

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 111 N. Allen St. Madison, WI ~~53705~~ 53726 Aldermanic District: 5

2. PROJECT

Project Title/Description: Bathroom Additon

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

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify)**:**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:**
 - Mansion Hill Third Lake Ridge First Settlement
 - University Heights Marquette Bungalows Landmark
- Demolition**
- Alteration/Addition to a building adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission of Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):**

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: Meri Tepper Company: Associated Housewrights

Address: 1217 Culmen St Madison, WI 53713
Street City State Zip

Telephone: 608-204-7665 Email: meri.tepper@housewrights.com

Property Owner (if not applicant): David and Lindsay Ordway

Address: 111 N. Allen St. Madison, WI ~~53705~~ 53726
Street City State Zip

Property Owner's Signature: David Ordway Date: 10/26/2020

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 12:00 pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

Letter of Intent
26 October 2020

To: Landmarks Commission - City of Madison Planning Division

Design/Build Agent: Associated Housewrights
Project Designer: Meri Tepper
On behalf of: David and Lindsay Ordway

Project name

Ordway Master Bathroom Addition

Project address and select history

111 N. Allen St Madison WI 53705

The property (The Edward J. Law House) is situated in the University Heights Historic District. Built in 1921, the builder was Carl Fritz. Law was an architect and partner in the firm of Law, Law and Potter. He lived here from 1921-1955 when he retired after 39 years with the firm. Dr. Clifford Lord bought the house in 1955. He was the Director of the State Historical Society.

Project description

The Ordway's have commissioned Associated Housewrights to design and build a 2nd floor en-suite master bathroom. The proposed location is fully in the backyard. It is located above an existing mid-century era addition. This 1950's addition has a flat roof and "sticks out" with a massing uncharacteristic to the main house, despite replicating the stucco pattern and window grilles.

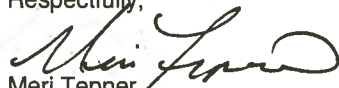
The proportions and massing of the proposed bathroom addition will integrate and complement the existing steep rooflines. The shed dormer facing the backyard courtyard will intersect the new gabled roof structure to the existing house and is reminiscent of many shed dormers on Tudor Revival homes in the neighborhood. The dormer over the sinks and closet functions to provide habitable and code compliant head-space. It also conceals the scar that would have been left by removing the door to the flat roof. This means that we do not need to pursue a stucco repair job which inevitably would leave a scar on the unique and aged stucco finish. The southern gable dormer is appropriately scaled to the existing south elevation and does fit a code compliant shower.

All windows will be Marvin casement, clad aluminum exterior, to match the dimensions and color of the windows on the main house. The existing 3 over 4 grille pattern will be matched with the new windows in either an interior leaded glass replica grille or simulated divided lites.

The second story addition will have 4" horizontal clapboards painted brown lap siding to match the wood trim found throughout the existing exterior of the home and the garage. The character of the existing stucco is near impossible to replicate. The original stucco is not painted, but a patinated sandy finish. Rather than attempt to replicate this siding material on the addition we think it is most appropriate to incorporate painted wood siding which references the other board details on the home.

The addition is not visible from the street nor from any side streets. The proposed design is compatible with the scale of the existing structure and, further, the materials proposed are compatible with the existing materials in texture, color and architectural details. The addition is designed to harmonize with the architectural design of the existing house.

Respectfully,



Meri Tepper
Director of Design for Associated Housewrights
For David and Lindsay Ordway



EXISTING MEMBRANE ROOF ABOVE SINGLE STORY FLAT ROOF STRUCTURE.



THIS PERSPECTIVE HINTS AT THE FORM OF THE SECOND LEVEL BATHROOM ADDITON ABOVE THE FLAT ROOF STRUCTURE



REAR YARD ELEVATION (EAST)

1950's OR 60's ERA DEN ADDITON. OUR PROPOSAL IS TO BUILD ABOVE THIS ROOM AND INTEGRATE THE ROOFLINE TO THE MAIN GABLE FORM.

EXISTING PICTURE OF THE REAR YARD FACADE



PROPOSED MASSING MODEL



LOCATION PLAN

Version/Date:
LANDMARKS
201013
10.26.2020

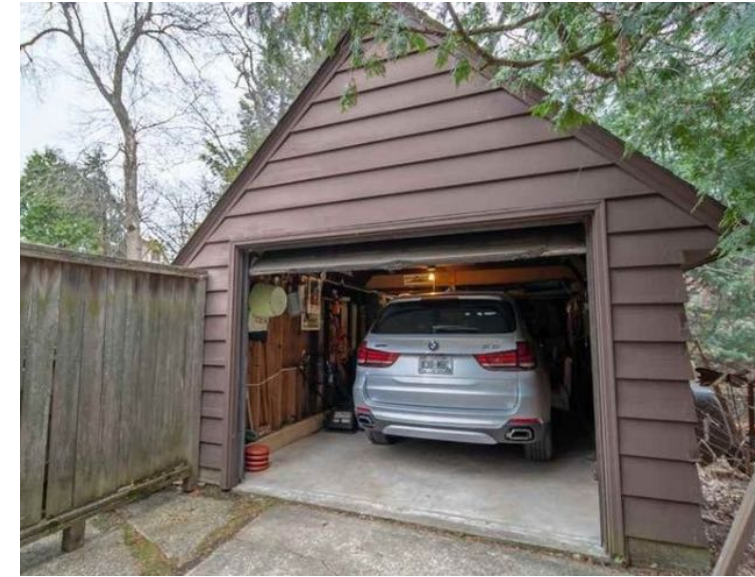
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m.t.

ADD/REMOD
DAVID AND LINDSAY ORDWAY
111 N. ALLEN ST.
MADISON, WI. 53726

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

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Scale: **as noted**
Page/Drawing: **1 of 5**



DETACHED GARAGE IN SOUTH EAST CORNER

SIDE YARD ELEVATION (SOUTH)



SIDE YARD ELEVATION (NORTH)

STREET FRONT YARD ELEVATION (WEST)

EXISTING HOUSE PICTURES (FRONT AND SIDE YARDS)

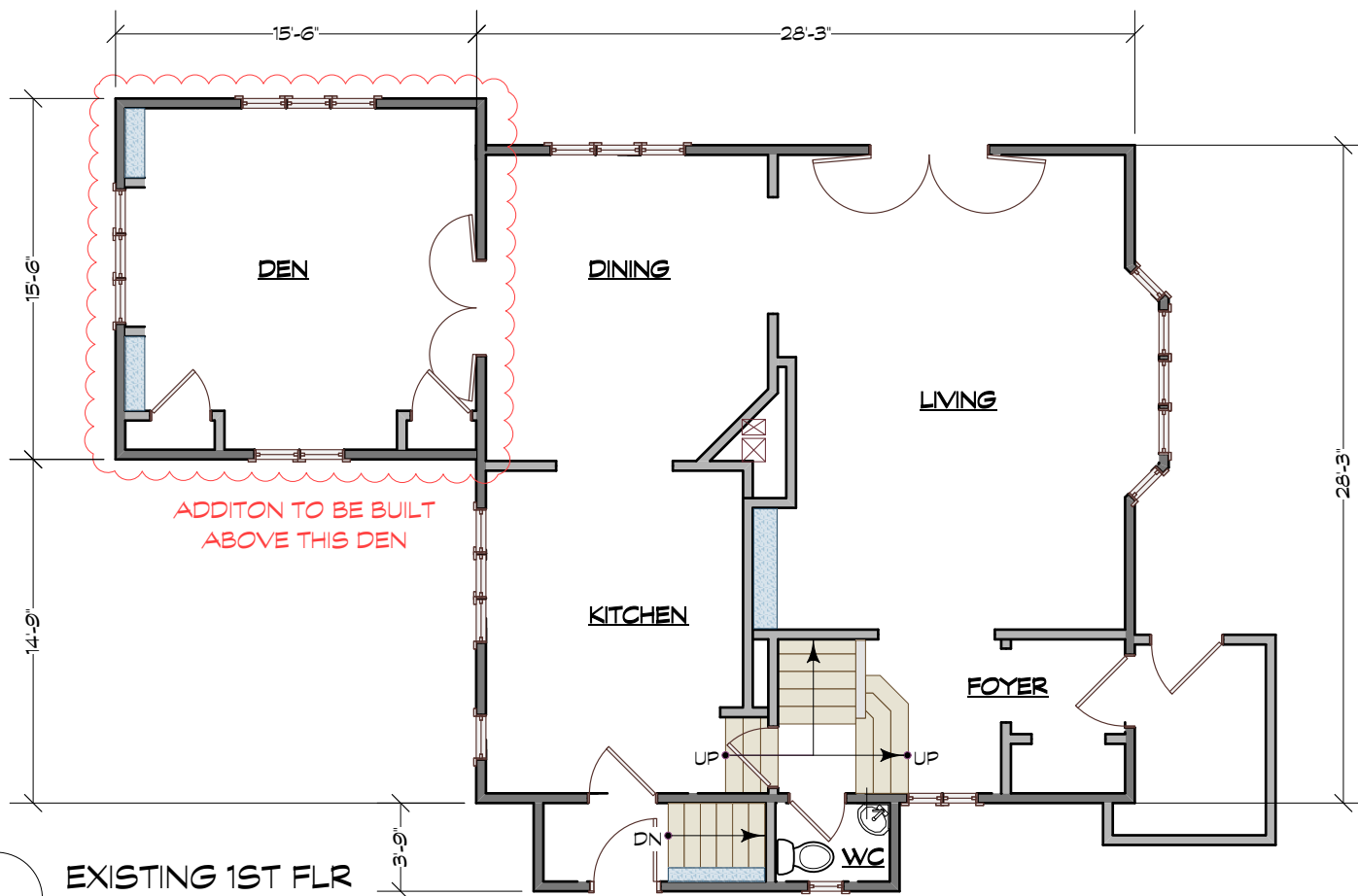
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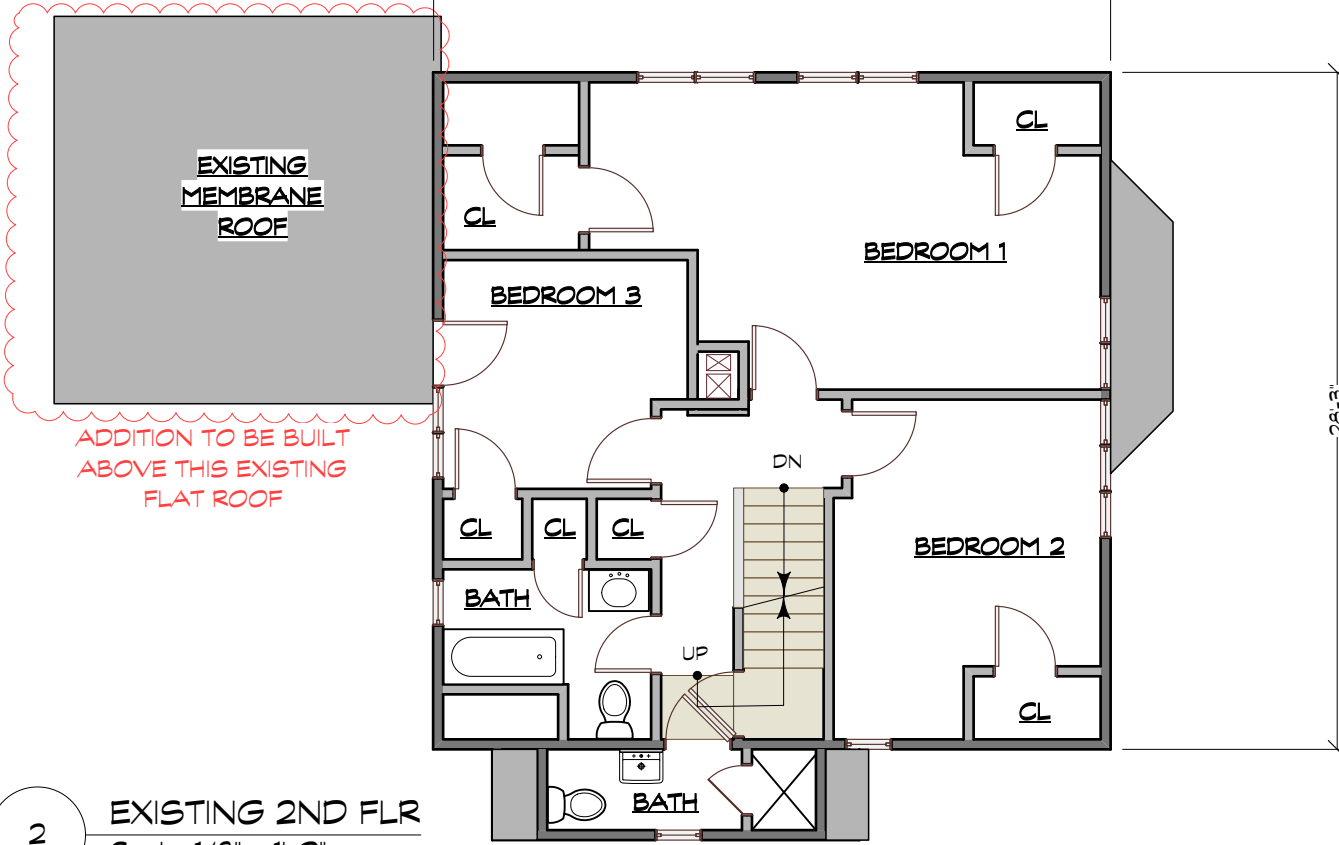
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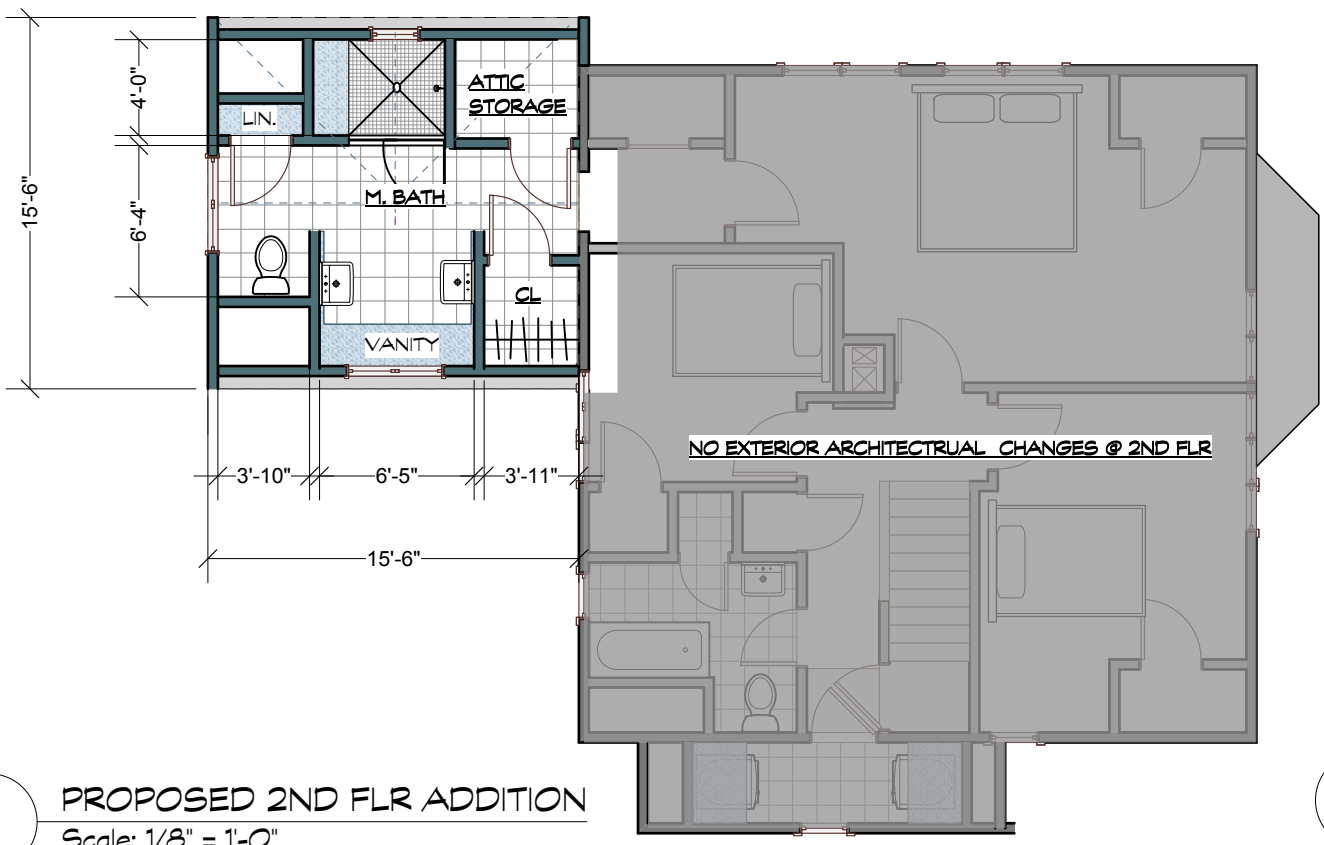
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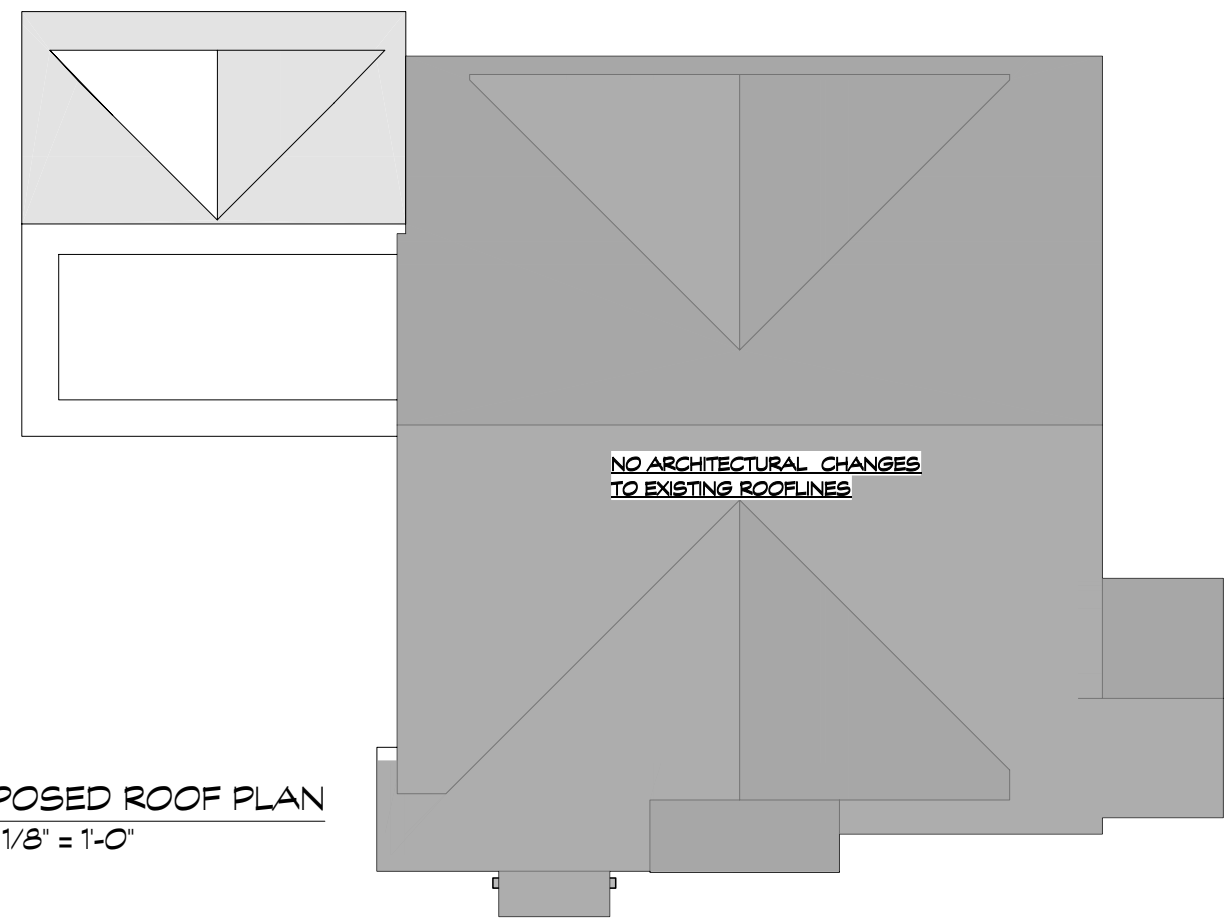
1 EXISTING 1ST FLR
Scale: 1/8" = 1'-0"



2 EXISTING 2ND FLR
Scale: 1/8" = 1'-0"



3 PROPOSED 2ND FLR ADDITION
Scale: 1/8" = 1'-0"

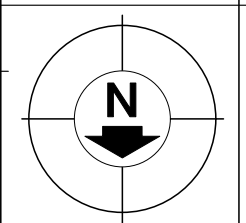


10 PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"

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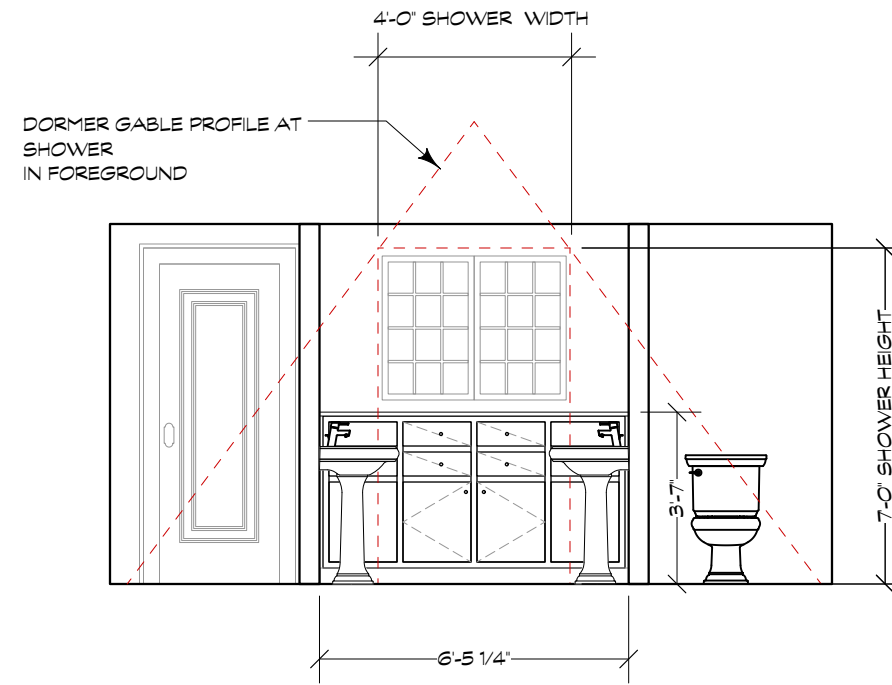
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3 of **5**



6 SIDE ELEVATION SOUTH
Scale: 1/8" = 1'-0"



9 INTERIOR ELEVATION MILLWORK
Scale: 1/4" = 1'-0"



5 SIDE ELEVATION NORTH
Scale: 1/8" = 1'-0"



4 REAR ELEVATION EAST
Scale: 1/8" = 1'-0"

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EXAMPLES OF NEIGHBORHOOD HOUSES - NEO TUDOR - WITH STEEP ROOFS AND SHED DORMER HABITABLE SPACE UNDER THE ROOFLINE



2314 VAN HISE - DEMONSTRATES SHED DORMER ON STEEP SLOPE OF SECOND LEVEL ROOF TO PROVIDE HABITABLE SPACE UNDER THE ROOFLINE



2114 VAN HISE AVE- IS A SIMILAR PROJECT TYPE THAT WE RECENTLY SECURED LANDMARKS APPROVAL FOR. HERE A MASTER BATHROOM WITH STEEP PITCH IS INTEGRATED WITH SHED DORMERS ON THE MAIN ROF.



114 BASCOM PL - DEMONSTRATES SHED DORMER ON STEEP SLOPE OF SECOND LEVEL ROOF TO PROVIDE HABITABLE SPACE UNDER THE ROOFLINE



122 N. ALLEN ST - DEMONSTRATES SHED DORMER ON STEEP SLOPE OF SECOND LEVEL ROOF TO PROVIDE HABITABLE SPACE UNDER THE ROOFLINE. DORMER IS CLAD IN WOOD MATERIAL.

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