



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

Madison Landmarks Commission

APPLICATION

35571

1. LOCATION

Project Address: 2027 Chadbourne Ave. Aldermanic District: 5

2. PROJECT

Date Submitted: Sept. 2, 2014

Project Title / Description: Rear Addition and New Detached Garage

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

CITY OF MADISON

SEP - 2 2014

Planning & Community
& Economic Development

3. APPLICANT

Applicant's Name: Jim Glueck Company: Glueck Architects
 Address: 116 N. Few St. City/State: Madison, WI Zip: 53703
 Telephone: 608 251-2551 E-mail: glueckarch@sbcglobal.net
 Property Owner (if not applicant): Erim Bemis
 Address: 2027 Chadbourne Ave. City/State: Madison, WI Zip: 53726

Property Owner's Signature: [Signature] Date: 8/28/14

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.

Tuesday, September 02, 2014

Amy Scanlon
City of Madison Preservation Planner
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Amy:

Please find included, with this Letter of Intent, our application package for the Madison Landmarks Commission's approval. This application is for the property located at 2027 Chadbourne Avenue, Madison, Wisconsin. It is a two-and-a-half-story wood-framed house, built in 1927 according to City records. The property is located in the Regent Neighborhood, which is within Madison Aldermanic District 5. We are requesting replacement of the current rear three-season porch structure with a new one-story addition, along with a new two-car detached garage. The existing porch structure has a one-car garage under it. As designed it is extremely difficult to use and due to the steep downward-sloping driveway leading to it, it is very prone to leakage. We propose to build a freestanding garage and a new addition which will improve entry to the home and provide a more usable enclosed room. Both are designed to blend in with the original house, utilizing similar detailing and materials. Please see the drawings and photos for further information. The windows we would like to use are Marvin clad exterior and wood interior units with simulated divided lites. Replicating the existing units is extremely costly. The same issue exists with matching the stucco for the addition and the garage; cost is prohibitive, so we are proposing an EIFS system with a texture and color to match the existing stucco.

The lot size is 7200 square feet. Dimensions of the lot are 60 feet by 120 feet.

The primary contact person for this project is:

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or me.

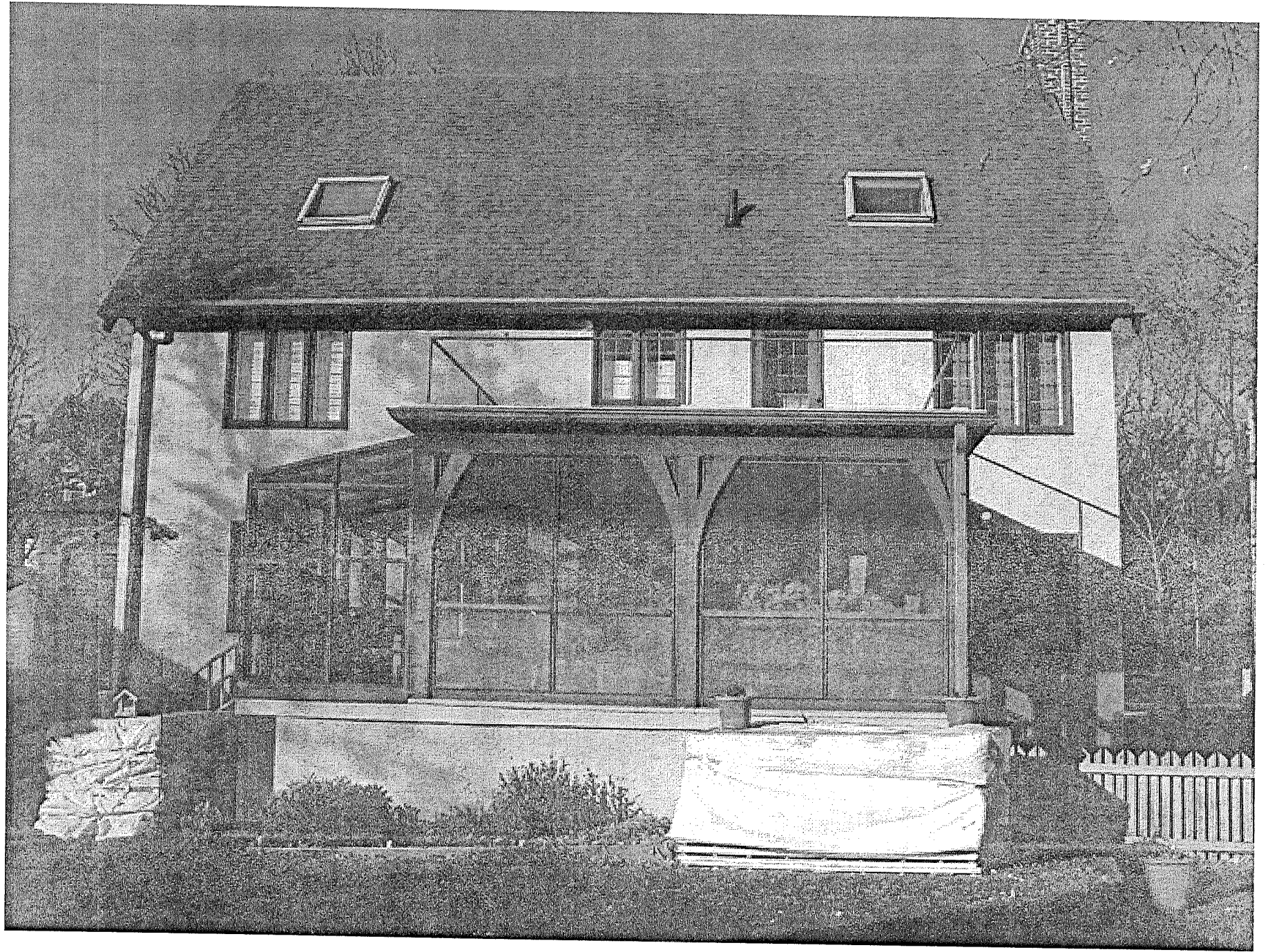
Sincerely,

Erin Bemis and Lucas Henning
Owner-Occupants of 2027 Chadbourne Avenue

Attachments

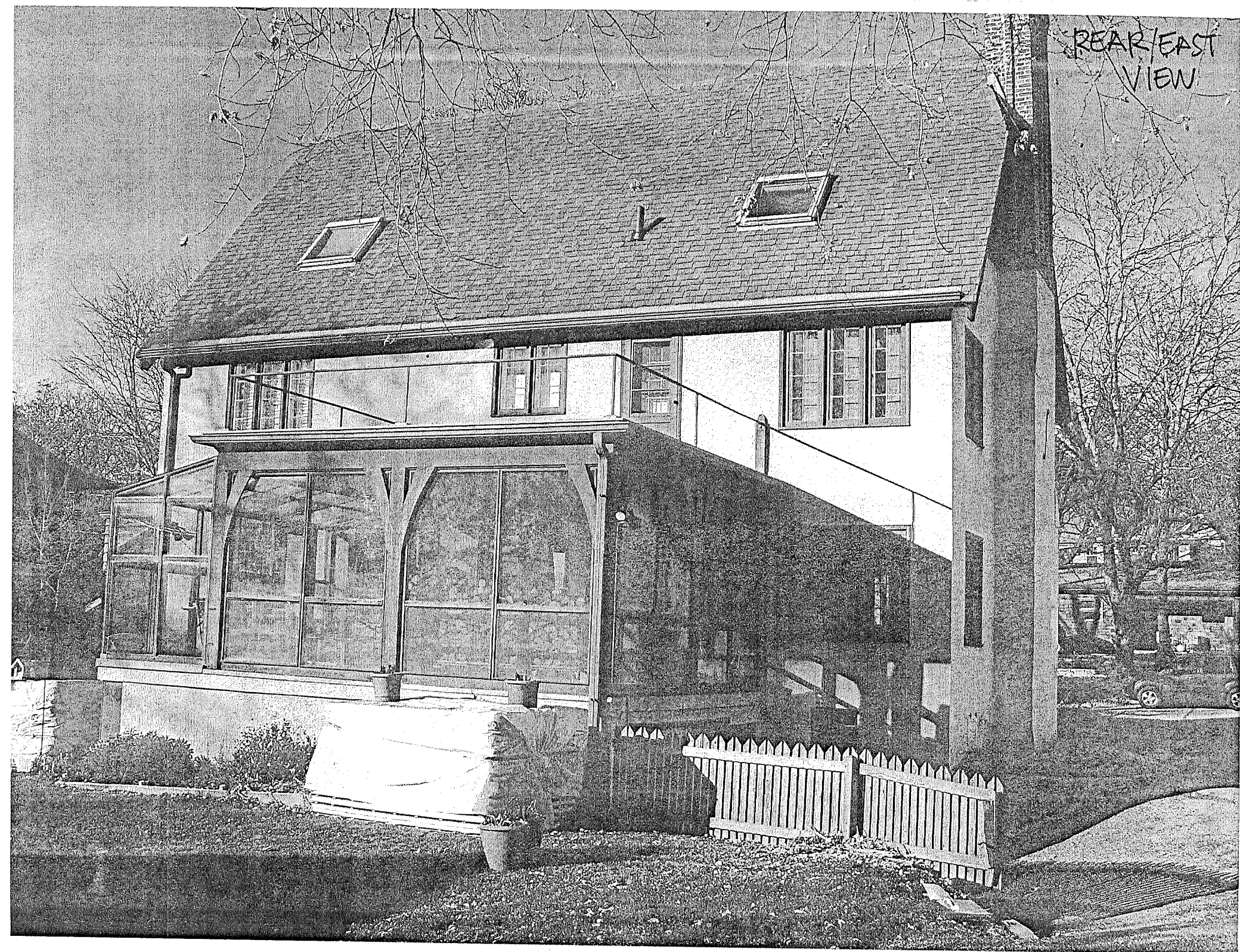


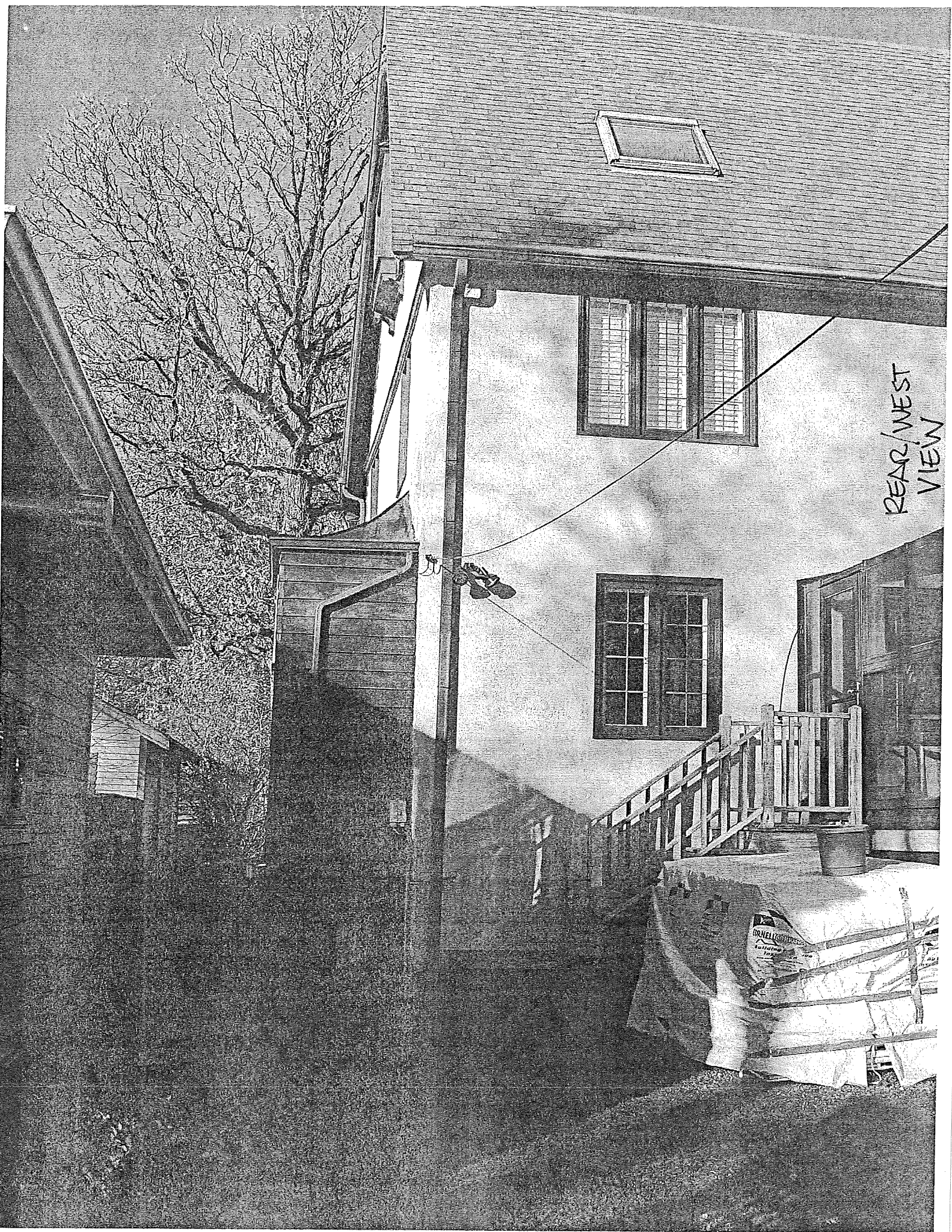
FRONT VIEW



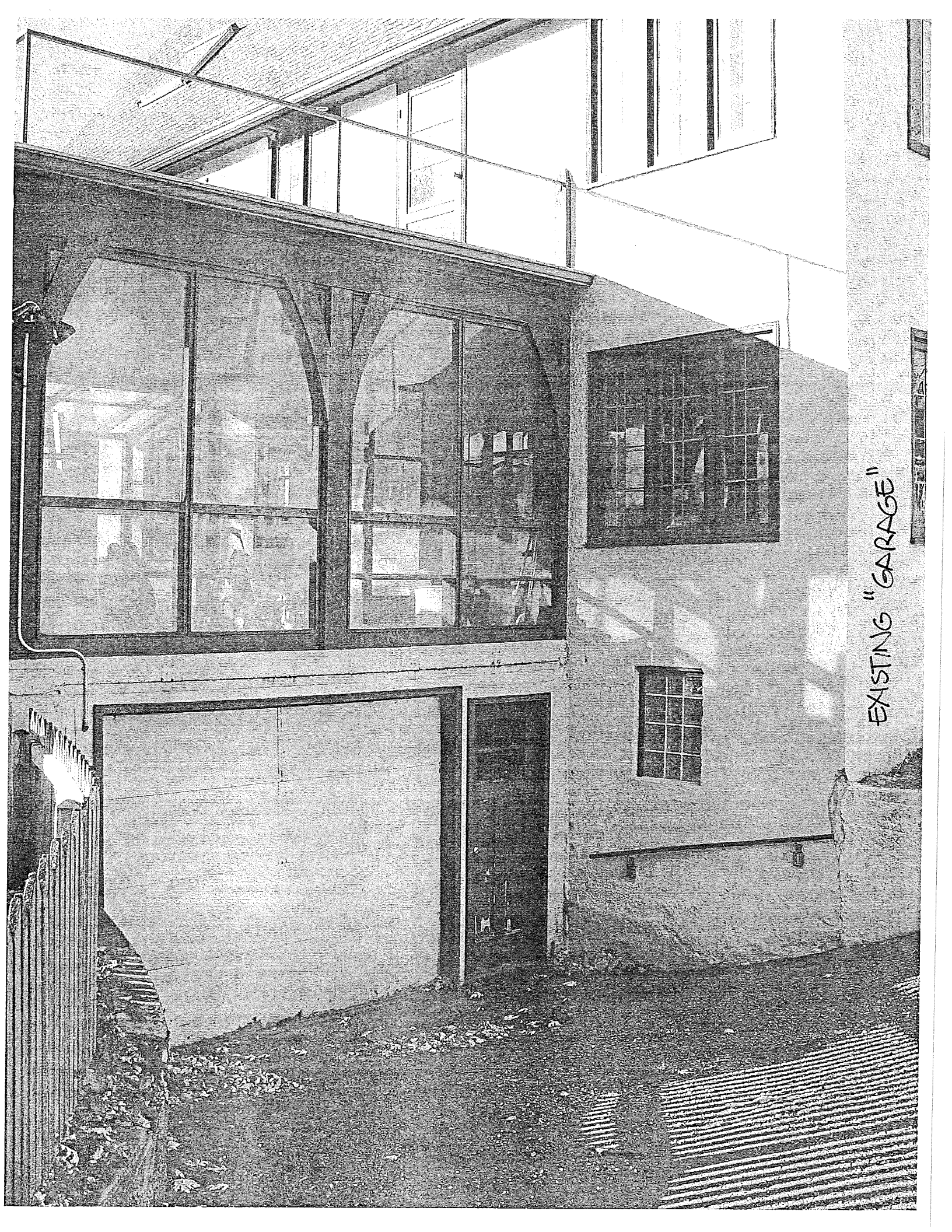
REAR VIEW

REAR/EAST
VIEW

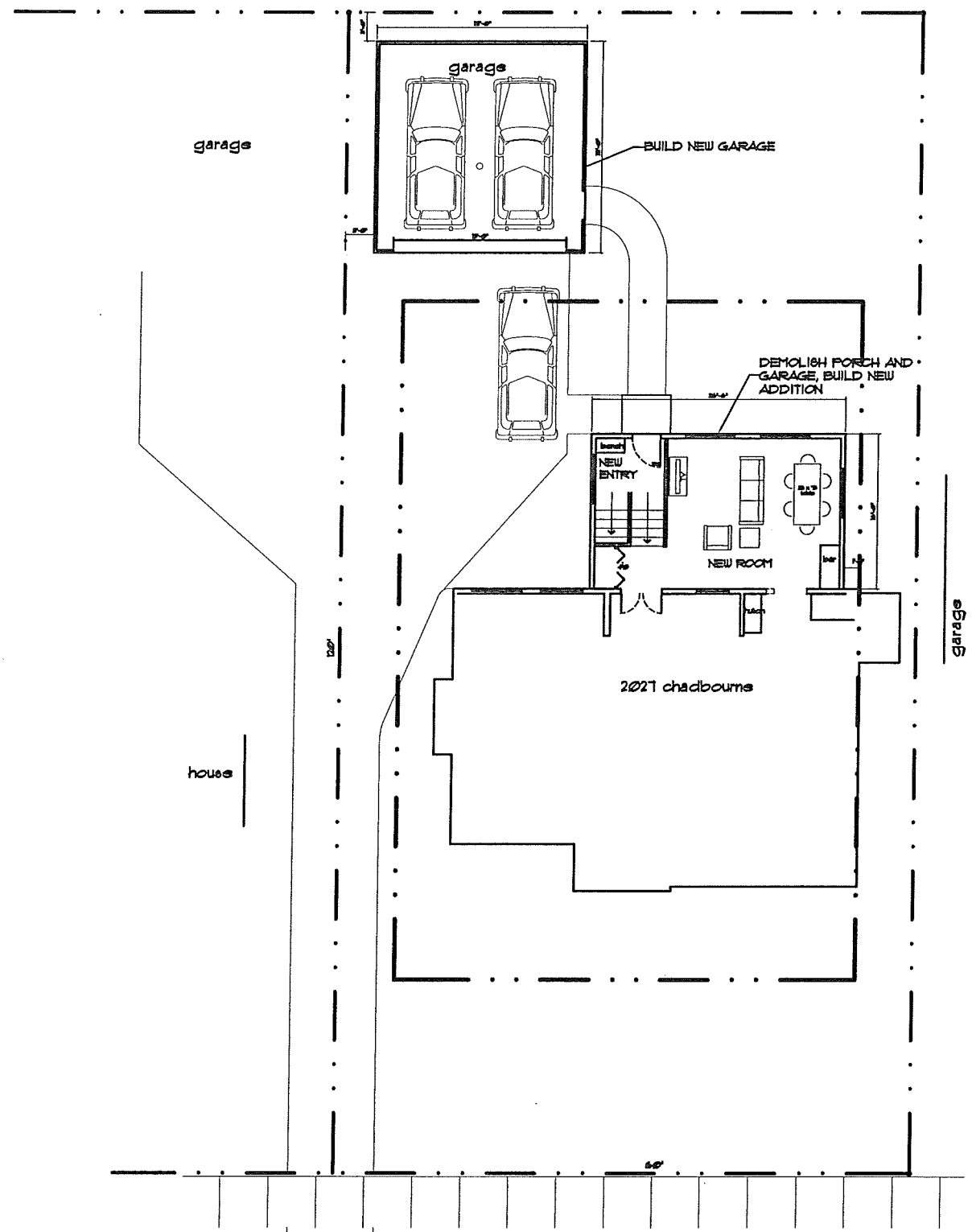




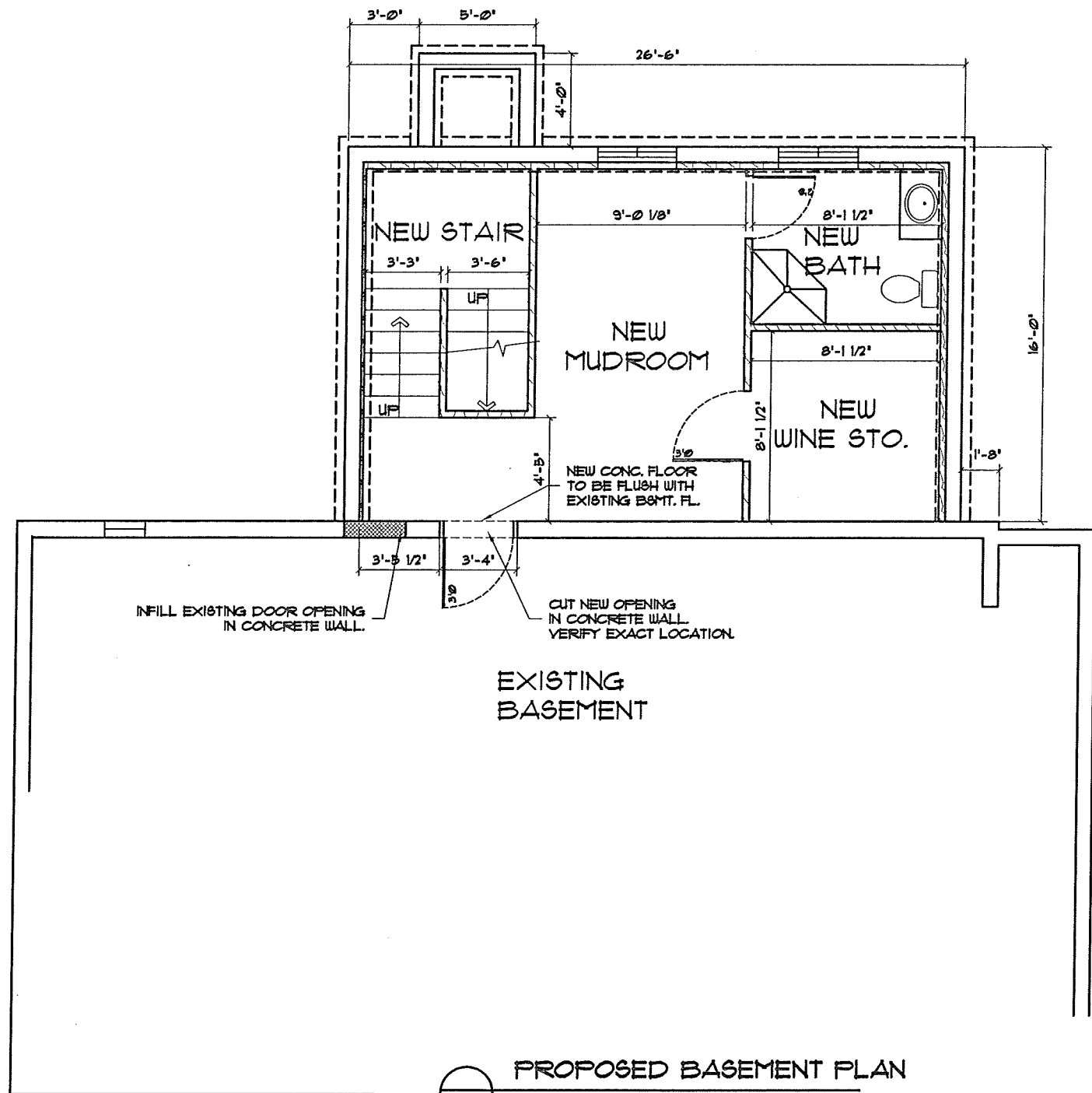
REAR/WEST
VIEW



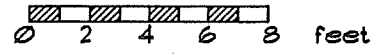
EXISTING "GARAGE"



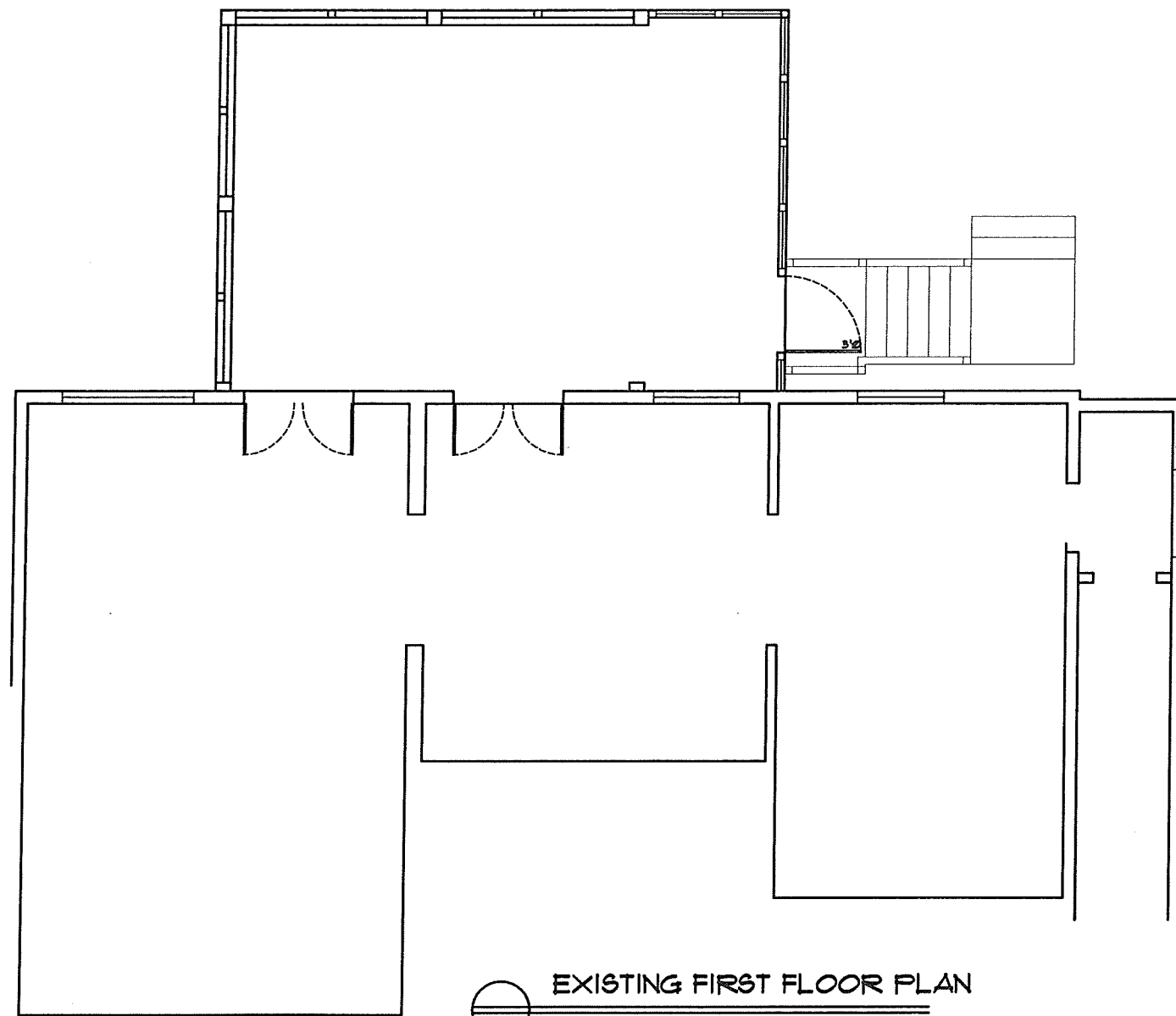
PROPOSED SITE PLAN



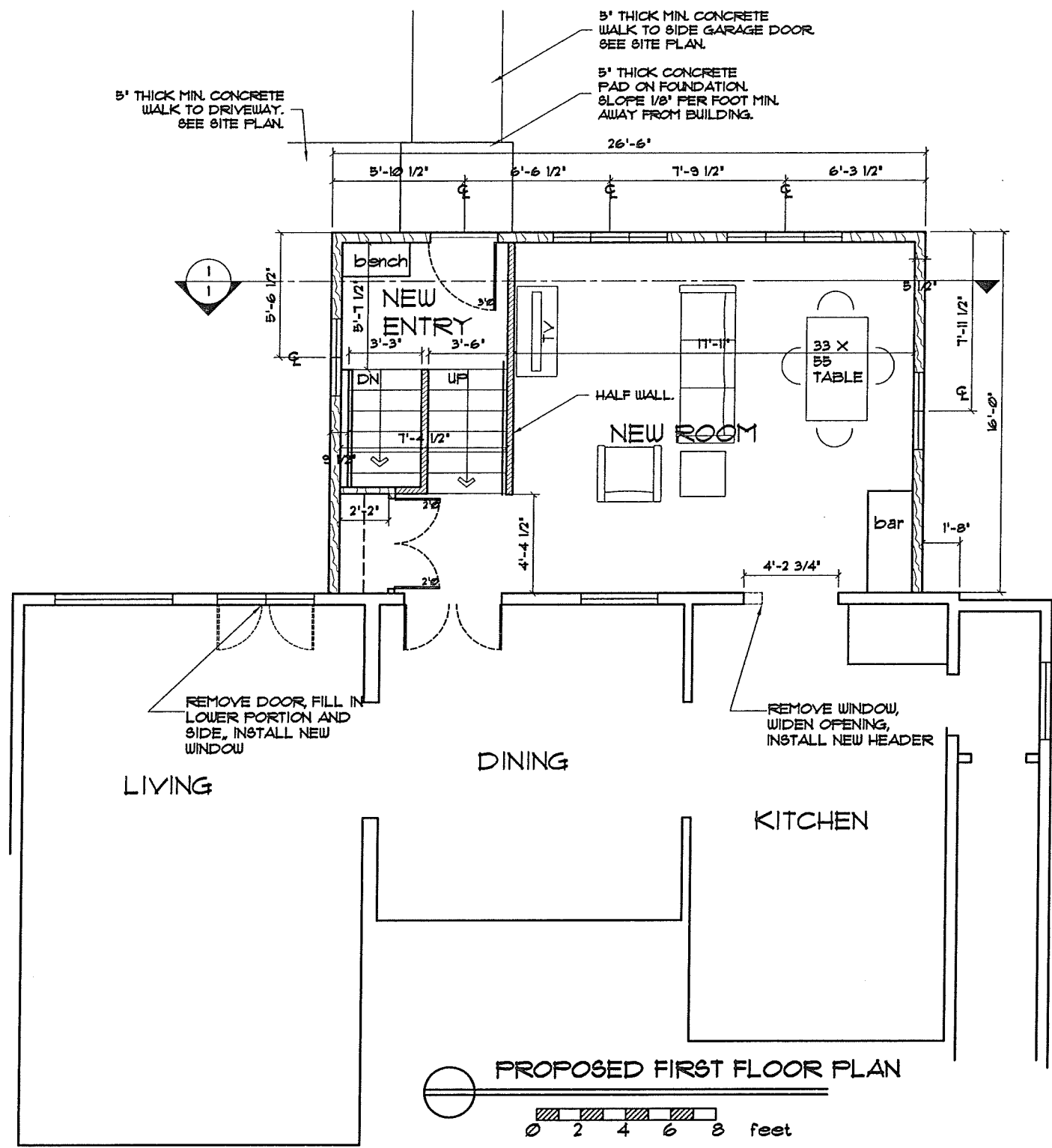
PROPOSED BASEMENT PLAN



9/2/14	BEMIS/HENNING RESIDENCE 2021 CHADBOURNE AVENUE MADISON, WISCONSIN ADDITION/GARAGE	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1333 1 OF 4
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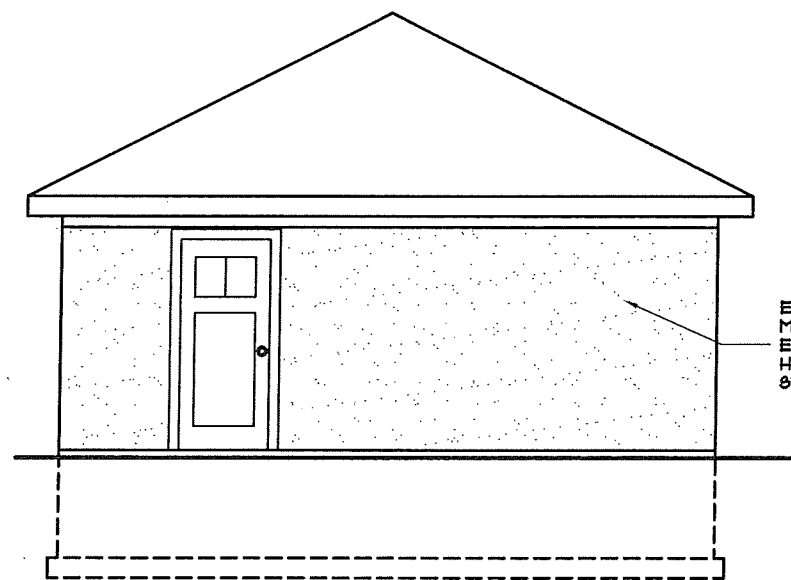
EXISTING FIRST FLOOR PLAN
 0 2 4 6 8 feet





FRONT GARAGE ELEVATION

SCALE 1/4" = 1'-0"



SIDE GARAGE ELEVATION

SCALE 1/4" = 1'-0"

EIFS TO MATCH EXISTING HOUSE STUCCO.

NEW WINDOWS TO MATCH THESE EXISTING WINDOWS IN STYLE AND SIZE.

EIFS TO MATCH EXISTING HOUSE STUCCO.

100'-0"
FIRST FLOOR

EIFS TO MATCH EXISTING HOUSE STUCCO.

9'-8"
BASEMENT

WOOD FASCIA AND TRIM. OVERHANG TO MATCH EXISTING. SUPPORT WITH DECORATIVE BRACKETS

REMOVE DOOR. INFILL WITH FULLY INSULATED STUD WALL. STUCCO PATCH TO MATCH EXISTING.

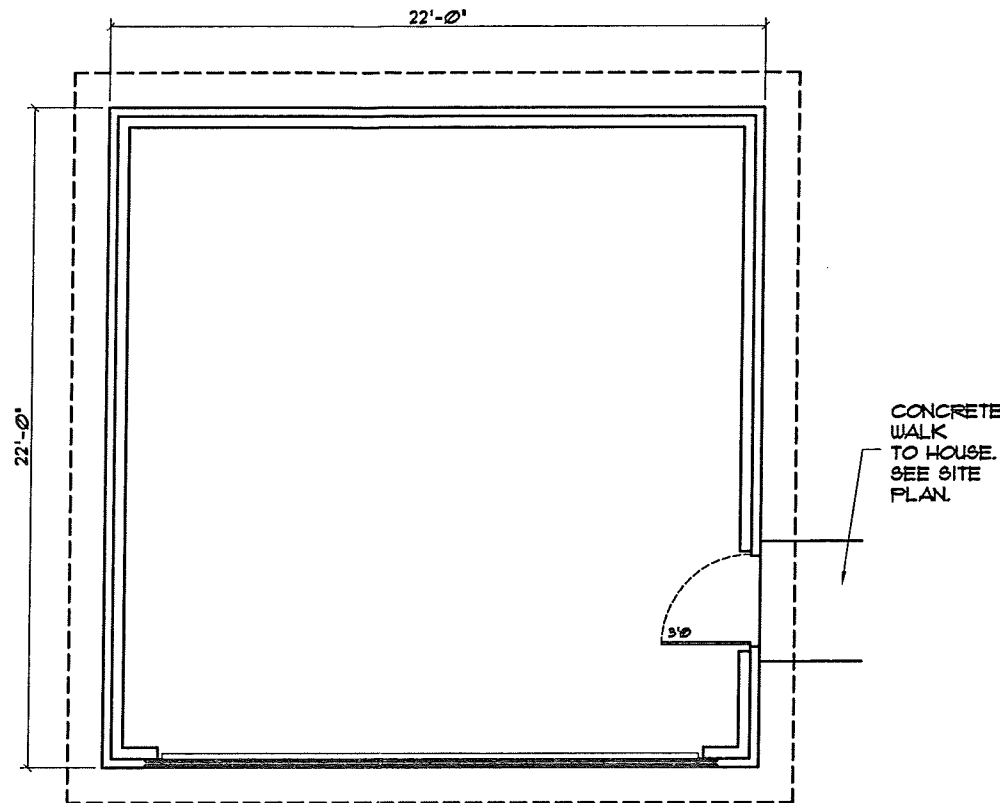
NEW DOUBLE WINDOW, HEIGHT AND STYLE TO MATCH ADJACENT EXISTING TRIPLE WINDOW.

STUCCO PATCH TO MATCH EXISTING.

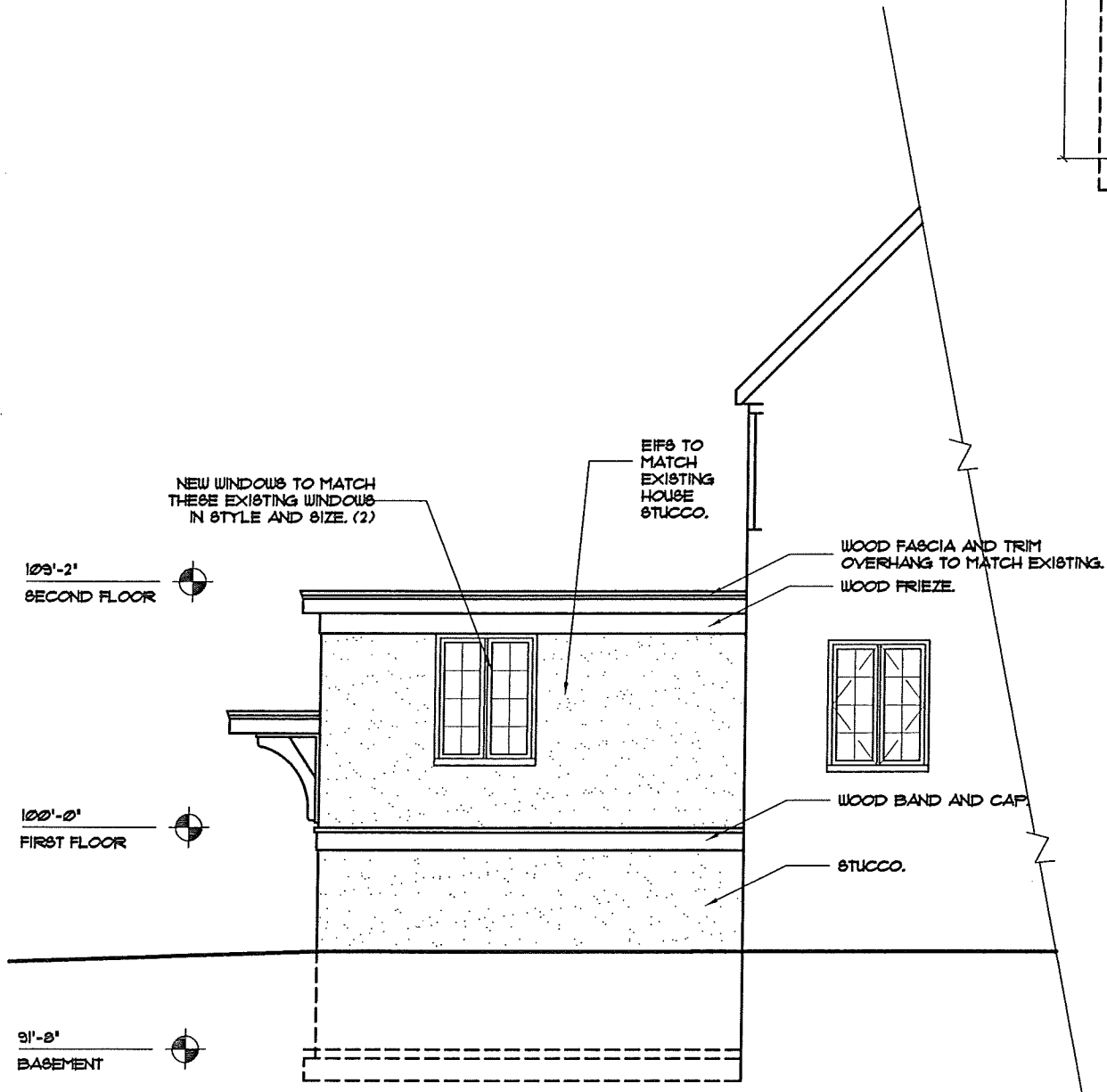
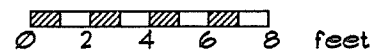
FINAL GRADE: 4' BELOW EXISTING WINDOW SILL.

PROPOSED REAR ELEVATION

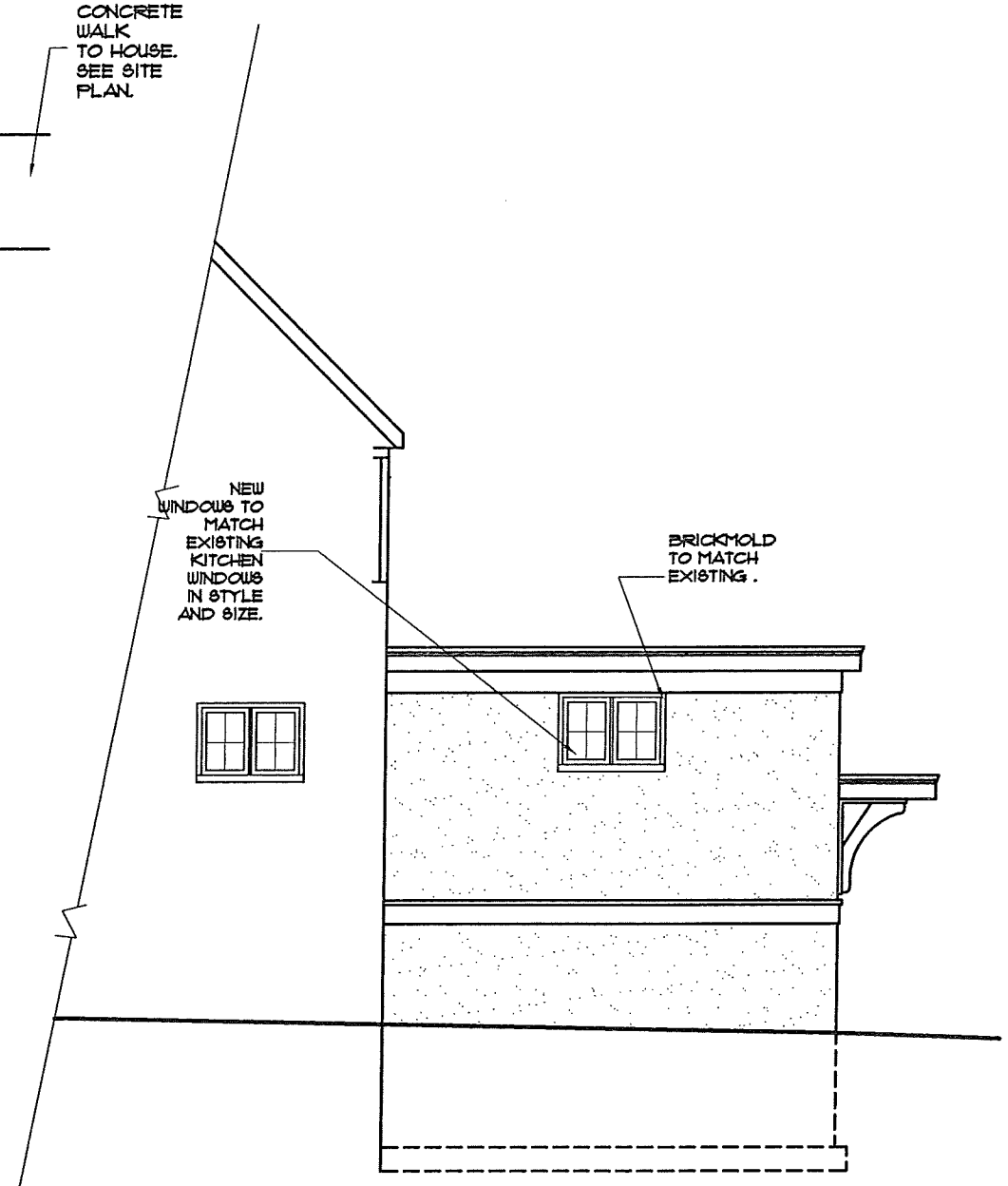
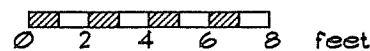
0 2 4 6 8 feet



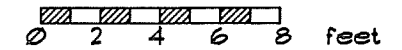
PROPOSED GARAGE PLAN



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



9/2/14

BEMIS/HENNING RESIDENCE
2027 CHADBOURNE AVENUE
MADISON, WISCONSIN
ADDITION/GARAGE

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

1333

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OF
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