



Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 25 North Prospect Ave, Madison, WI 53726 Aldermanic District: 5

2. PROJECT

Date Submitted: 30 January 2012

Project Title / Description: Balz Simmons House

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)*: _____

3. APPLICANT

Applicant's Name: John Balz & Erica Simmons Company: _____
 Address: 612 W. Surf St. #4B City/State: Chicago, Illinois Zip: 60657
 Telephone: 773-220-8945 E-mail: jpbalz@gmail.com
 Property Owner *(if not applicant)*: _____
 Address: _____ City/State: _____ Zip: _____

Property Owner's Signature:  Date: 30 January 2012

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.

Balz Simmons House

25 North Prospect Avenue - Madison, Wisconsin

30 January 2012

Thomas Phifer and Partners

30 January 2012

To the Members of the
Madison Landmarks Commission
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Room LL.100
P.O. Box 2985
Madison, Wisconsin 53701-2985

Dear Members of the Landmarks Commission,

We are designing a house for John Balz and Erica Simmons at 25 North Prospect Avenue in University Heights. The parcel, currently vacant, is Lot 2 on the Certified Survey Map dated March 01, 2010 (Survey Map #12716). John Balz and Erica Simmons will be moving to Madison this summer and look forward to constructing their first home on this site. The design for John and Erica's house will be respectful and sensitive of the diverse Architecture of the University Heights neighborhood in scale, materials, design, and relationship to the landscape. The environmentally sensitive design carefully places the volumes of the house on the site in order to preserve and not cut down any of the existing trees on the densely wooded property. We believe the existing trees knit the neighborhood together and provide a natural beauty and scale that relate to the surrounding neighborhood. By separating the house into smaller volumes, the design allows the house to be sited within the context of an already rich natural landscape and retain the privacy and consistency of the tree canopy that currently exists at this mid-block site. The reduced massing of the house also maintains the quality of natural light and shadow that currently exists for the adjacent neighbors.

General Description and Scope: The proposed house has a footprint of approximately 1,500 SF and will provide just under 3,000 SF of living space, distributed on two stories. The living spaces and detached garage are distributed over three distinct building volumes that are connected by an enclosed passage. The building height of the living room volume, component A in the drawings, is 19'. The building height of the bedroom volume, component B in the drawings, is 31'. The garage is 12' in height. In order to minimize the footprint of the house and preserve the existing trees and tree canopy, a mezzanine has been inserted between the 1st and 2nd Story.

Siting and Trees: The building components are carefully sited to avoid the removal of healthy, mature trees and relate the house directly to the context, rhythm, and proportion to the mid-block site. An arborist retained by the John and Erica surveyed the existing trees to develop a Tree Preservation Plan, which is included in the application package. Additional new trees will be planted to compliment the placement of the building volumes on the site and further connect the house to the surrounding landscape environment.

Architects and Designers LLP

180 Varick Street
New York, New York 10014
Telephone 212 337 0334
Telefax 212 337 0603

Materials: The exterior material palette currently being considered includes wood, glass and metal which will clad the house in a very simple way. The exterior façade materials will be carefully articulated to reinforce the strong connection to the surrounding landscape. We will incorporate a dark finish palette for the exterior of the house. By using dark finishes, we intend to enhance the connection and blend into the existing surrounding trees as well as provide a quiet presence on the site which will have the visual effect of receding into the landscape. The exterior materials used in the Visually Related Area include stucco, wood siding, brick, exposed timber, and glass without establishing a predominant material. The materials selected for the exterior of John and Erica's house will be arranged in a simple manner with acute attention to proportion, scale, and detail. The materials selected for the exterior of John and Erica's house will be humble, respectful, and thoughtfully connect to the University Heights community.

Roof Shape: A flat roof was chosen for the building structure to simplify and calm the visual impact of the distinct building components. In addition, a flat roof also affords the possibility of installing a green roof which would further reinforce the relationship to the natural beauty of the site and our environmentally sensitive strategy for designing the house. An analysis of the houses in the Visually Related Area shows the presence of eight distinguishable roof shapes, including flat roofs, gambrels, hip roofs, and steep and shallow gables. Many properties include flat roofed structures and building components, resulting in no prevalent roof shape within the Visually Related Area. It is our opinion that the proposed flat roof is meeting the intent of the Landmarks Ordinance section 33.19(5)(b) 4d., as it is one of the many roof forms found in the Visually Related Area and the neighborhood at large. We also believe that the proposed green roof further alleviates potential concerns about the compatibility of the flat roof with the roof shapes of the immediately adjacent homes. By placing the highest element of the structure in the back of the lot, the house respectfully leaves the existing street elevation intact and avoids direct aesthetic competition with its older neighbors.

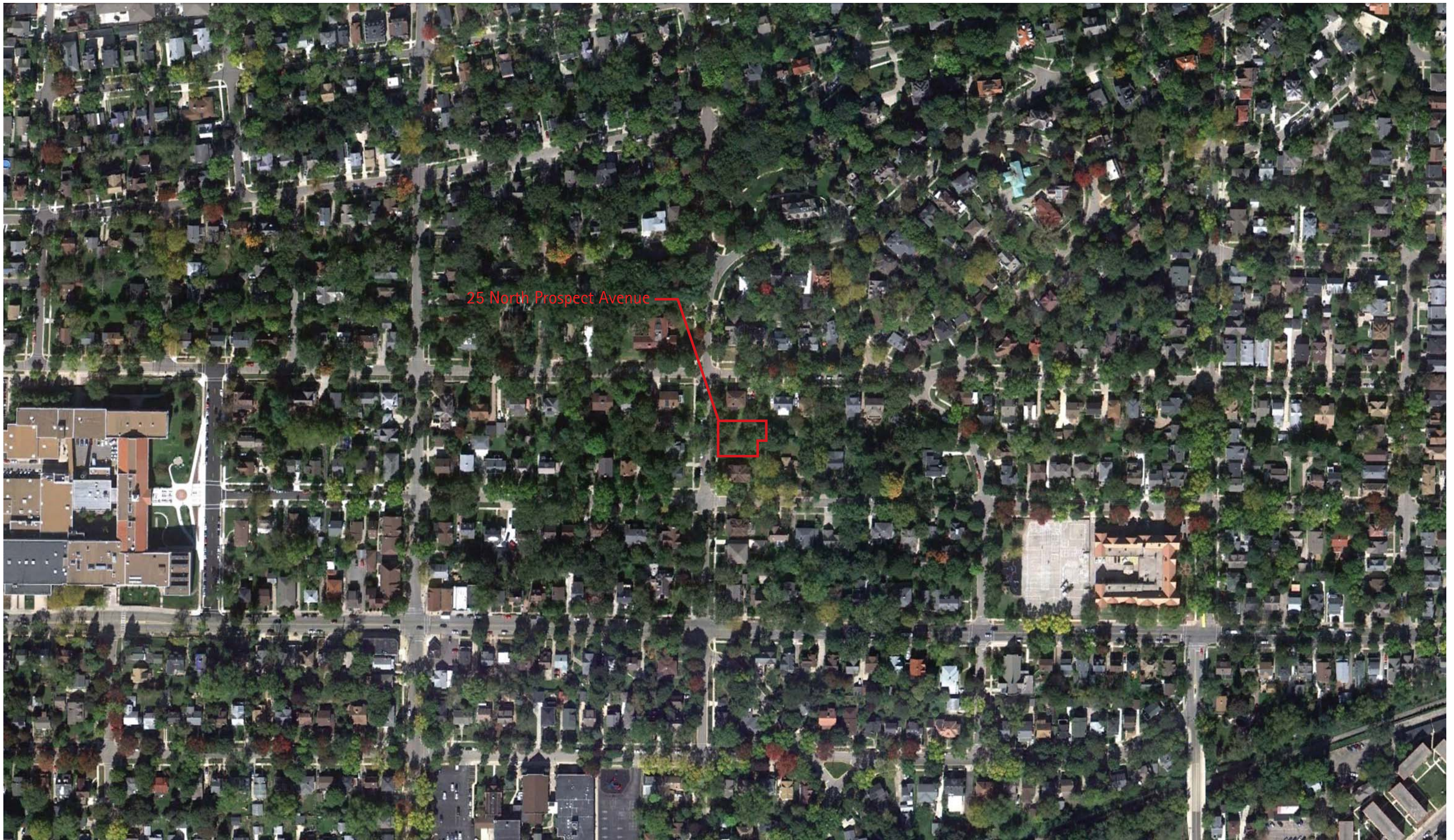
Neighborhood Feedback: Prior to engaging me to design their home, John and Erica have actively met with their neighbors and continue to do so at this early stage in the design process. On October 27, 2011, John and Erica organized an informal meeting to discuss any concerns about the construction of their new home. One of the primary concerns at the well attended meeting was the preservation of the existing tree population, which is typical for the University Heights District. The Applicants will be organizing a follow-up neighborhood meeting to present the proposed building design, hear additional comments and to answer any questions about the building plans.

We believe that the proposed design would be a respectful and sensitive addition to the Historic Heights neighborhood and look forward to getting your feedback on our plans at this early stage.

Sincerely,

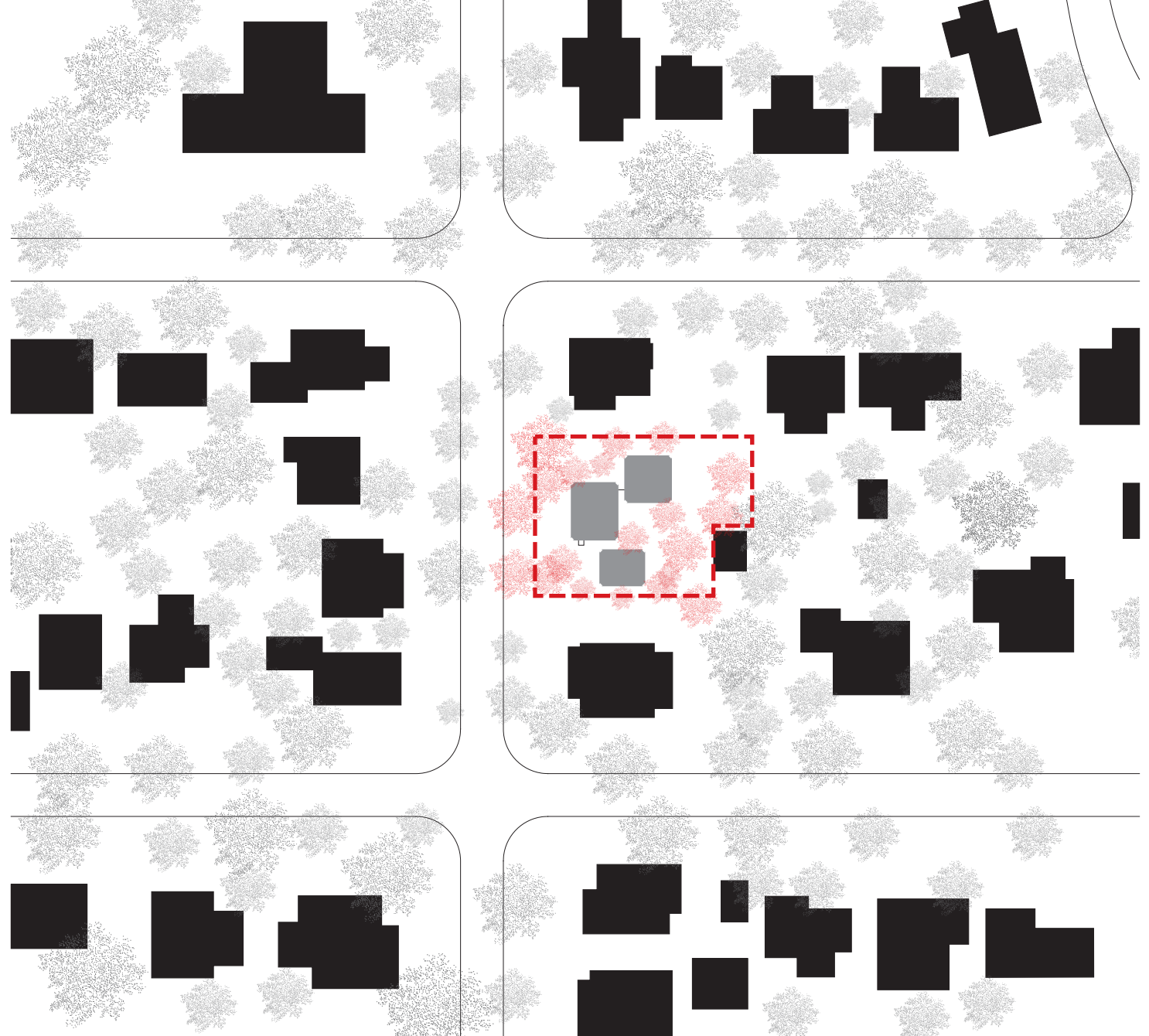


Thomas Phifer

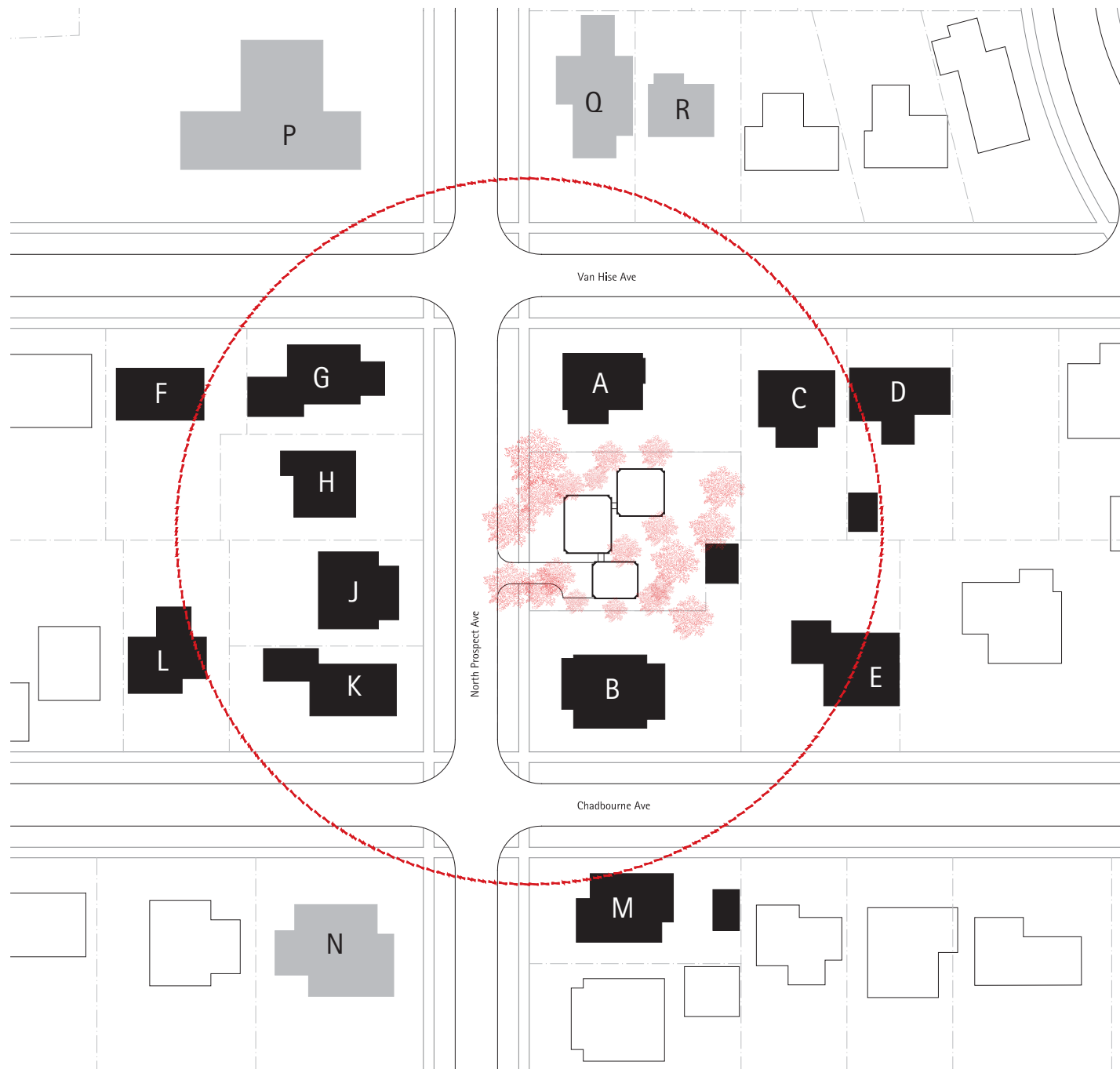




Aerial View of Vicinity



Figure/Ground Plan of Vicinity



- Building Structure Within Visually Related Area
- Building on Property Within Visually Related Area
- 200 Feet Diameter Visually Related Area



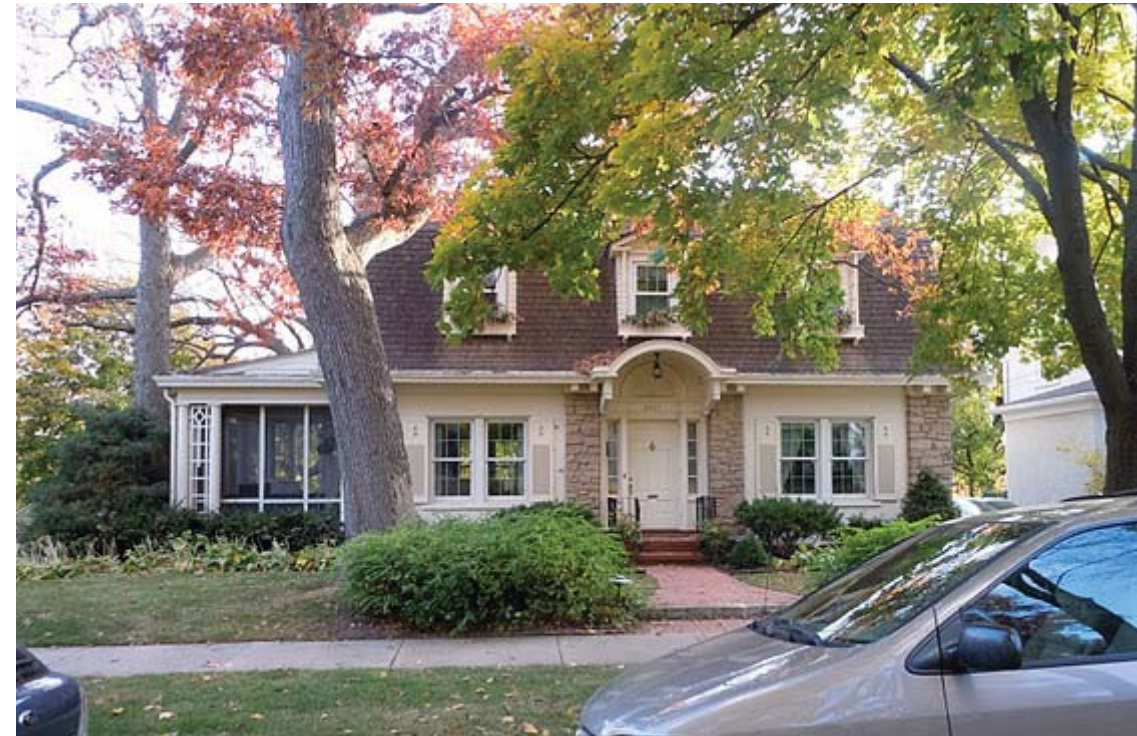
A: 2021 Van Hise Ave (adjacent to proposed structure)
 Roof: Hip, Deep Overhang + Flat Roof Porch
 Facade: Stucco



B: 21 North Prospect Ave (adjacent to proposed structure)
 Roof: Hip, Deep Overhang
 Facade: Stucco, Horizontal Wood Siding



C: 2015 Van Hise Ave
Roof: High Gable, Facing Side
Facade: Stucco



D: 2011 Van Hise Ave
Roof: Gambrel, Facing Side
Facade: Stucco, Stone



E: 2030 Chadbourne Ave
Roof: Low Hip
Facade: Wood Shingles



F: 2111 Van Hise Ave
Roof: High Gambrel, Facing Side + Garage Flat Roof
Facade: Stucco, Stone



G: 2103 Van Hise Ave

Roof: Gable, Facing Street Corner + Flat Roof Garage and Porch
Facade: Brick



H: 26 North Prospect Ave

Roof: Hip
Facade: Stucco



J: 24 North Prospect Ave

Roof: Hip, Deep Overhang
Facade: Stucco, Wood Shingles



K: 22 North Prospect Ave

Roof: Gable, Facing Street Corner + Flat Roof Garage and Addition
Facade: Horizontal Wood Siding, Wood Shingles



L: 2110 Chadbourne Ave
Roof: Gambrel Hip Facing Front
Facade: Stucco, Vertical Exposed Timbers



M: 15 North Prospect Ave
Roof: Hip, Deep Overhang + Flat Roof Porch
Facade: Horizontal Wood Siding



N: 14 North Prospect
Roof: High Gable Facing Street and Side + Flat Roof Addition
Facade: Stucco, Vertical Exposed Timbers



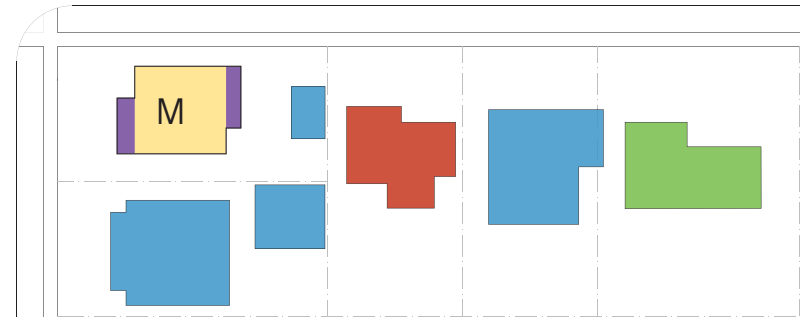
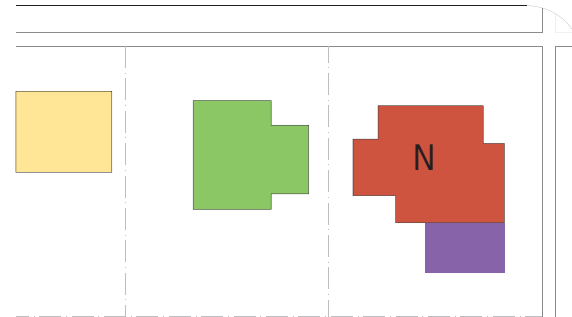
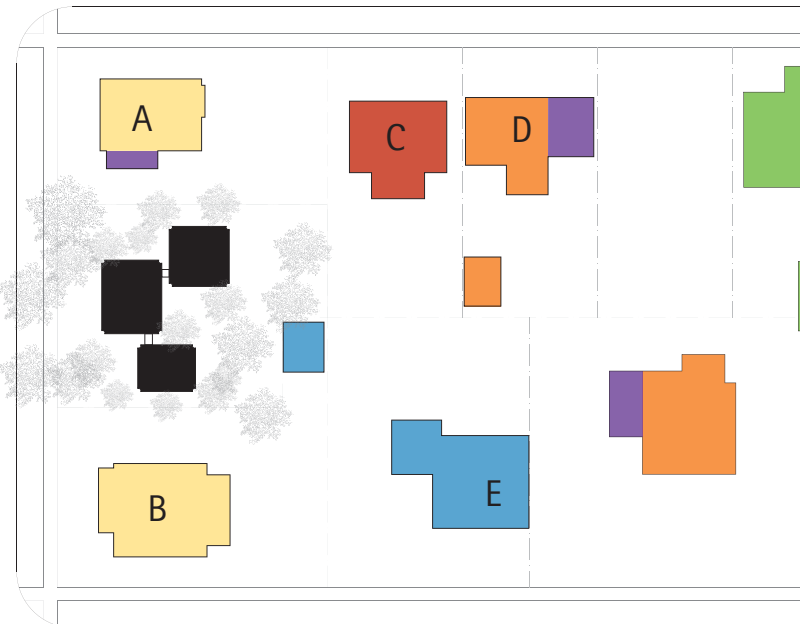
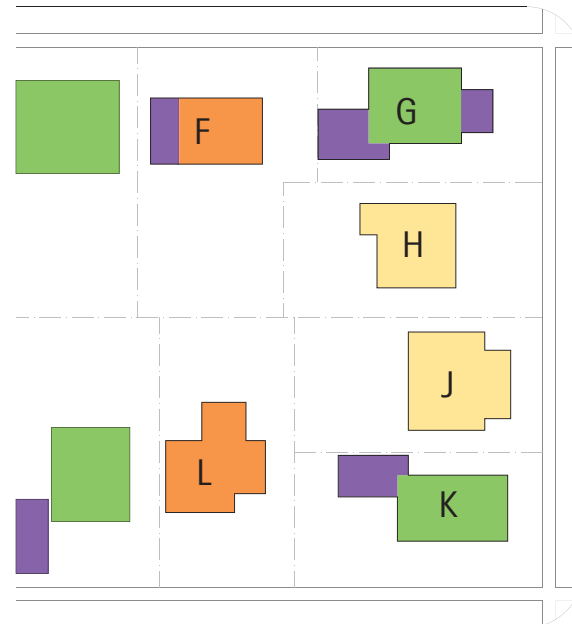
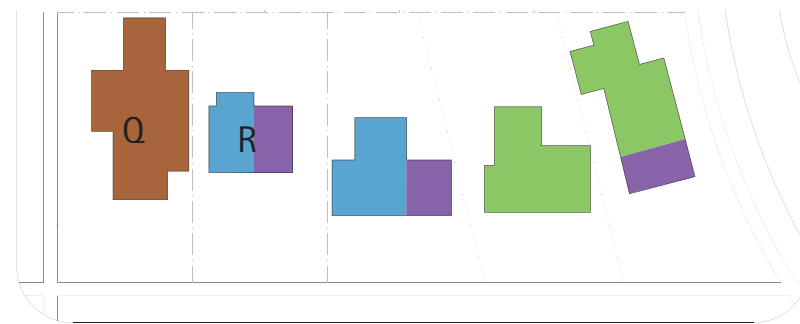
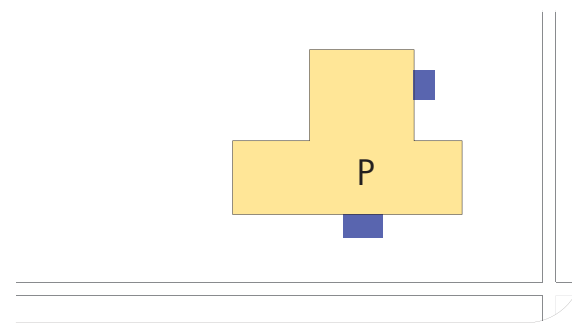
P: 106 North Prospect Ave
Roof: Hip, Deep Overhang + Components
Facade: Brick, Wide Horizontal Wood Siding



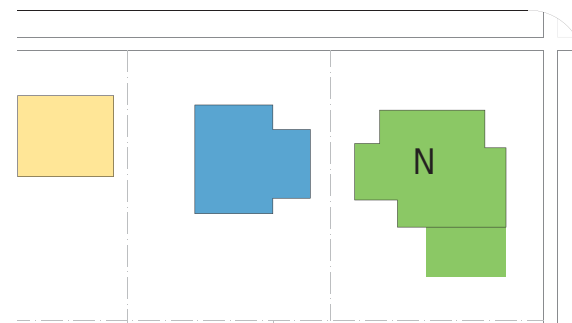
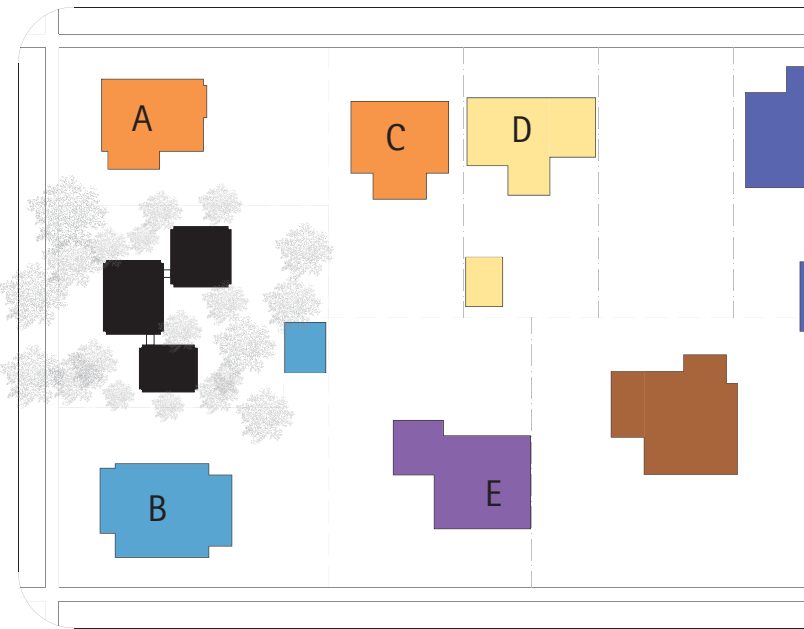
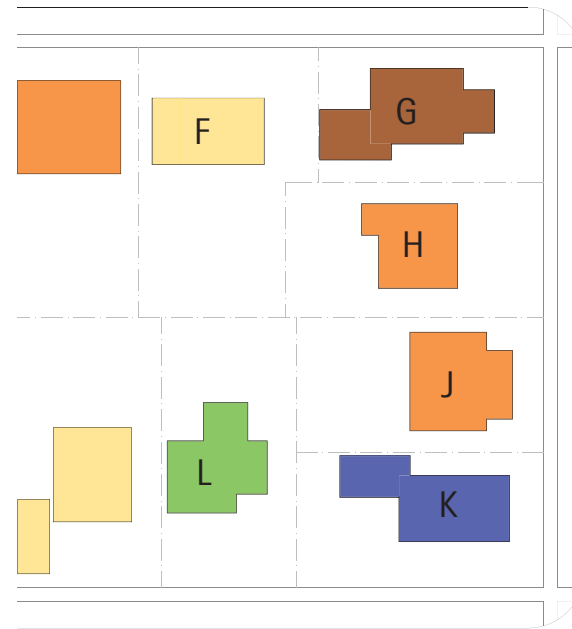
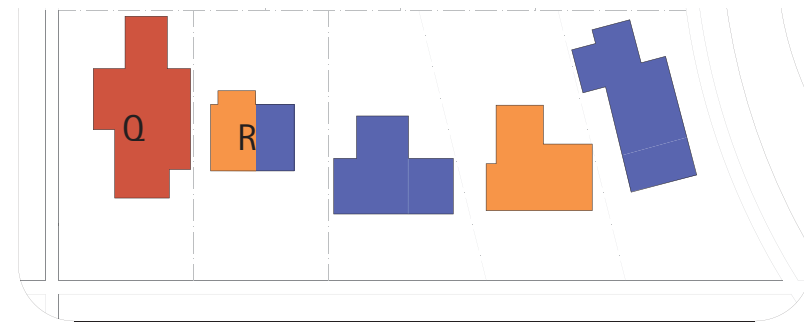
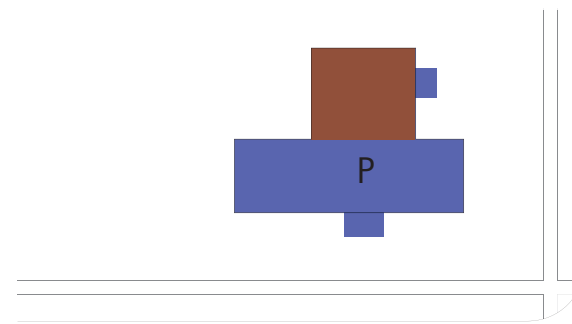
Q: 101 North Prospect Ave
Roof: High Hip, Shallow Overhang
Facade: Brick, Stucco, Exposed Timbers, Shingles



R: 2016 Van Hise Ave
Roof: Low Hip + Flat Roof Garage
Facade: Stucco



- High Hip
- High Gable
- Gambrel
- Medium Hip
- Medium Gable
- Low Hip
- Low Gable
- Flat Roof



Brick



Brick + Exposed Timber



Stucco



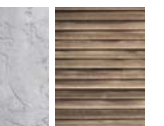
Stucco + Stone



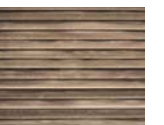
Stucco + Exposed Timber



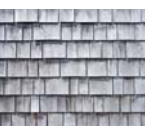
Stucco + Horizontal Wood Siding



Horizontal Wood Siding



Wood Shingles





Property Street Frontage

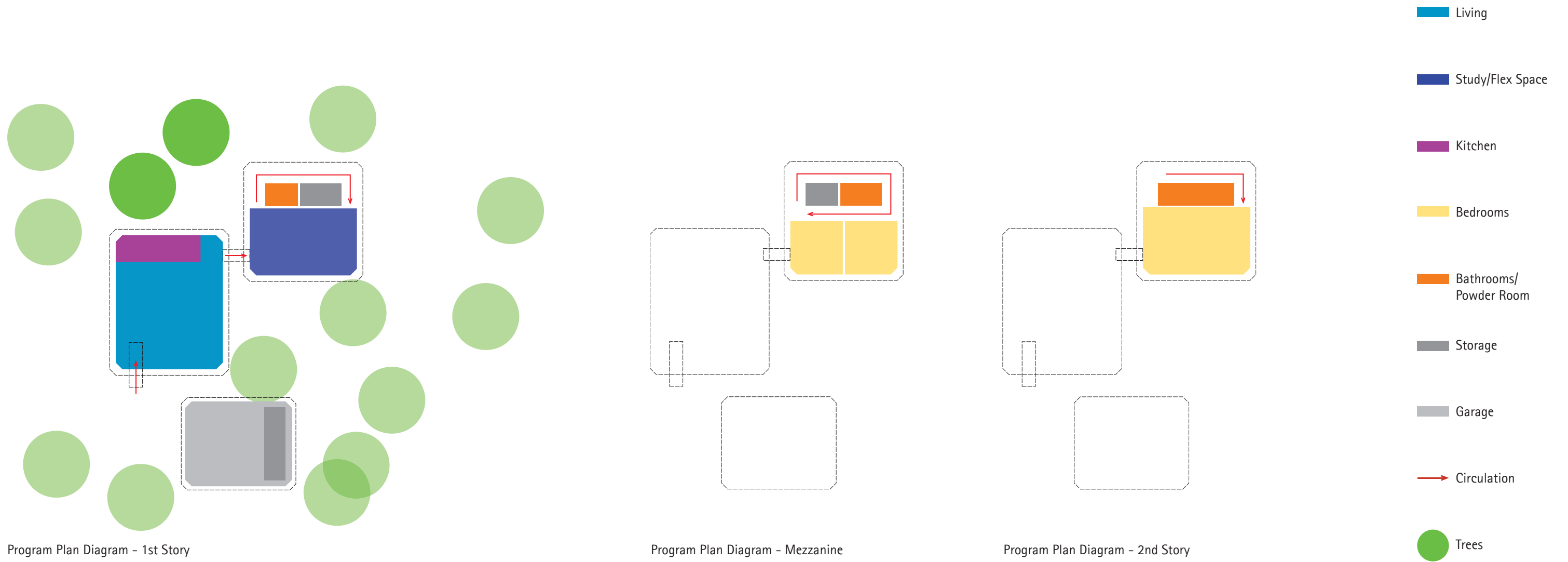


Looking East Towards Rear of Property



Looking West Towards Front of Property





Program Plan Diagram - 1st Story

Program Plan Diagram - Mezzanine

Program Plan Diagram - 2nd Story

Separation of Program to Optimize Building Footprint for Tree Preservation

Madison Zoning Interpretation

Sec. 28.03 – Zoning Code:

“Story. A story is that portion of a building, other than a basement, loft, or mezzanine, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. [...] A loft or mezzanine, as defined in the state building codes, is not a story.”

Sec. 29.03 – Building Code:

“Mezzanine Floor. An intermediate balcony-like floor located between a main or full floor and the main ceiling next above and not exceeding in area more than one-third (1/3) of such main or full floor.”

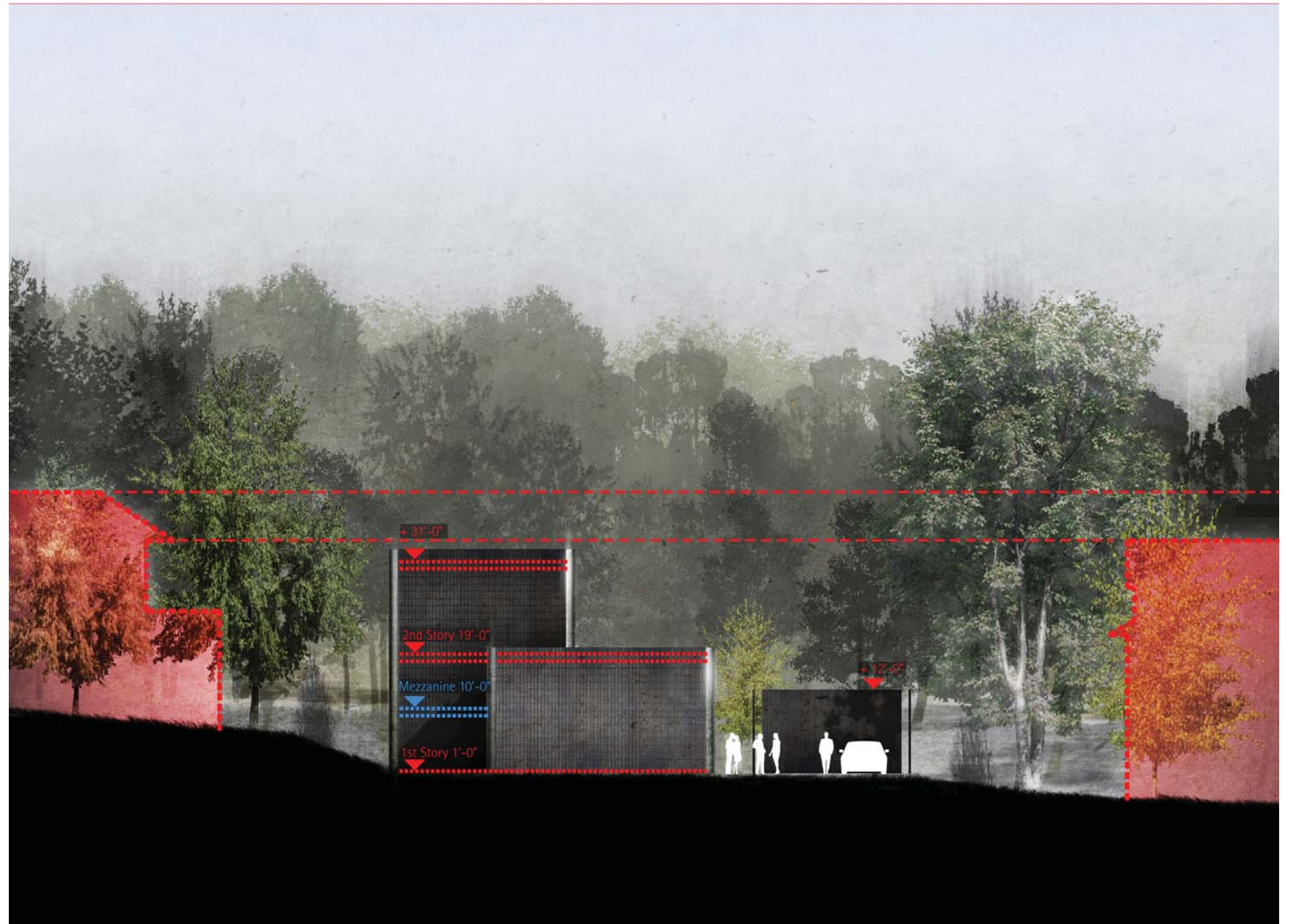
Sec. 29.03 – Building Code:

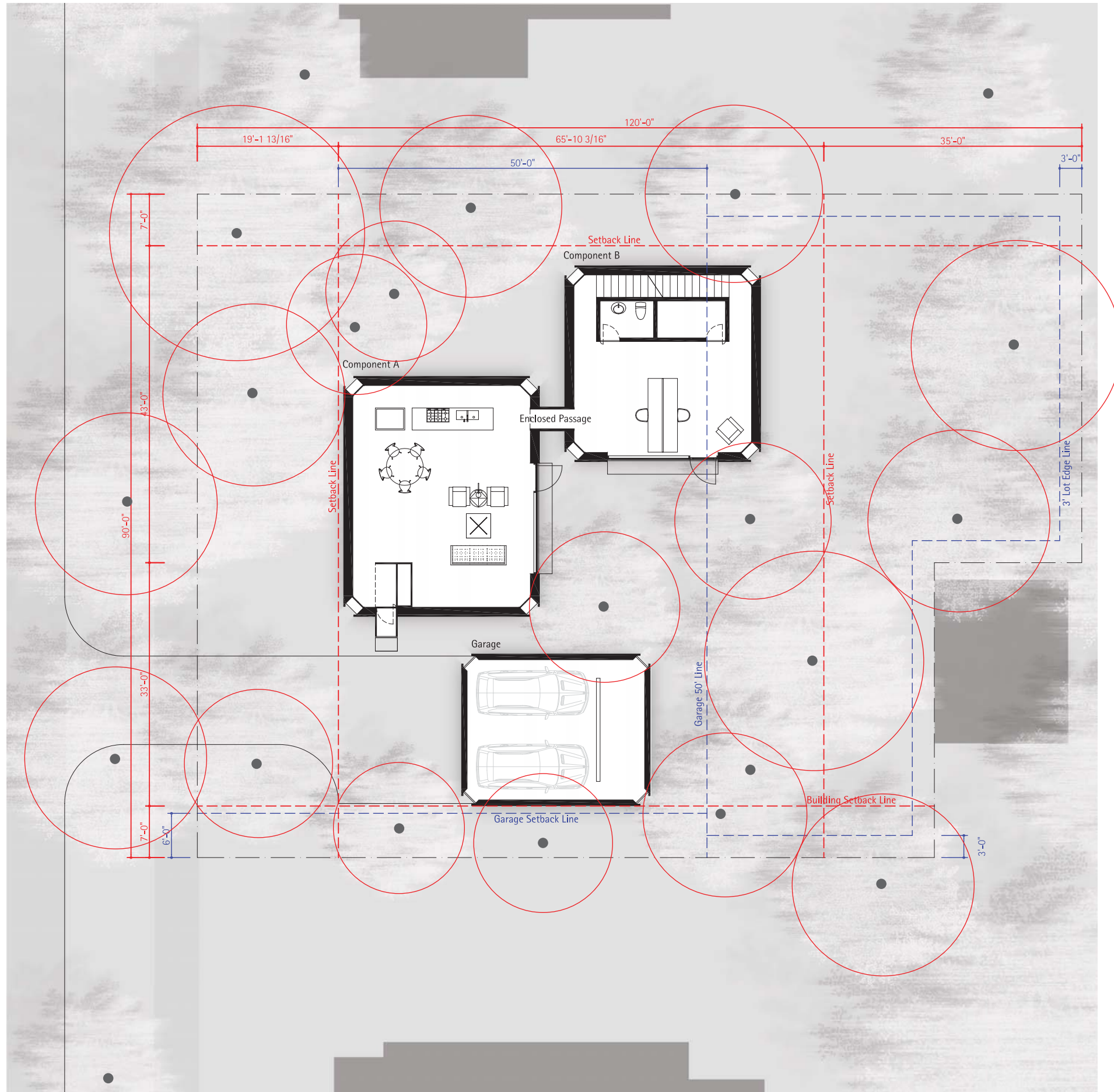
“Story is that portion of a building, other than a basement or mezzanine included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. [...] A mezzanine shall be deemed a full story where it covers more than fifty percent (50%) of the ground story.”

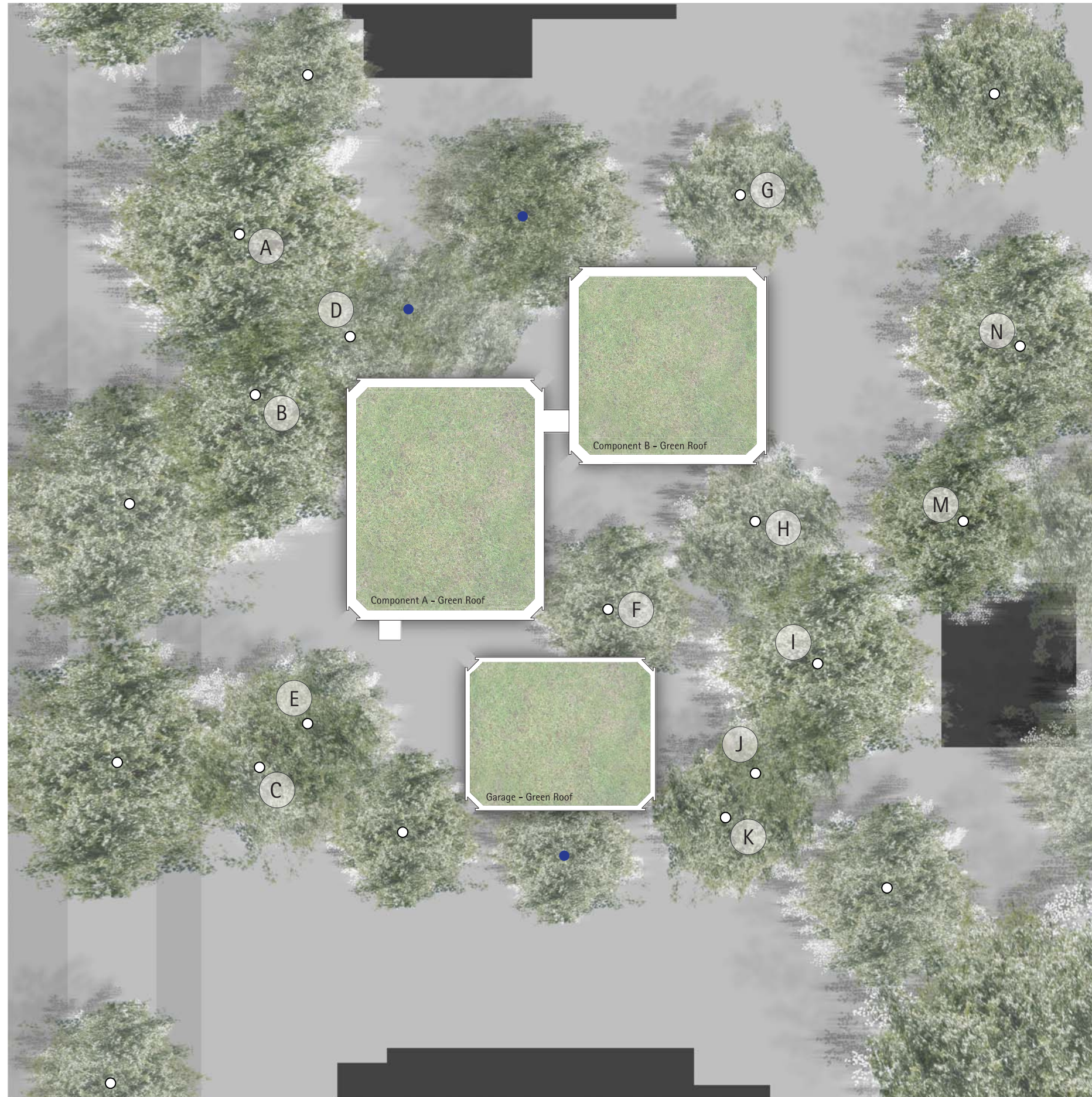
The University Heights Historic District calls for a maximum of 2-1/2 stories. It is our interpretation that the house is a two (2) story structure, which adheres to the above Madison General Ordinances story limitations as follows:

First Story	Main Ground Story of 2121sf. The main ceiling above the ground story is at the floor of the Second Story.
Mezzanine	Intermediate Mezzanine Floor of 704sf floor area. The floor area at this level covers 33.2% of the ground story.
Second Story	Main Second Story.

Please refer to the attached Elevation diagram and Floor Plans illustrating the distribution of floor levels as described.







(A) 15" (dbh) White Oak. Tree appears to be in overall good health .

(B) 15" (dbh) White Oak. Tree appears to be in overall good health.

(C) 11" (dbh) Red Oak. Tree appears to be in overall good health. Although trees foliage is on one side of tree and tree is leaning towards power line.

(D) 13" (dbh) Red Oak. Tree appears to be in overall good health.

(E) 8" (dbh) White Paper Birch. Tree is susceptible to failure has low connecting crotches.

(F) 12" (dbh) White Oak. Tree appears to be in overall good health.

(G) 18" (dbh) White Oak. Tree on property line appears to be in overall good health

(H) 7" (dbh) White Oak. Tree appears to be in overall good health.

(I) 6" (dbh) Apple. Tree is overgrown area. I would consider removing tree.

(J) 7" (dbh) Magnolia. Tree appears to be in overall good health.

(K) 8" (dbh) Magnolia. Tree is in poor condition has collar rot and included bark. Removing tree is recommended.

(L) Buckthorn. Buckthorn is a invasive species and all Buckthorn should be removed.

(M) 25" (dbh) Hackberry. Tree has a couple concerns has some trunk damage, and could use a trim. Overall tree is OK.

(N) 9" (dbh) Crabapple. Tree appears to be in overall good health. Could use a trim and thin out.

(dbh) = diameter at breast height

Only trees located within property lines are surveyed.

○ Tree - Existing to Remain

● Tree - New

