



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

## 1. LOCATION

Project Address: 1106 Williamson Street, Madison WI 53703 Aldermanic District: 6

## 2. PROJECT

Date Submitted: July 6, 2015

Project Title / Description: 1106 Willy Street Restoration

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
  - 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 Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): \_\_\_\_\_

CITY OF MADISON

JUL 6 2015

Planning & Community  
& Economic Development

## 3. APPLICANT

Applicant's Name: Loren Peabody Company: \_\_\_\_\_  
 Address: 1106 Williamson Street City/State: Madison, WI Zip: 53703  
 Telephone: (510) 225-8074 E-mail: lorenpeabody@gmail.com  
 Property Owner (if not applicant): \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Property Owner's Signature:  Date: 7/6/15

### 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](mailto: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.

Madison Landmarks Commission  
City of Madison Planning Division  
215 Martin Luther King Jr. Blvd.  
Room LL.100  
Madison, WI 53701-2985

July 6, 2015

Loren and Janaina Peabody  
1106 Williamson St., Apt. 1  
Madison, WI 53703  
lorenpeabody@gmail.com  
(510) 225-8074

Madison Landmarks Commission Application  
Description of Project at 1106 Williamson Street

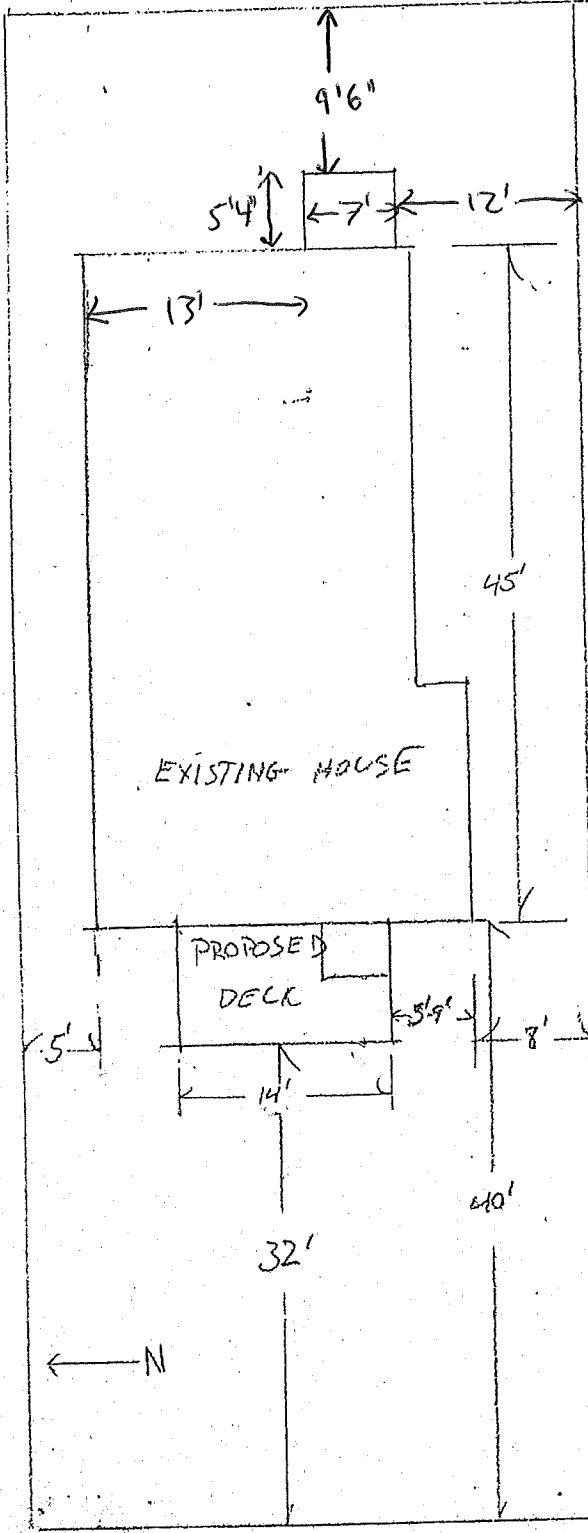
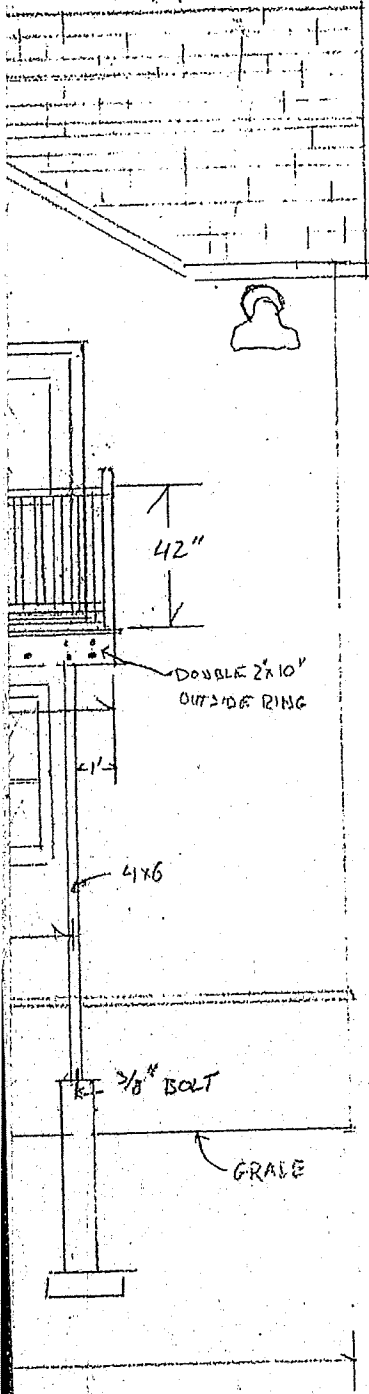
The first phase of our restoration project will entail replacing the existing vestibule at the front entry and replacing it with a historically-appropriate porch. There are several factors that have encouraged us to entirely replace the structure: first, although there are no early photographs documenting the original appearance of the facade, the vestibule was presumably added at a later date because, among other reasons, its roofline has a different pitch from that of the main building and it incongruously intersects with the windows' stone lintels (see photo 1); second, the concrete foundation has significantly deteriorated (see photo 2) and has settled, causing the vestibule to pull away from the building's facade (see photo 3); third, the vestibule itself is in poor condition, with extensive rot and poorly executed past repairs (see photos 1, 2 & 3); finally, architect Mark Hinrichs has provided an attractive design for a flat-roofed porch with columns that is more appropriate for the building's Italianate style (see attached drawings).

Once we demolish the existing vestibule, concrete contractors will replace the crumbling porch foundation (the deteriorated concrete driveway and walkway will also be replaced to improve appearance and to prevent water from flowing towards the stone foundation). For the second phase of restoration project, a professional mason will remove the stucco from the front facade of the building to expose the brick. As the home was built in 1883 by the mason Henry G. Maisch as his personal residence, the brick and stone masonry was superbly executed and appears to still be in good condition (see photo 4). The tuckpointing will be repaired with matching mortar and the east, west and north sides of the house that remain stucco will have all cracks repaired (see photo 1 for west side). This will be followed by painting all stucco and wood trim and stripping the paint off the limestone lintels. The front yard will be landscaped. In the third phase of the project, the new porch will be built according to the design of architect Mark Hinrichs, subject to the Landmark Commission's approval. Finally, the vinyl windows upstairs will be replaced with Marvin Integrity windows that replicate the muntins of the original sashes. Thank you for your consideration.

Sincerely,



WILLIAMSON STREET



1106 Williamson St

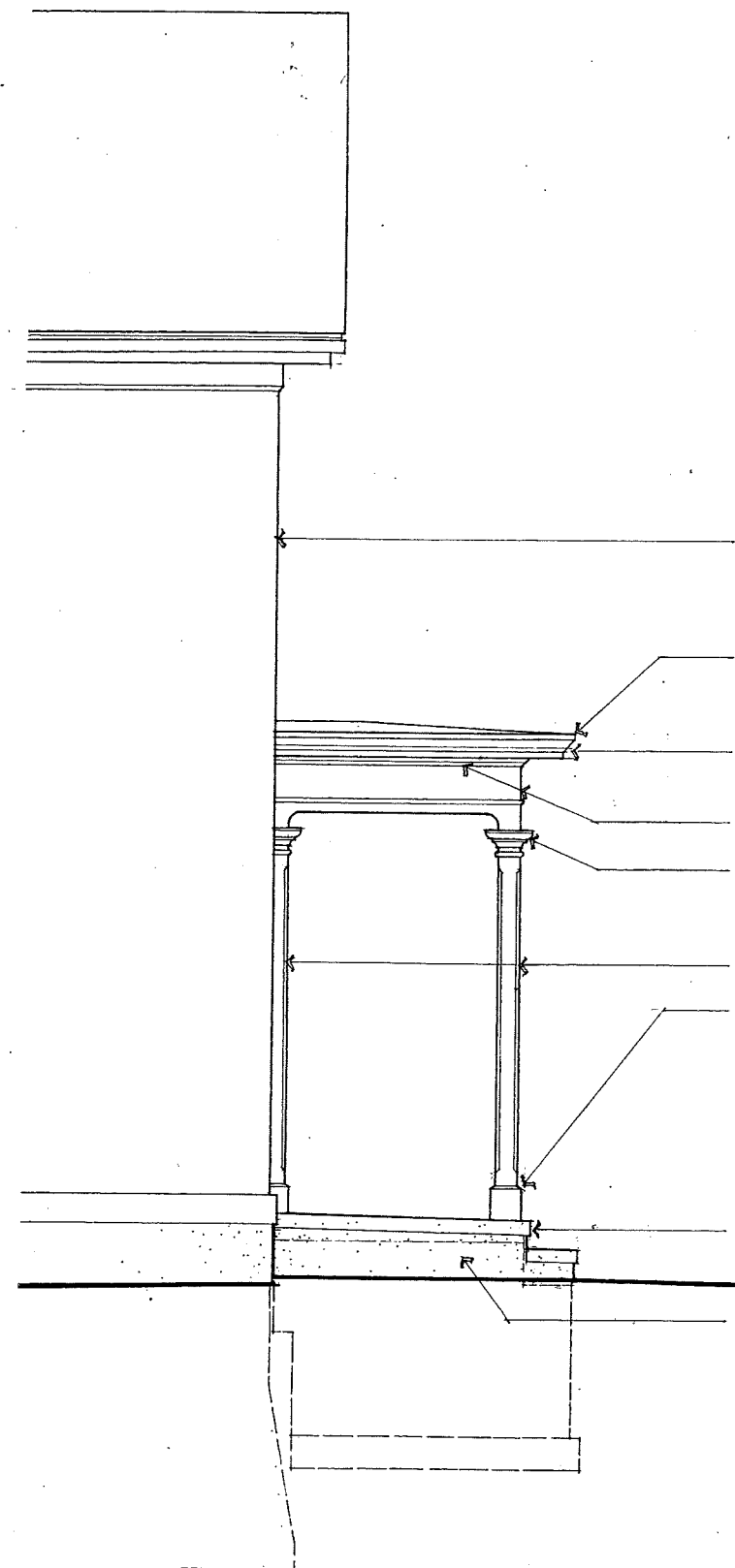
*Deck*  
**ZONING APPROVED**  
 DATE 6-17-93  
 BY *Kathy Check*  
 CITY OF MARYLAND, DEPARTMENT OF GENERAL SERVICES

1" = 3/32"

**design  
coalition**

DESIGN COALITION, INC., ARCHITECTS  
2088 ATWOOD AVE. • MADISON, WISCONSIN

Designer: Mark Hinrichs  
Issue date: July 2, 2015



Existing brick house (non-original stucco to be removed and masonry restored as funding allows)

Copper flashing set into mortar joint

Adhered membrane roofing with copper or pre-finished edge metal to match trim paint color

Historically appropriate 5" cedar crown mold applied over 1X6 cedar fascia

3" cedar bedmold at top of cedar frieze

Historically appropriate, Italianate-style post "capital" trim

Existing original front door with transom to be restored

6X6 clear red cedar posts with chamfered corners

5/4 X 10 cedar post base with beveled top edges

Existing cut stone water table course

Reinf. conc. slab with 3" edge projected 1 1/4" beyond stucco finish

Stucco finish to match existing foundation walls applied over exposed vertical surfaces of new conc. found. walls. Same at step vertical surfaces

NOTE: Proposed replacement porch has same footprint as existing porch to be removed

**PRELIMINARY ONLY**  
**NOT FOR CONSTRUCTION**



**SIDE ELEVATION**

**FRONT ELEVATION**

**PROPOSED PORCH FOR THE MAISCH-WEIDHOLZ HOME**  
1106 WILLIAMSON STREET • MADISON, WISCONSIN

