



**architecture**  
**network, inc.**

116 E. Dayton St.  
Madison, WI 53703  
608.251.7515  
608.251.7566 fax  
www.architecture-network.net

July 15, 2010

Amy Scanlon  
City of Madison Preservation Planner  
Department of Planning & Development  
215 Martin Luther King, Jr. Blvd. P.O. Box 2985  
Madison, WI 53701-2985

RE: Eisenhart Residence  
40 N Roby Road  
Madison, WI

Amy,

Thank you for meeting with Arlan and I on Tuesday, and for allowing us to do an informational meeting with the Landmarks Commission at the July 26<sup>th</sup> meeting.

As we discussed on Tuesday, the proposed project is an addition and alteration to a home on North Roby Road, in the University Heights Historic District. Because of the odd pie-shaped lot, two sides of the addition will be quite visible from the street. The major part of the addition is a basement-level attached garage and workroom. As viewed from the front of the house, it is below grade and only a small part of the foundation wall will be visible, and can be screened by landscaping. From the street further along the side of the house, it will be exposed above grade. The lot slopes steeply down from the northwest to the southeast (rear, addition side).

The above-grade portion of the addition expands on an existing one-story sunroom. The clients wish to make a larger sunroom, enough to function as a family room, with a master bedroom on the second floor. It is the same width as the existing sunroom, but extends 8'-8" further out from the main body of the house, and adds a second story. The roof would be slightly shorter than the existing main roof and follows the same pitch. Also on the back of the house, atop the basement workshop addition we would like to add a 10'-6" by 24' one-story porch. The remainder of the roof of the basement addition would be outdoor terrace, with a pergola.

The other major change, which will require a variance, is raising the roof of the main house. The existing flat roof, in fact all of the existing flat roofs on the house, leak and have leaked for years. The existing third floor spaces have a ceiling height of only 7'-3", which is barely habitable. In order to fix both leaking and headroom issues, we are proposing to continue the sloped part of the roof up to a ridge. This raises the roof by 4'-9".

Other minor exterior alterations:

- Change the roof on the small side kitchen entry from a flat roof to a low pitched roof, to eliminate leakage issues. Also eliminate door that faces the street and rearrange windows on the non-visible side wall.
- On the rear elevation, two window and dormer changes to allow stair headroom and make it less cramped and awkward: raise one window and make it slightly shorter; and combine two small dormers to make one larger dormer. This adds a window to the dormer, the same size as the adjacent ones.
- Also on the rear elevation, remove one of a pair of windows in the kitchen and move it to the other side of the paired window.
- The original small garage door on the back of the house was infilled at some point with three windows and a door. We would like to remove the door and add a fourth window to match the others. The area well to the door provides a water entry to the basement.
- Change the front screen door from the odd swirl metalwork design to something much simpler.
- We would like to remove the fake plastic shutters from the front of the house.

Materials for the addition will remain the same as on the original house. Detailing will keep the proportions and profiles of the existing, but simplified to differentiate it from the original.

I hope we can have a productive conversation with the Landmarks Commission that will pave the way for a future Certificate of Appropriateness. If you have any questions or concerns, please call me at 251-7515 x33.

Sincerely,

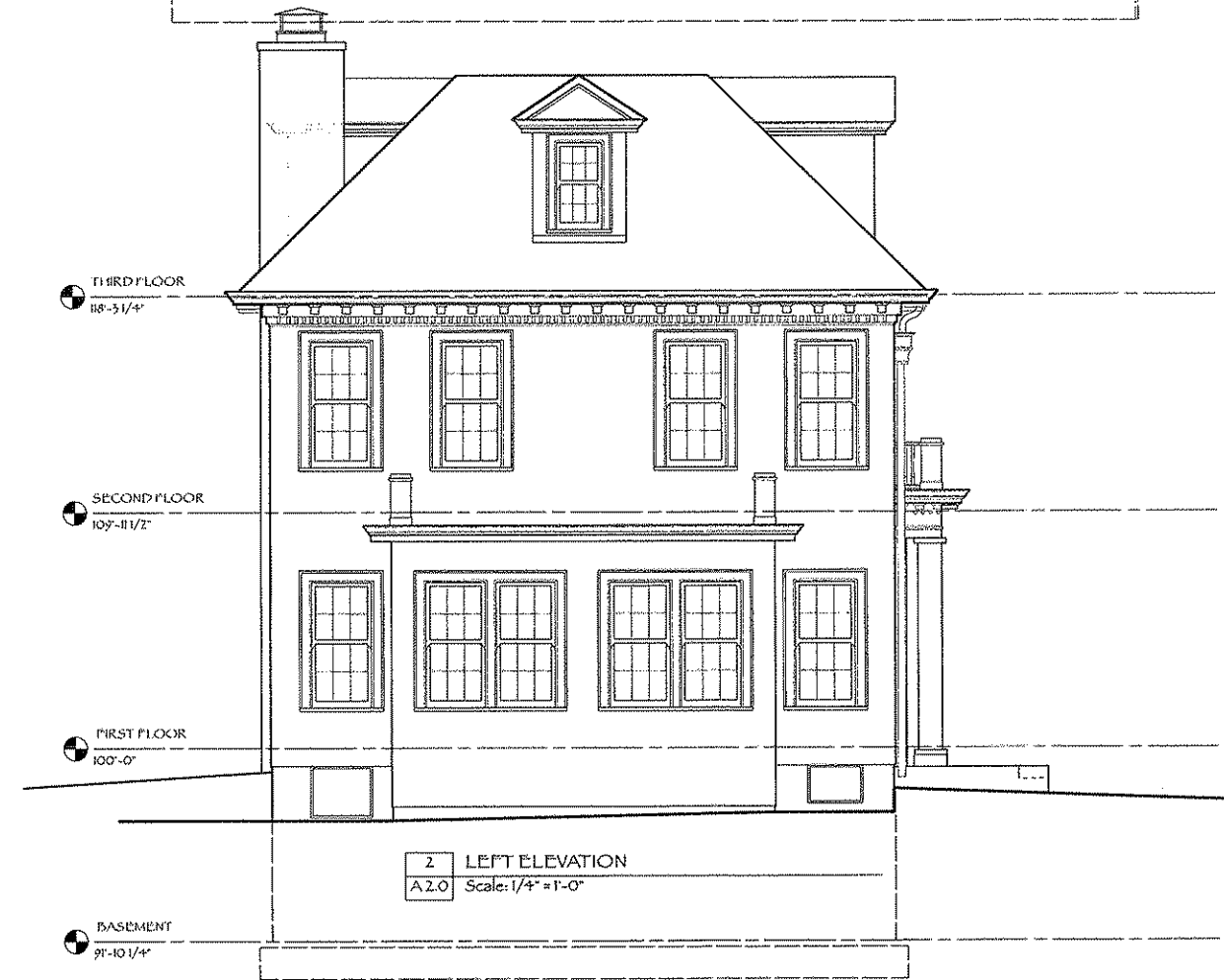
Amy Hasselman  
Architect/ Project Manager

# University Heights Historic District Walking Tour

## Map Legend



① Numbers within circles denote order in the



- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT:  
**REMODEL**  
*to the*  
**EISENHART**  
**RESIDENCE**

40 N. ROBYRD  
Madison, Wisconsin

REVISIONS:


DATE: 10 NOV. 2008  
SCALE: AS NOTED  
PROJECT: K0816  
DRAWN BY: EJE

**DRAWING NAME:**  
EXTERIOR  
ELEVATIONS

**DRAWING NUMBER:**  
**A-2.0**



1 REAR ELEVATION  
A.2.1 Scale: 1/4" = 1'-0"



2 RIGHT ELEVATION  
A.2.1 Scale: 1/4" = 1'-0"

- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT:  
**REMODEL**  
*to the*  
**EISENHART**  
**RESIDENCE**

40 N. ROBYRD  
Madison, Wisconsin

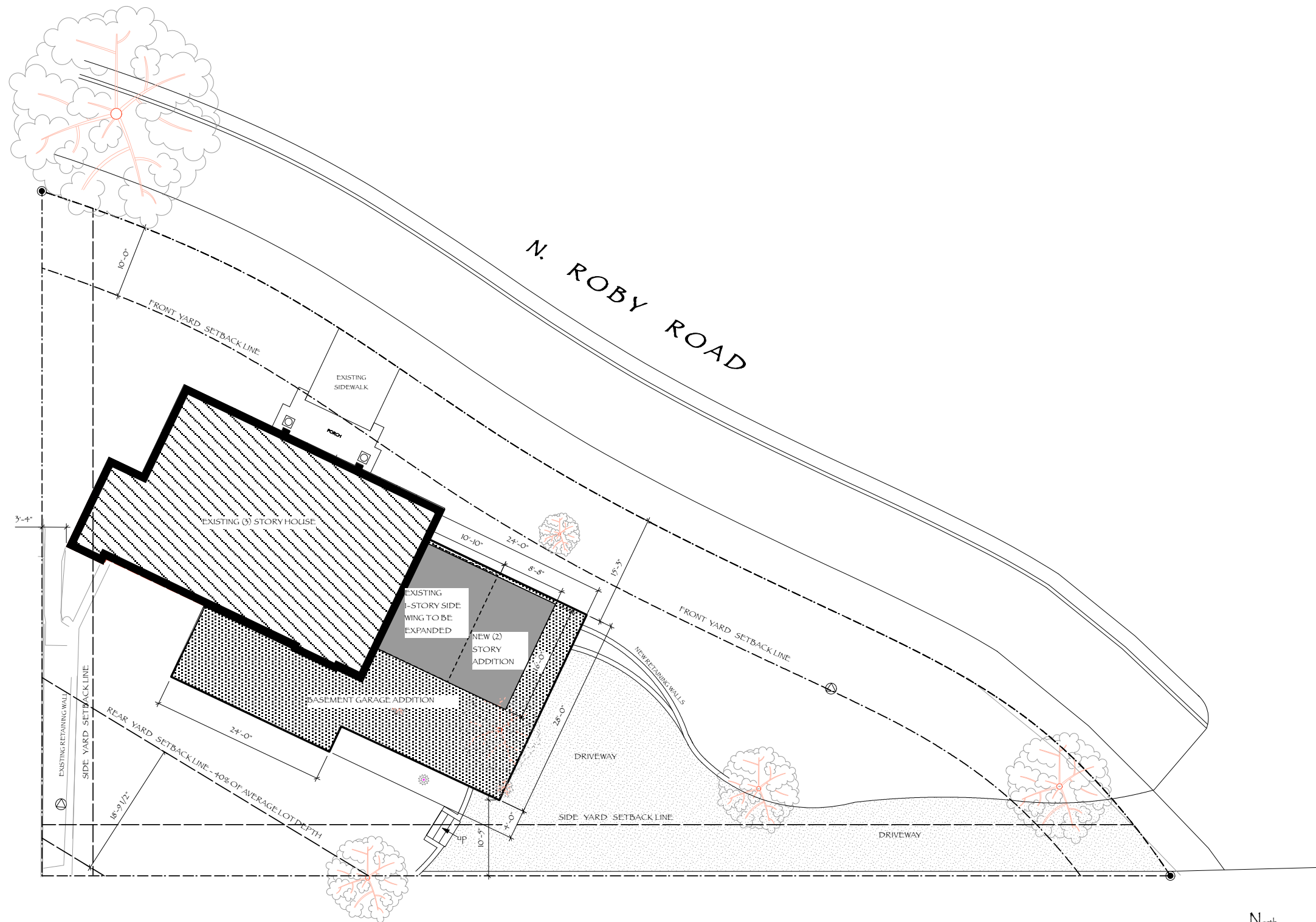
REVISIONS:


DATE: 10 NOV. 2008  
SCALE: AS NOTED  
PROJECT: K0816  
DRAWN BY: XY

DRAWING NAME:  
EXTERIOR  
ELEVATIONS

DRAWING NUMBER:  
**A-2.1**





1 SITE PLAN  
SP-1.0 Scale: 1/8" = 1'-0"



- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◆ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◆ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT:  
PROPOSED ADDITION  
& ALTERATION TO:  
**EISENHART  
RESIDENCE**

40 N. ROBY RD  
Madison, Wisconsin

REVISIONS:


DATE: 15 July 2010  
SCALE: AS NOTED (50% @ 1/4")  
PROJECT: K0816  
DRAWN BY: JPE, DTZ

**DRAWING NAME:**  
SITE PLAN

**DRAWING NUMBER:**  
SP-1.0



1 FRONT ELEVATION  
A 2.0 Scale: 1/4" = 1'-0"

- ISSUE:
- ◇ **CONSTRUCTION SET**
  - ◇ **PLAN REVIEW SET**
  - ◇ **BID SET**  
NOT FOR CONSTRUCTION
  - ◆ **PRELIMINARY**  
NOT FOR CONSTRUCTION
  - ◆ **PROGRESS SET**  
NOT FOR CONSTRUCTION

PROJECT:  
**PROPOSED ADDITION  
& ALTERATION TO:  
EISENHART  
RESIDENCE**

40 N. ROBY RD.  
Madison, Wisconsin

REVISIONS:


DATE: 15 July 2010  
SCALE: As Noted  
PROJECT: Ko816  
DRAWN BY: J.P.Ekstrom/ EJE

**DRAWING NAME:**  
EXTERIOR  
ELEVATIONS

**DRAWING NUMBER:**  
**A-2.0**



1 REAR ELEVATION  
A.2.1 Scale: 1/4" = 1'-0"

ISSUE:

- ◇ CONSTRUCTION SET
- ◇ PLAN REVIEW SET
- ◇ BID SET  
NOT FOR CONSTRUCTION
- ◆ PRELIMINARY  
NOT FOR CONSTRUCTION
- ◆ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT:

PROPOSED REMODEL  
FOR THE:

**EISENHART  
RESIDENCE**

40 N. ROBY RD.  
Madison, Wisconsin

REVISIONS:

NO.	DESCRIPTION

DATE: 20 April 2010

SCALE: As Noted (50% @ 1/4")

PROJECT: K0816

DRAWN BY: JPE, DTZ

**DRAWING NAME:**

EXTERIOR  
ELEVATIONS

**DRAWING NUMBER:**

**A-2.1**



**LEGEND**

2x6 EXTERIOR WALLS  
2x4 INTERIOR WALLS  
(UNLESS OTHERWISE NOTED)

NEW DOOR  
DOOR SIZES IN INCHES

(3) STUD COLUMN

**GENERAL NOTES:**

VERIFY ALL WINDOW R.O.W/ WINDOW MANUFACTURER

1 HR RATING AT GARAGE SERVICE DOOR

**ISSUE:**

◇ CONSTRUCTION SET

◇ PLAN REVIEW SET

◇ BID SET

NOT FOR CONSTRUCTION

◆ PRELIMINARY

NOT FOR CONSTRUCTION

◆ PROGRESS SET

NOT FOR CONSTRUCTION

**PROJECT:**

REMODEL  
FOR THE  
**EISENHART  
RESIDENCE**

40 N. ROBYRD  
Madison, Wisconsin

**REVISIONS:**

NO.	DESCRIPTION

DATE: 20 April 2010

SCALE: AS NOTED (50% @1/4")

PROJECT: K0816

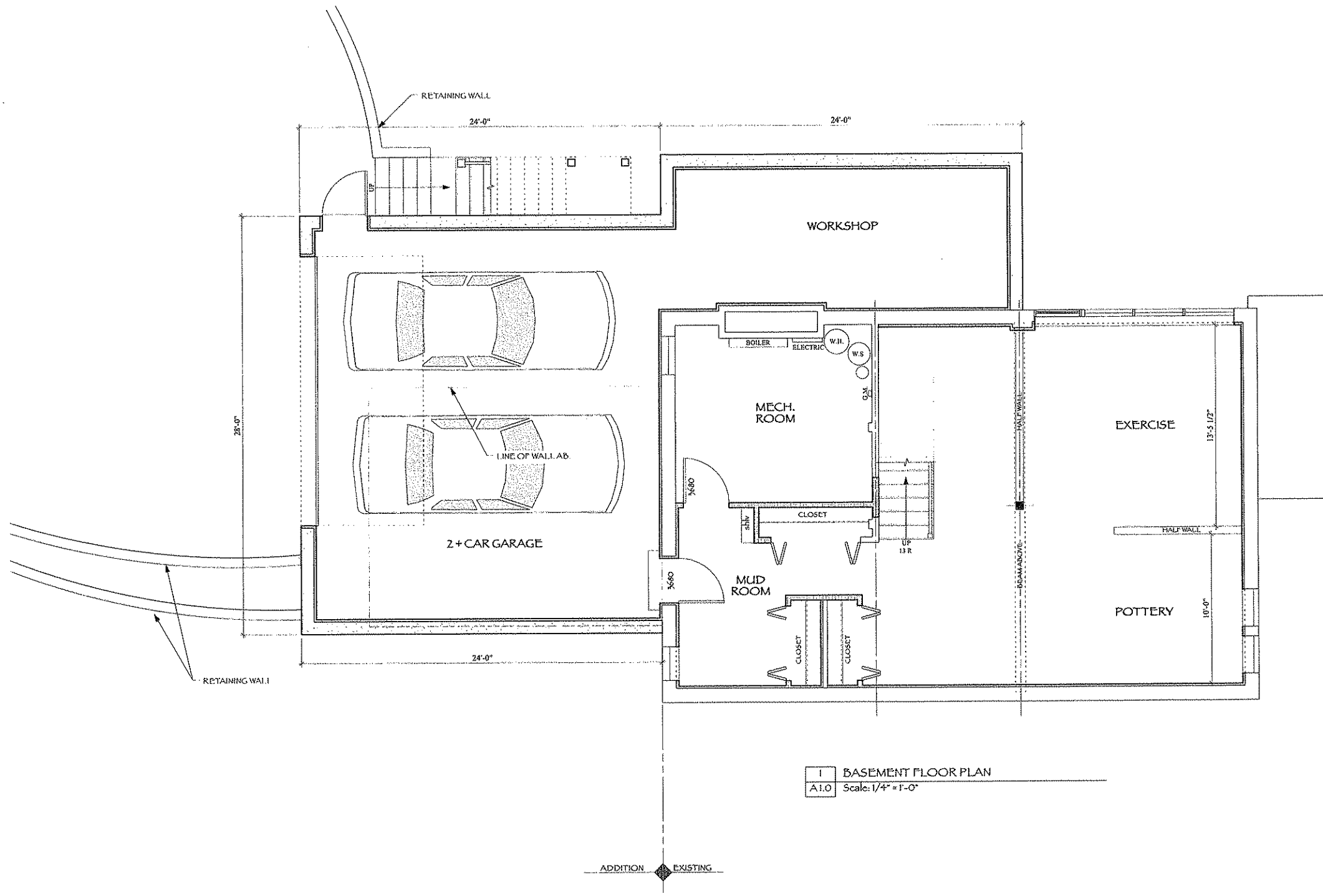
DRAWN BY: JPE, DTZ

**DRAWING NAME:**

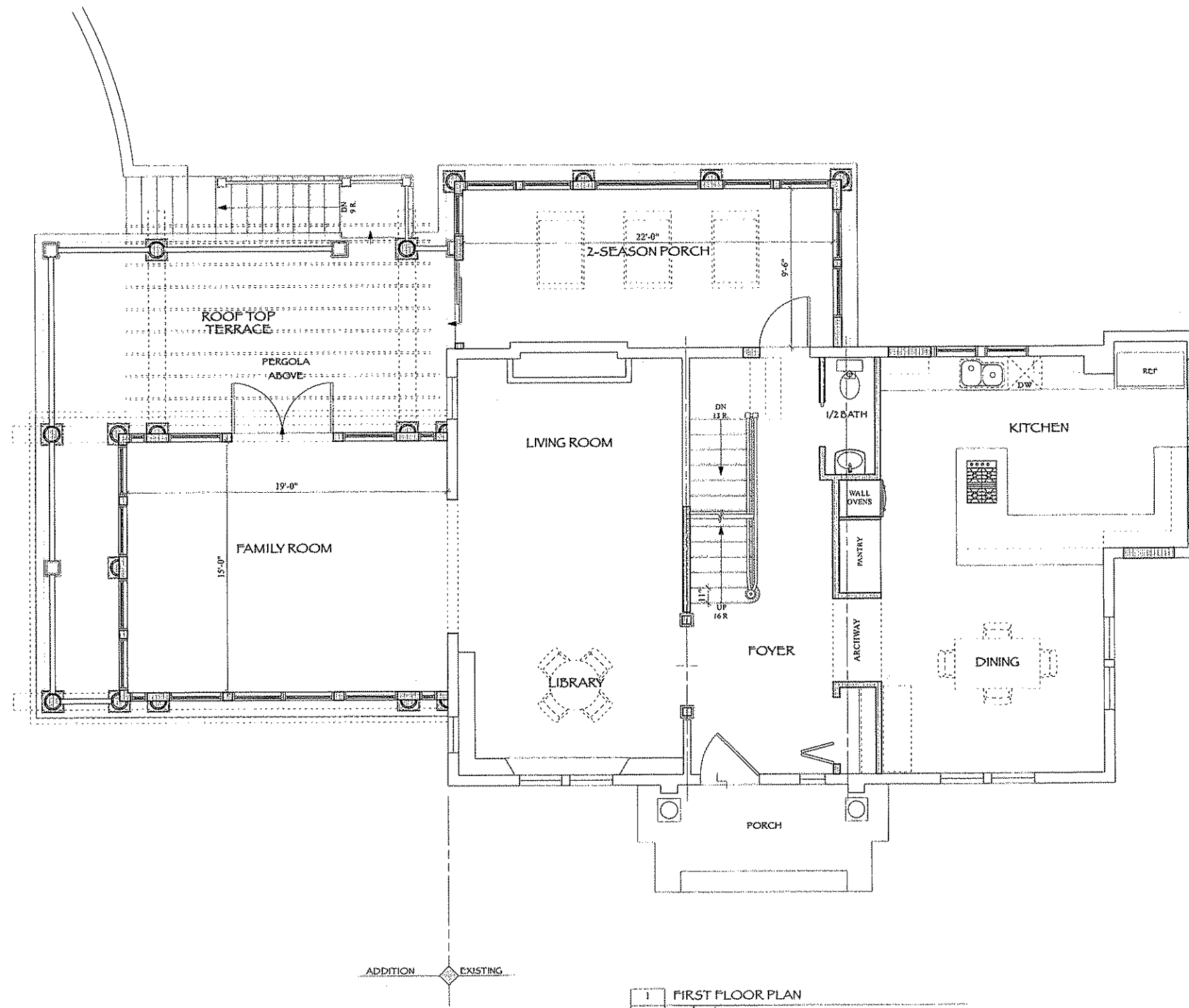
**BASEMENT PLAN**

**DRAWING NUMBER:**

**A-1.0d**



1 BASEMENT FLOOR PLAN  
A1.0 Scale: 1/4" = 1'-0"



- LEGEND**
- 2x6 EXTERIOR WALLS
  - 2x4 INTERIOR WALLS (UNLESS OTHERWISE NOTED)
  - NEW DOOR
  - DOOR SIZES IN INCHES
  - (3) STUD COLUMN
- VERIFY ALL WINDOW R.O. W/ WINDOW MANUFACTURER

- ISSUE:
- CONSTRUCTION SET**
  - PLAN REVIEW SET**
  - BID SET**  
NOT FOR CONSTRUCTION
  - PRELIMINARY**  
NOT FOR CONSTRUCTION
  - PROGRESS SET**  
NOT FOR CONSTRUCTION

PROJECT:  
REMODEL  
FOR THE  
**EISENHART**  
RESIDENCE

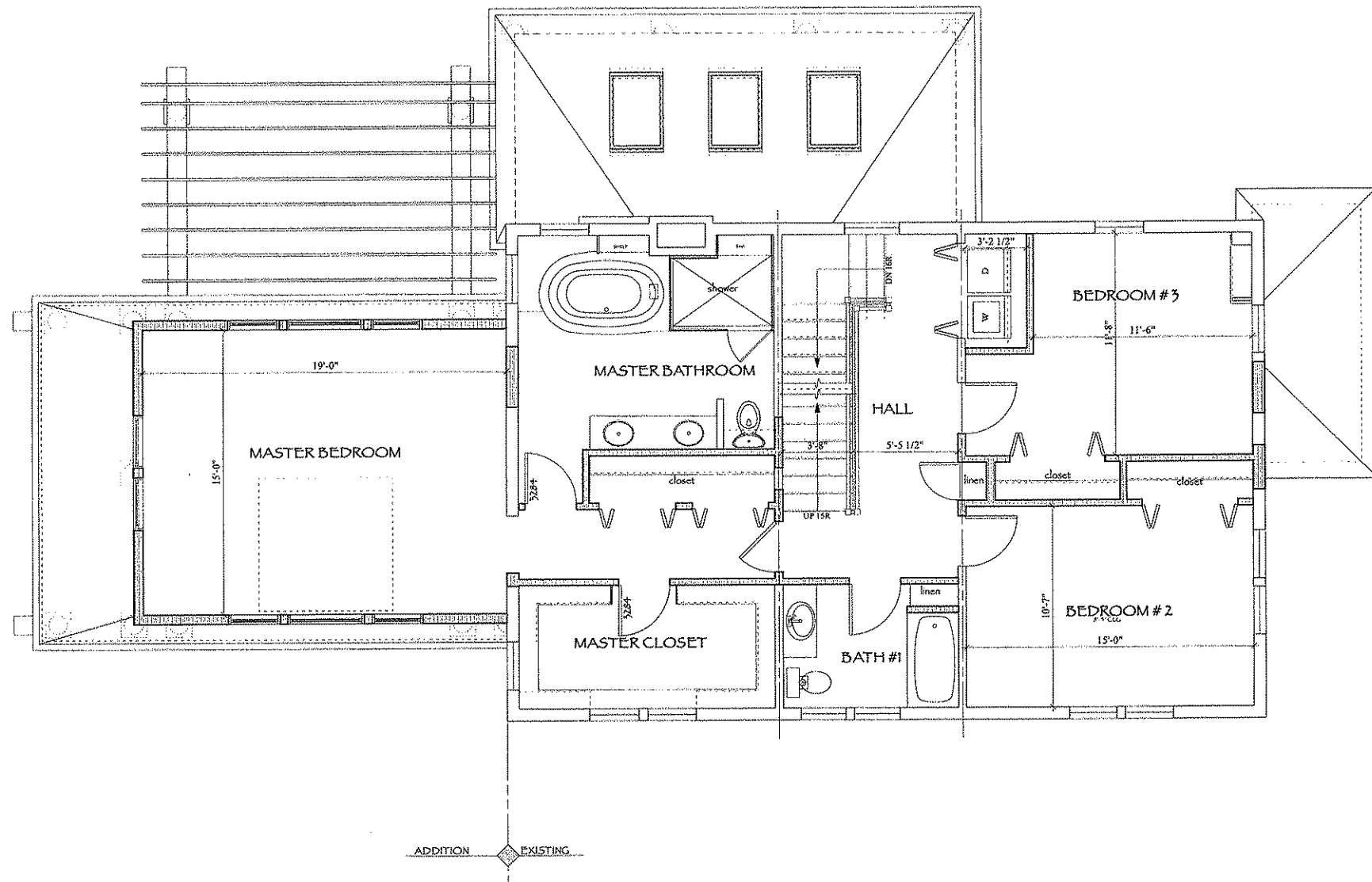
40 N. ROBY RD  
Madison, Wisconsin

REVISIONS:


DATE: 20 April 2010  
SCALE: AS NOTED (50% @ 1/4")  
PROJECT: K0816  
DRAWN BY: JPE, DTZ

**DRAWING NAME:**  
FIRST FLOOR PLAN

**DRAWING NUMBER:**  
**A-1.1d**



- LEGEND**
- 2x6 EXTERIOR WALLS
  - 2x4 INTERIOR WALLS (UNLESS OTHERWISE NOTED)
  - NEW DOOR  
DOOR SIZES IN INCHES
  - (S) STUD COLUMN
- VERIFY ALL WINDOW R.O.W / WINDOW MANUFACTURER

- ISSUE:
- CONSTRUCTION SET**
  - PLAN REVIEW SET**
  - BID SET**  
NOT FOR CONSTRUCTION
  - PRELIMINARY**  
NOT FOR CONSTRUCTION
  - PROGRESS SET**  
NOT FOR CONSTRUCTION

PROJECT:  
REMODEL  
FOR THE  
**EISENHART**  
RESIDENCE

40 N. ROBY RD  
Madison, Wisconsin

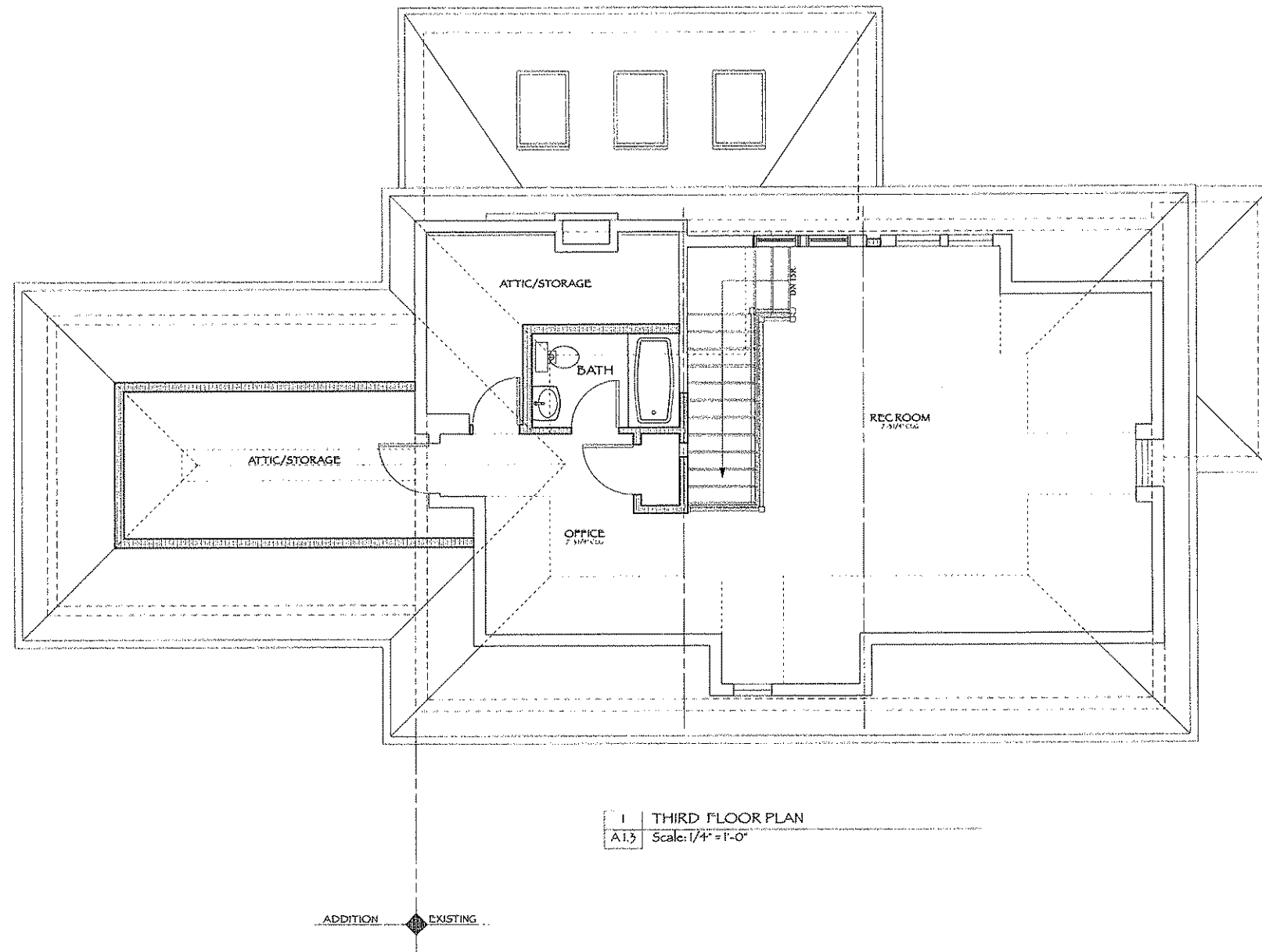
REVISIONS:


DATE: 20 April 2010  
SCALE: AS NOTED (50% @ 11x17)  
PROJECT: K0816  
DRAWN BY: JPE, DTZ  
**DRAWING NAME:**

SECOND  
FLOOR PLAN

**DRAWING NUMBER:**  
**A-1.2d**

1 SECOND FLOOR PLAN  
A.1.2 Scale: 1/4" = 1'-0"



1 | THIRD FLOOR PLAN  
A.1.3 | Scale: 1/4" = 1'-0"

- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◆ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◆ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT:  
REMODEL  
FOR THE  
**EISENHART  
RESIDENCE**

40 N. ROBY RD  
Madison, Wisconsin

REVISIONS:


DATE: 20 April 2010  
SCALE: AS NOTED (50% @ 11x17)  
PROJECT: K0816  
DRAWN BY: JPE, DTZ

**DRAWING NAME:**  
THIRD  
FLOOR PLAN

**DRAWING NUMBER:**  
**A-1.3d**























