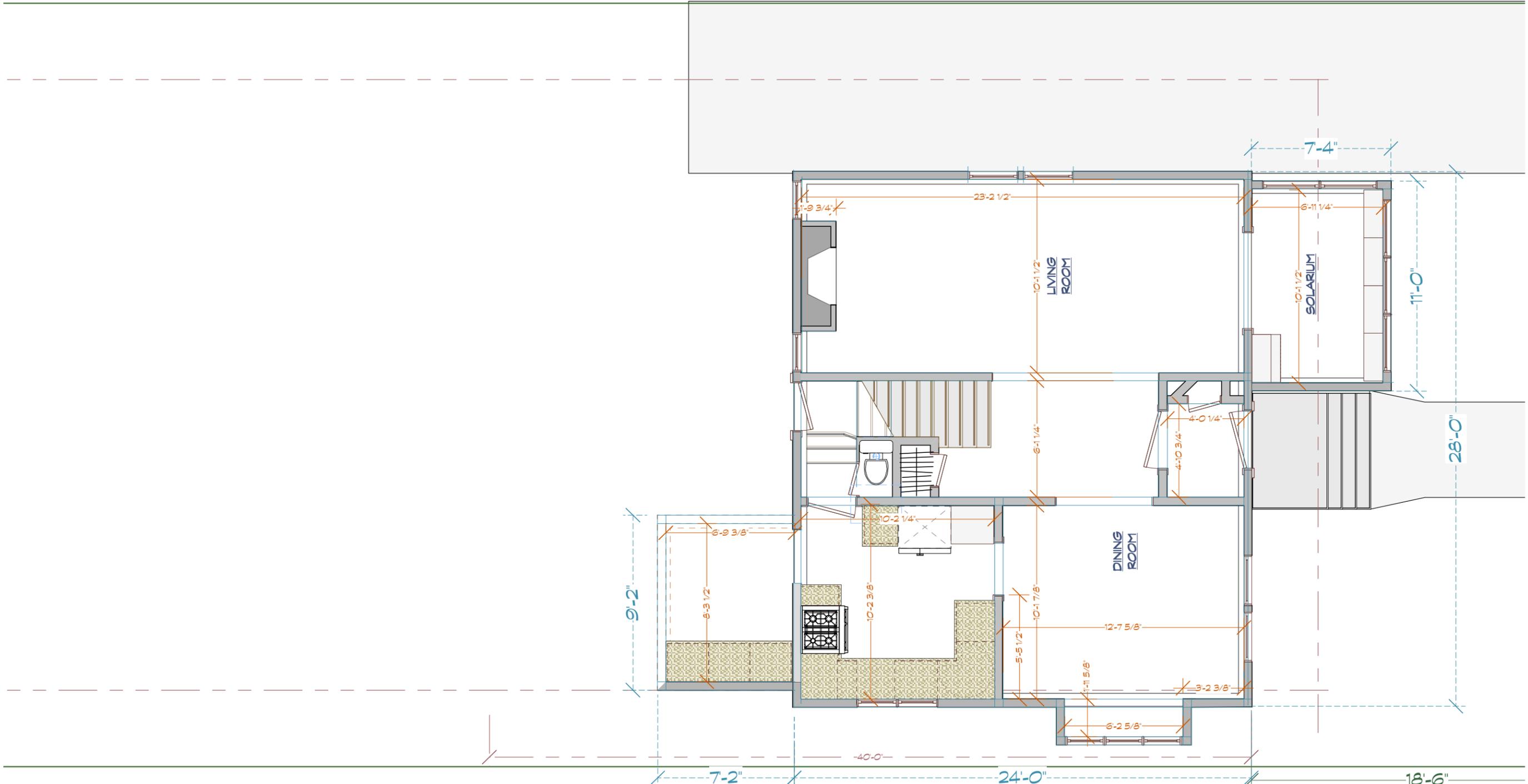
TRICIA & PHIL HANDS
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Scale: 3/16" = 1'

Page/Drawing 2 of 9



PE1 1st PLAN - EXISTING
Scale: 3/16" = 1'-0"

• Site verify all dimensions. Report discrepancies to AH Design.

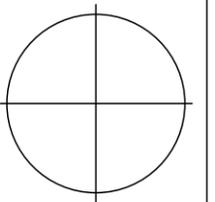
• Plan views assume walls have first layer of sheathing on each side (see typical sections) unless otherwise noted.

• Larger scaled drawings supersede smaller scale drawings.

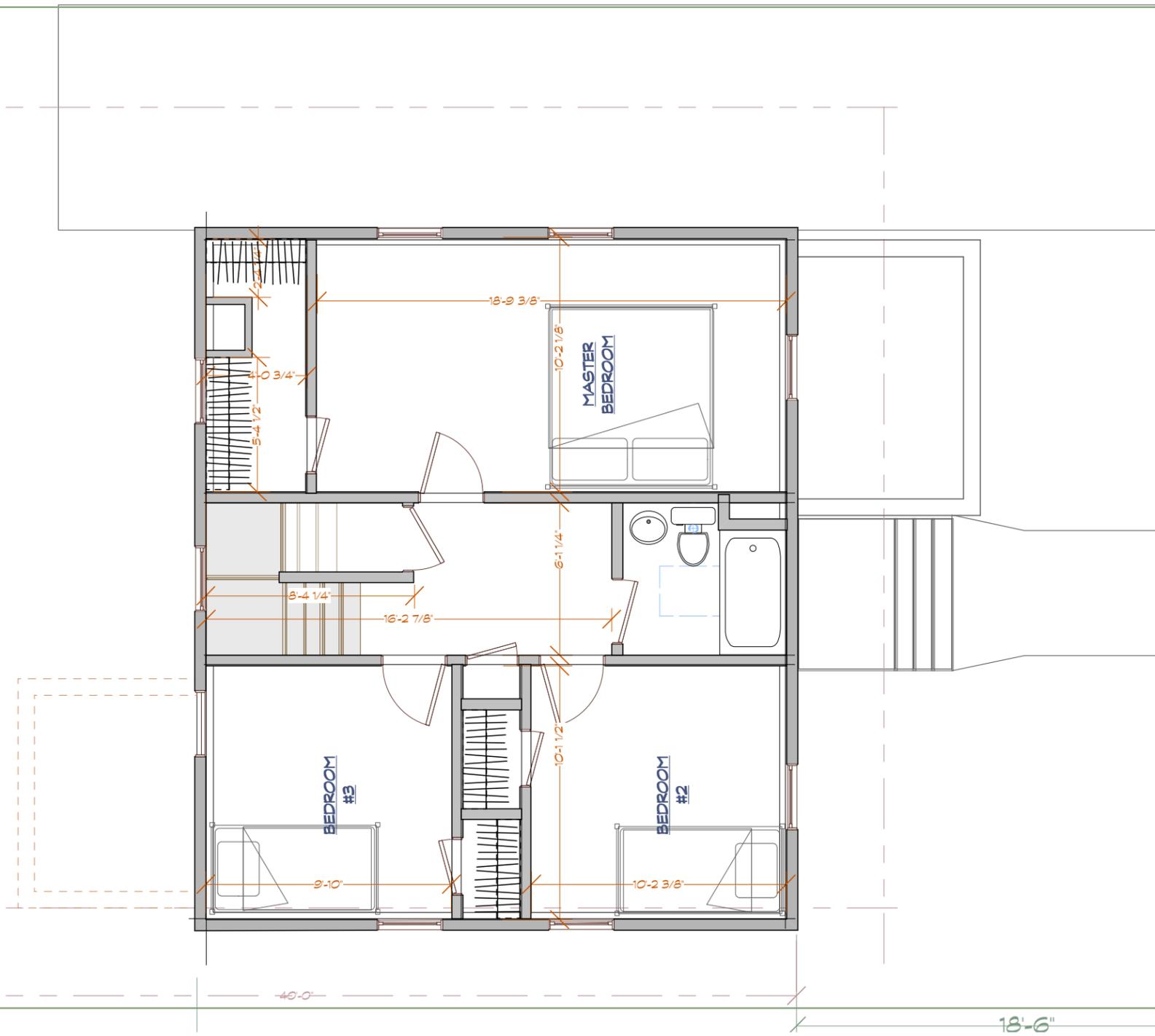
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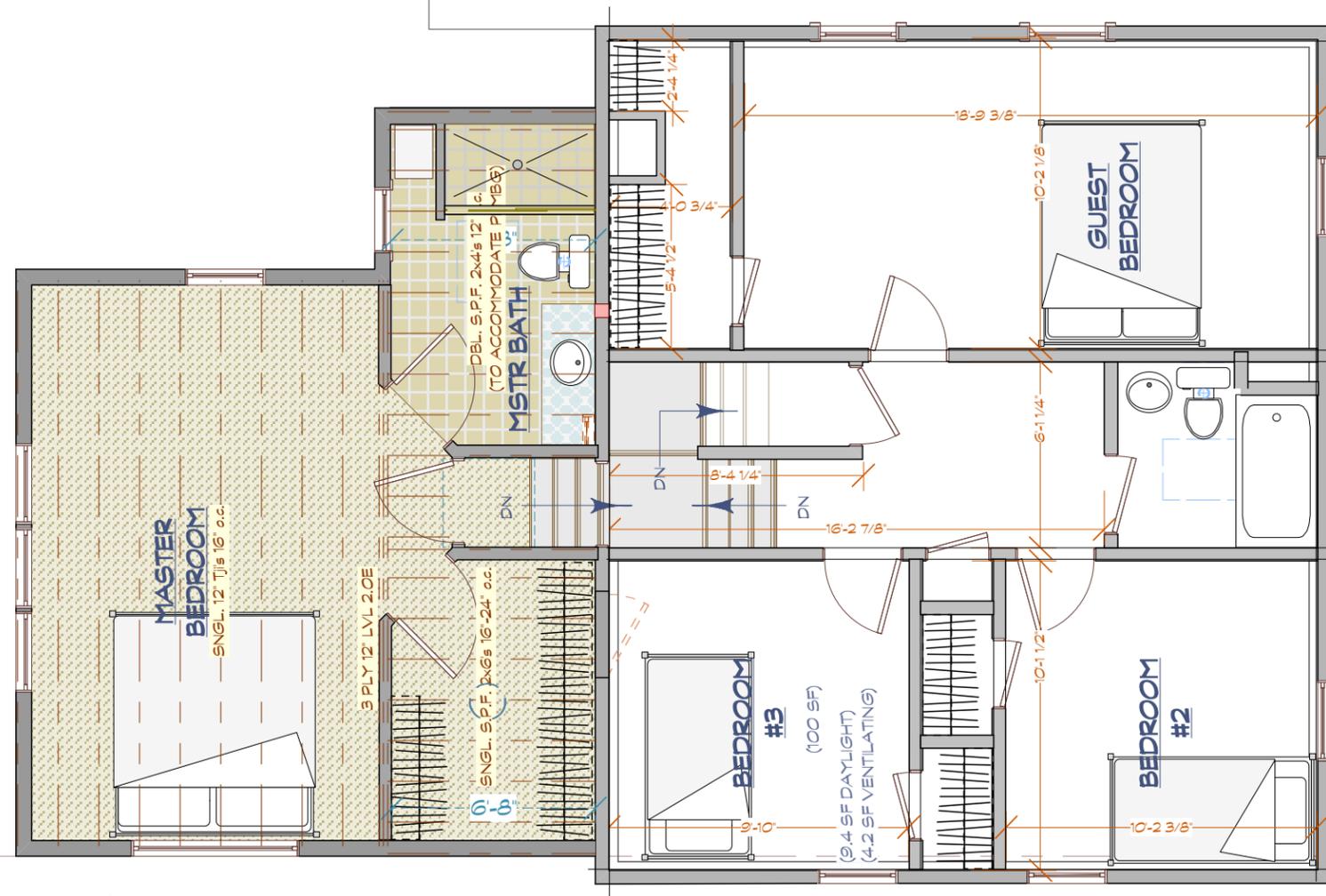
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PE2 2nd PLAN - EXISTING
Scale: 3/16" = 1'-0"

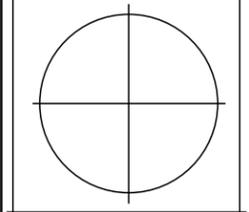


PN2 2nd PLAN - NEW
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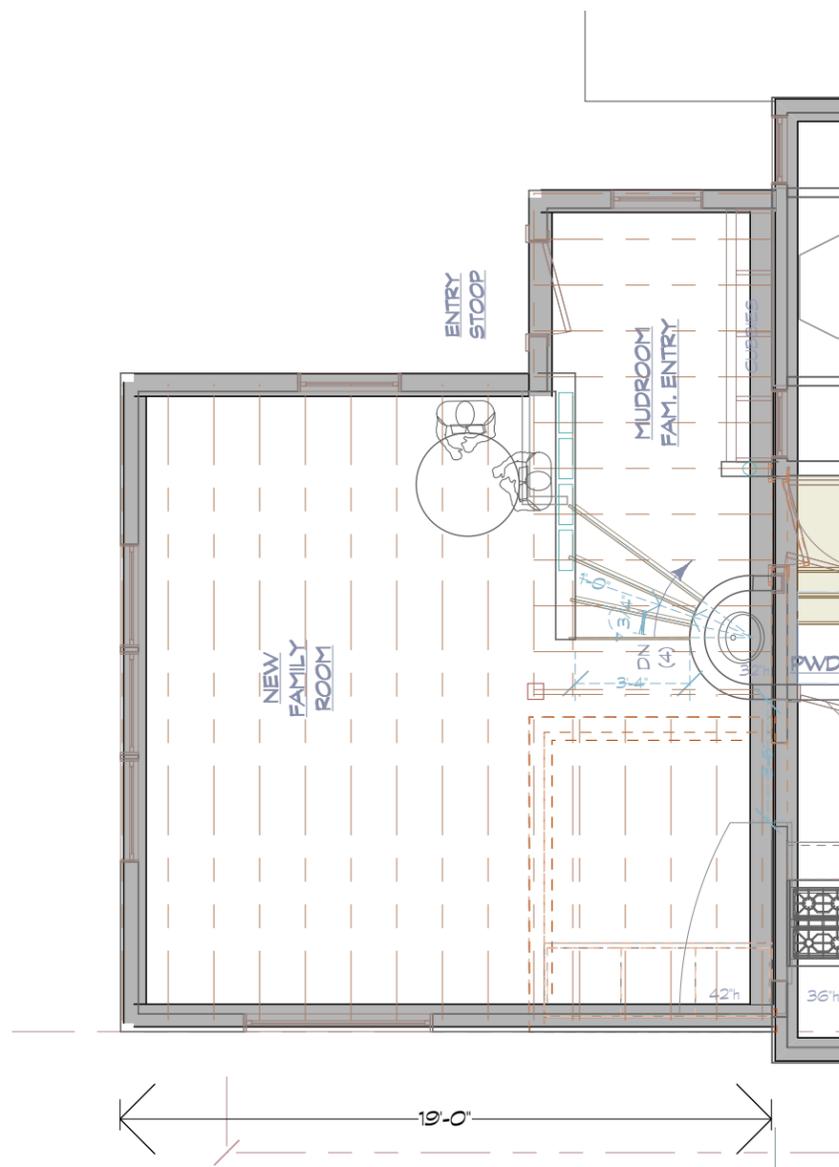
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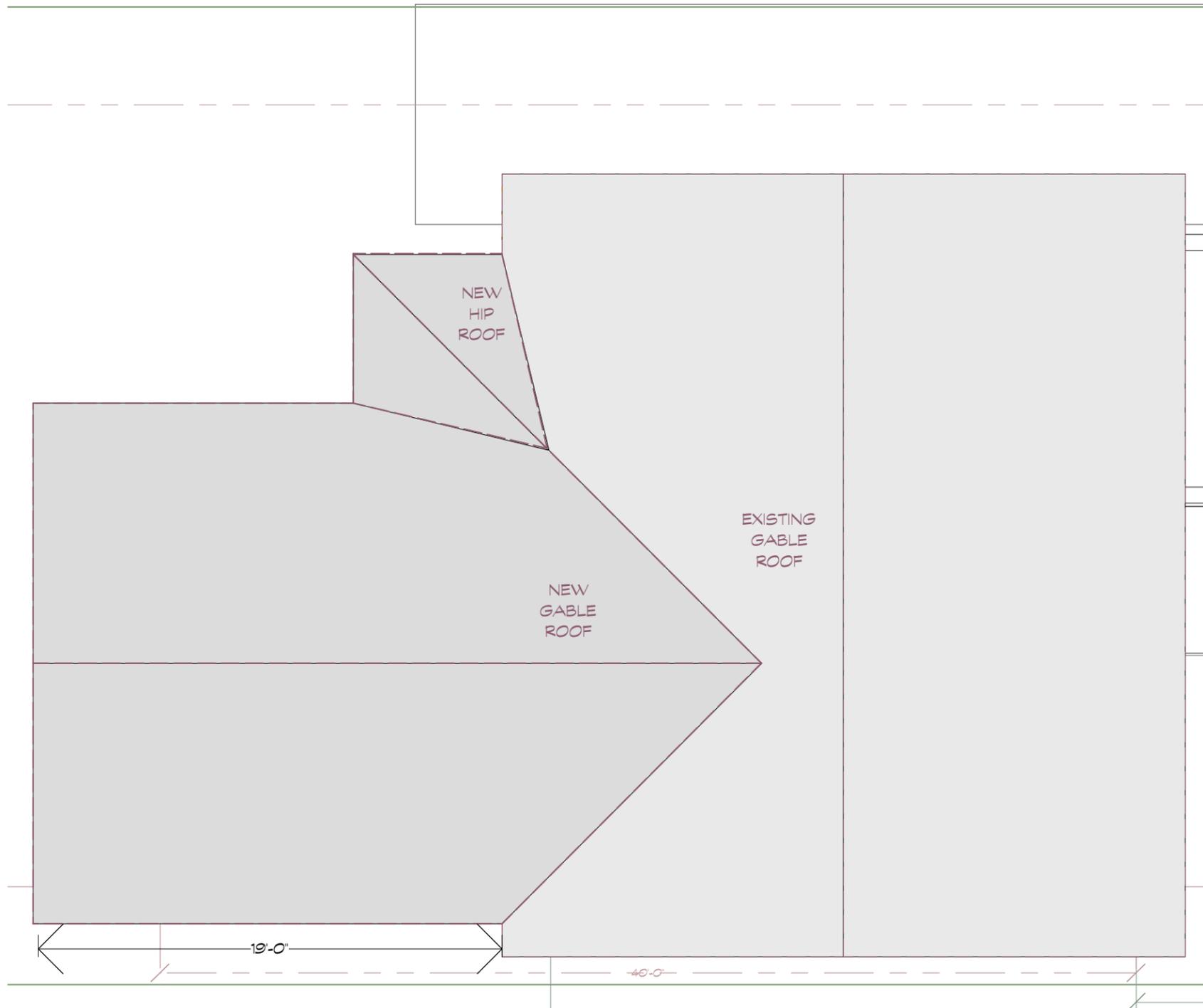
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PF1 LL PLAN - NEW BASEMENT
Scale: 3/16" = 1'-0"

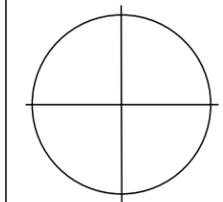


PF2 ROOF PLAN
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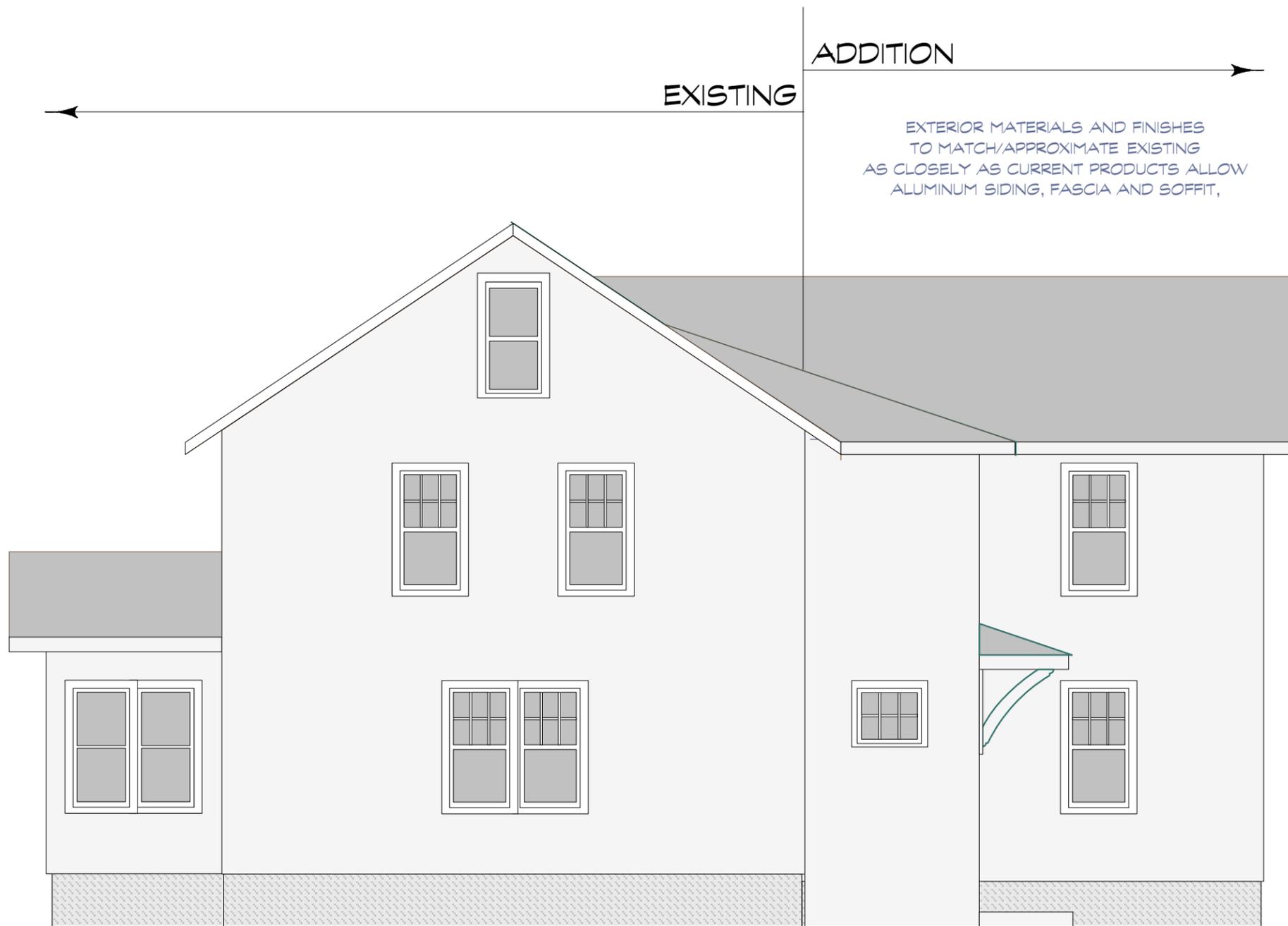
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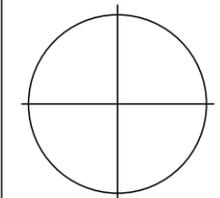
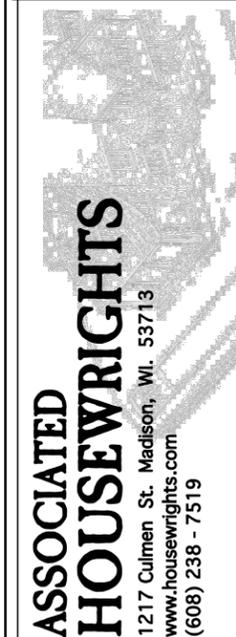


EE1 EXTERIOR ELEVATION - SOUTH-a
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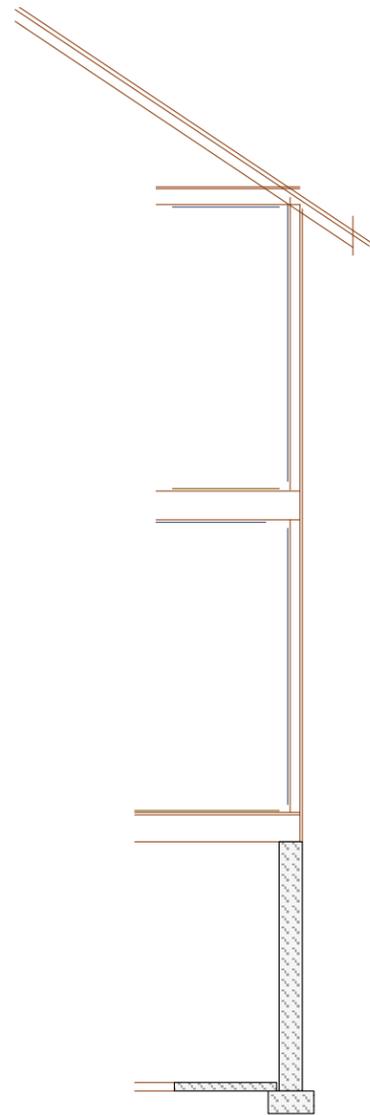
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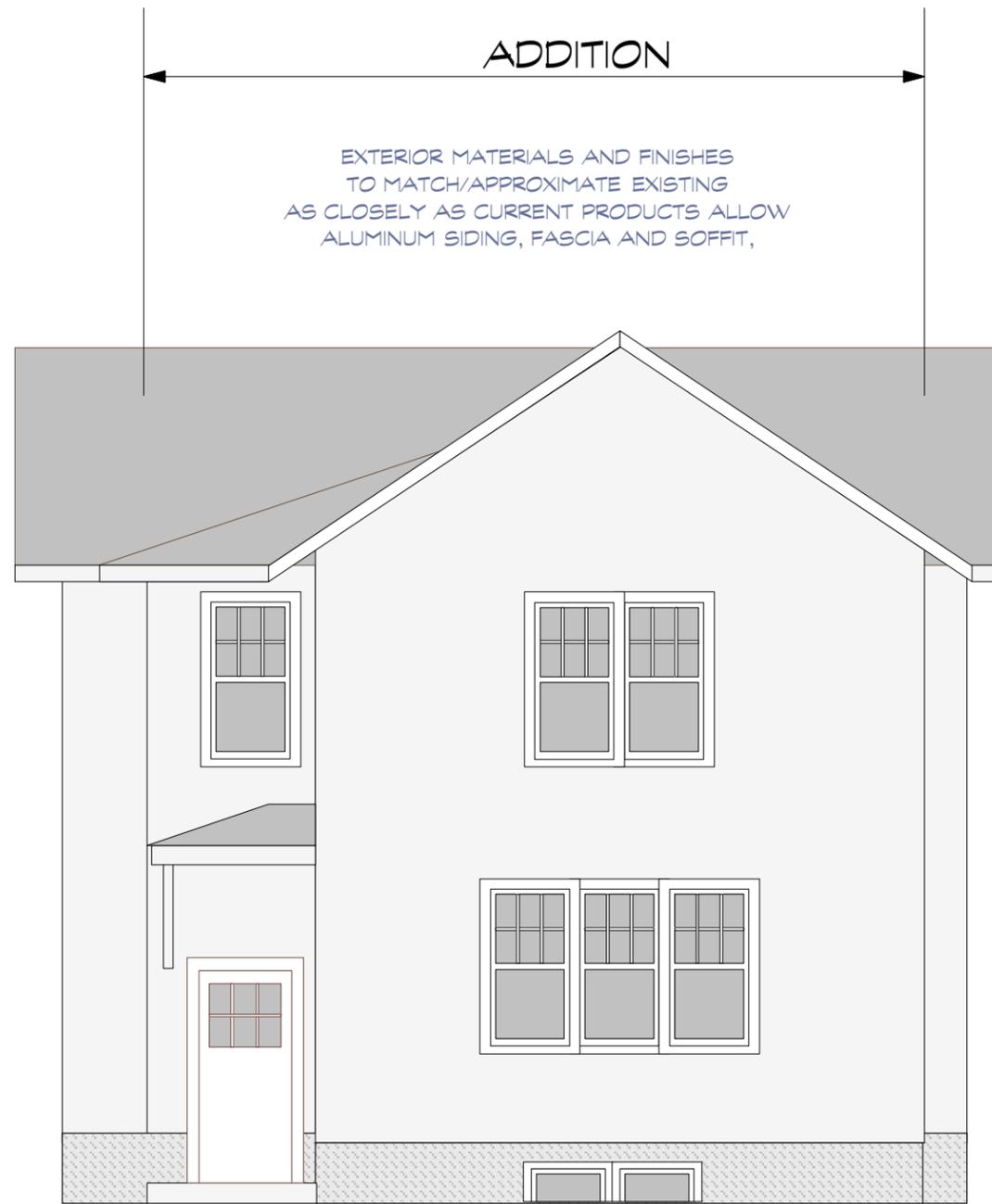


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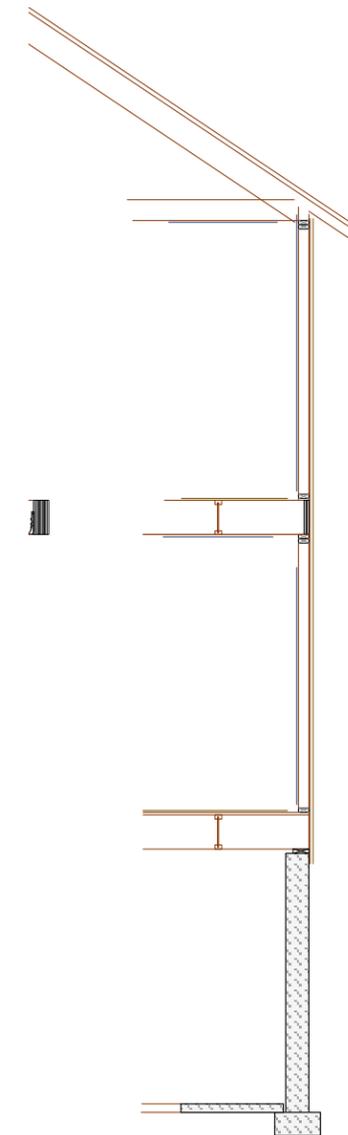
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TS1 TYPICAL SECTION - EXISTING
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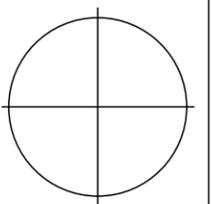
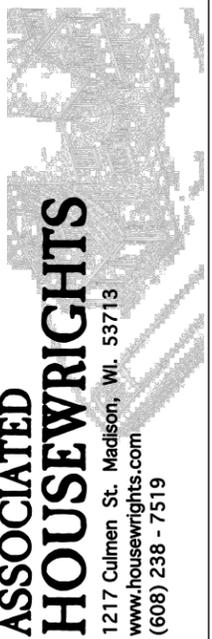
EE2 EXTERIOR ELEVATION - EAST-a
Scale: 3/16" = 1'-0"



TS2 TYPICAL SECTION - NEW WORK
Scale: 3/16" = 1'-0"

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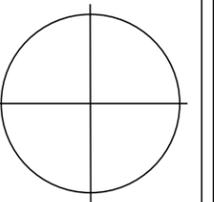


EE3 EXTERIOR ELEVATION - NORTH-a
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