



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: 620 So. Brearly Street Aldermanic District: 6 (Rummel)

2. PROJECT

Date Submitted: 4/27/15

Project Title / Description: Replacement lakeside windows and door.

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

12:58 p.m.

APR 27 2015

3. APPLICANT

**Planning & Community
& Economic Development**

Applicant's Name: Tamara Packard & Renee Herber Company: _____

Address: 620 So. Brearly Street City/State: Madison, WI Zip: 53703

Telephone: 608-332-8910 (Tamara) E-mail: Packard@cwpb.com

Property Owner *(if not applicant):* _____

Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: *Tamara Packard Renee Herber* Date: 4/27/15

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

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.

620 So. Brearly Street
Madison, WI 53703

April 27, 2015

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

Re: Proposed Replacement lakeside windows and door
620 So. Brearly Street

Dear Commissioners:

We seek your permission to replace the existing windows and door leading from our basement level walkout to the exterior lakeside patio of our home. Our proposal is to remove these existing items, which are not original to the home, and replace them with high-quality divided pane sidelights and a sliding door also with divided lights. These replacement items will follow the original "balance" with the existing windows directly above on the first floor of our home. We seek to do this in conjunction with refinishing the basement lakeside room where these windows and doors are. This refinish project will also replace damaged and failing plaster, improve insulation, and complete removal of existing knob and tube electrical circuits.

The configuration we propose is shown in the accompanying drawing as item D. These windows and the door would span 11', just as the windows above do (See Photo 1). Photo 1 shows the current windows and door in relation to the first floor. As you can see, this current arrangement is out of balance with the windows above. Originally, the windows at the basement and first floor were in balance with one another, though there was no access to the exterior from the basement (See original architectural elevation). While the later installation of the door provided welcome access to the yard, that design was not sensitive to balance: not only did it create an opening where none originally was, but due to the presence of a steam heating pipe only 19" from the interior wall, it required a hinged door that is only 6' tall (which swings inward and under the pipe) and thus is shorter than the adjacent windows.

While not historically accurate, the incorporation of a sliding door is the best solution in this case for several reasons. The basement room is only 11'4" deep and there is a steam heating pipe 19" from the exterior wall (See photos 2 and 3). The pipe cannot be moved, so a normal-sized hinged French door (or pair of French doors) swinging in is

not an option (see drawing options A and B). Likewise, a 6' high hinged door or pair of doors relocated to restore balance with the first floor which swing in would significantly reduce the amount of usable space in this small room. Our guests who are over 5' 11" would also hit their heads on the doorway. A hinged door or doors opening to the exterior would remove 33% of useable space from the small patio, which is only 9' deep (Photos 4 and 5). Hinged screen doors opening inward would again not be an option due to the heating pipe and having them open to the exterior would remove seating space on the small patio.

Please note that the sliding door we propose will be designed to look like a pair of hinged French doors when closed; it is not a standard extra-wide door, such as the one shown as option C in the drawings. We believe this looks better, and is more sensitive to the historic nature of the home.

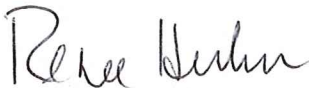
Finally, while we understand that just because others have done it, doesn't mean we can, it is notable that our proposal is not out of keeping with what is presently in the neighborhood. Sliding doors to access the lake in this historic district are very common: our survey two weeks ago of lakefront homes between Baldwin Street and Brearly Street showed at least 1 out of 3 homes have sliding doors facing the lake. Photo 7 shows the sliding door at the other home at the end of So. Brearly Street, and Photo 8 shows the two sets of sliding doors facing the lake two houses over from ours.

We look forward to attending your meeting on May 11 to answer any questions you may have. Thank you for your consideration of our request.

Sincerely,

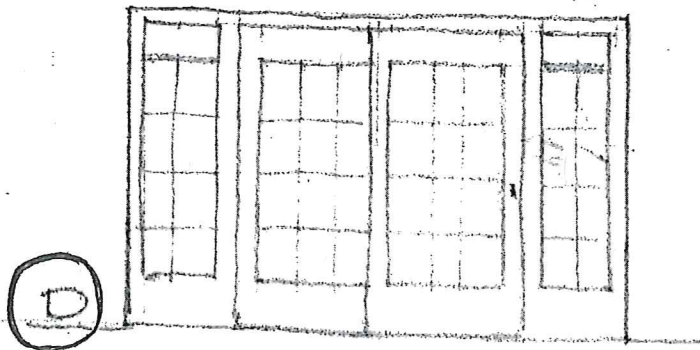
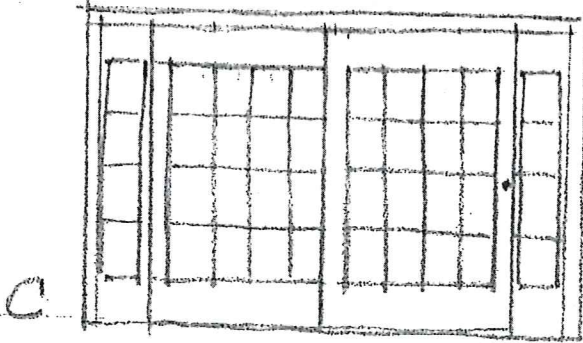
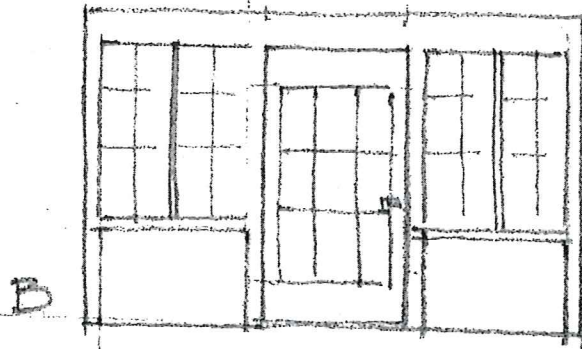
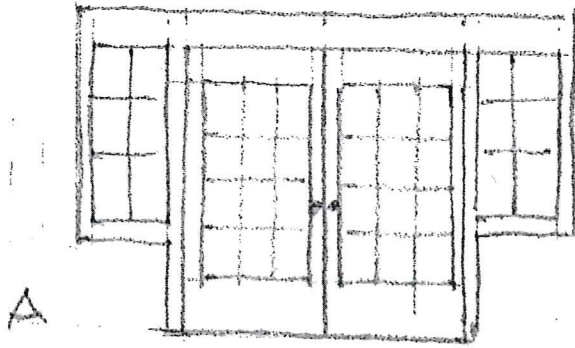


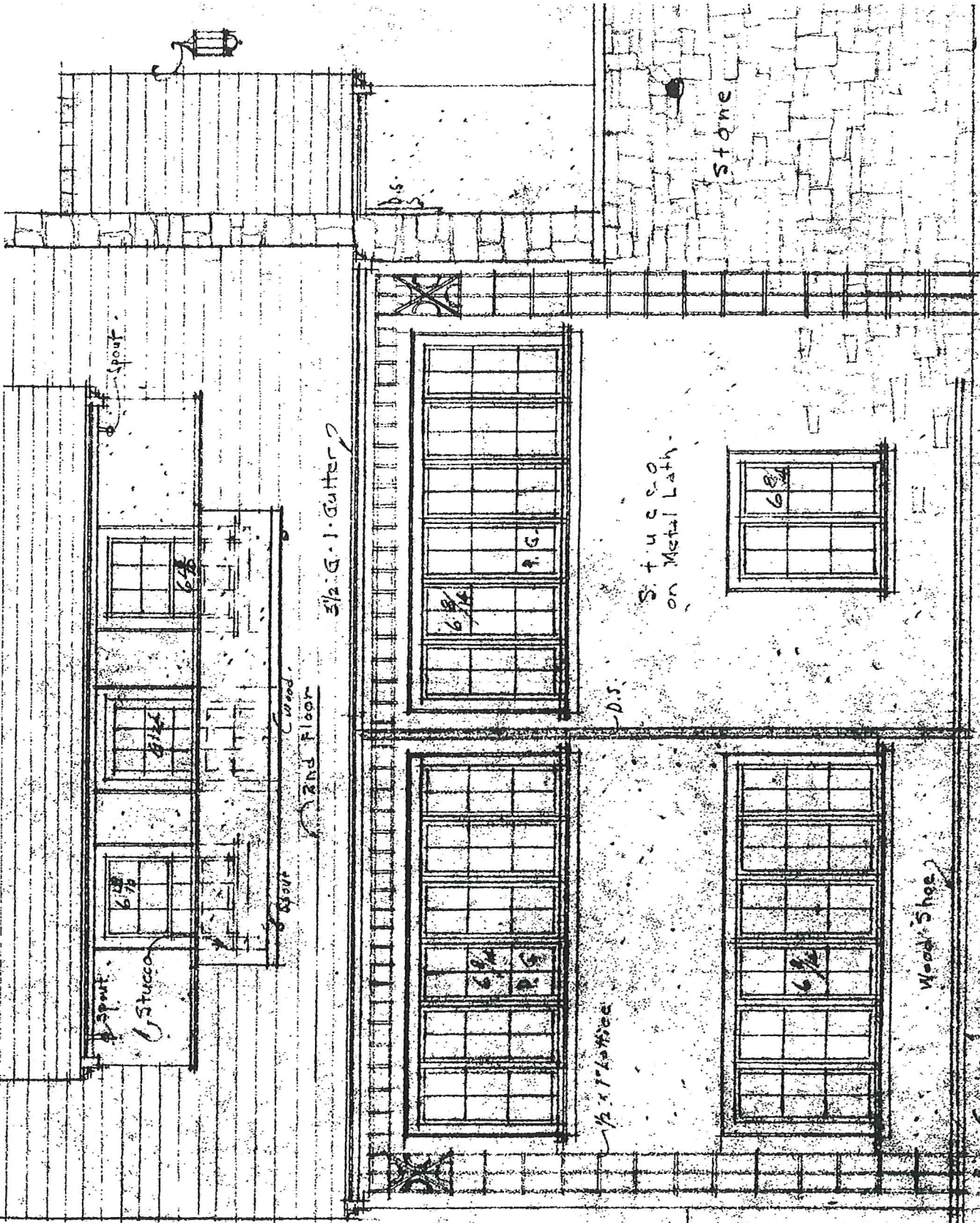
Tamara Packard



Renee Herber

BREAMLY ST. 4/21/15





LAKE SHORE ELEVATION

Stone

Stucco on Metal Lath

1/2" Plaster

Wood Sill

Un-graded

1/2 G.I. Gutter

2nd Floor

Spout

Stucco

Spout

Spout

Wood

6/8

6/8

6/8

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Spout

Spout

Spout

Wood

6/8

6/8

6/8

6/8

Spout

Stucco

1/2 G.I. Gutter

2nd Floor

Stucco on Metal Lath

1/2" Plaster

Wood Sill

Un-graded

LAKE SHORE ELEVATION

Stone



1. Current windows and “short” door to allow clearance with boiler pipers inside



2. And 3. Boiler pipe is ~19” from lakeside wall thus restricting inward swinging hinged door.



4. House with sloped lawn.



5. And 6. Patio adjoining walkout is 9 feet deep.

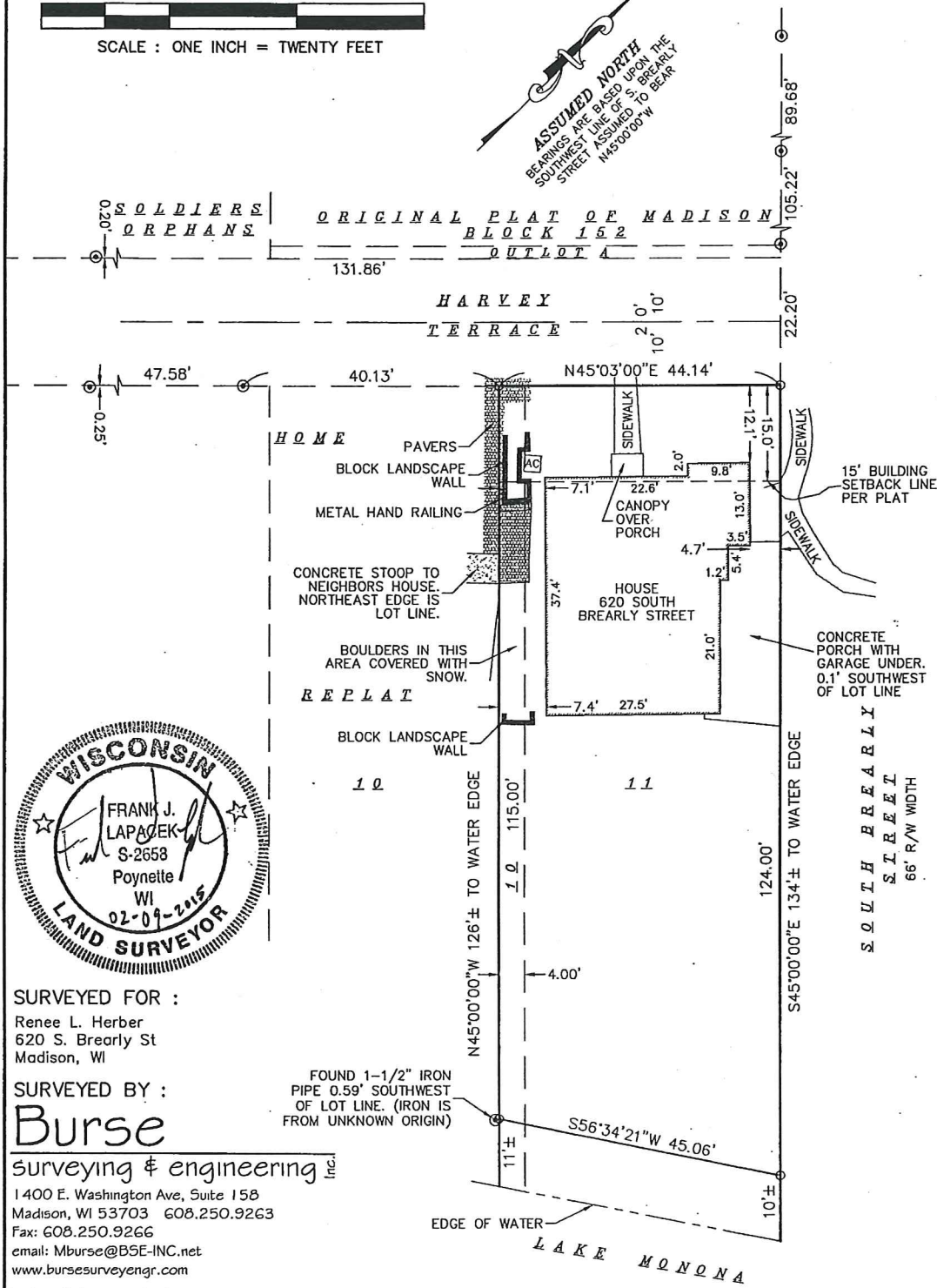
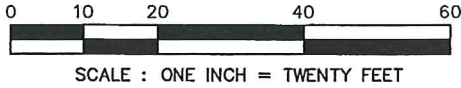


7. And 8. Neighboring houses with sliding doors



PLAT OF SURVEY

ALL OF LOT 11 AND PART OF LOT 10, SOLDIER'S ORPHANS HOME REPLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 29, AS DOCUMENT NUMBER 290018, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEYED FOR :
 Renee L. Herber
 620 S. Brearly St
 Madison, WI

SURVEYED BY :
Burse
 surveying & engineering LLC

1400 E. Washington Ave, Suite 158
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: Mburse@BSE-INC.net
 www.bursesurveyengr.com

Date: February 9, 2015
 Plot View: pos
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PLAT OF SURVEY

ALL OF LOT 11 AND PART OF LOT 10, SOLDIER'S ORPHANS HOME REPLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 29, AS DOCUMENT NUMBER 290018, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- ⊙ 1" IRON PIPE FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- AC AIR CONDITIONER
- ✓ METAL HAND RAILING
- () INDICATES RECORDED AS

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: 02-05-2015
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Easements may exist on this lot.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Total parcel area = 5,735 square feet more or less to water edge.
- 8) The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin State Statutes.

DESCRIPTION FURNISHED: - Quit Claim Deed Doc. No. 4598104

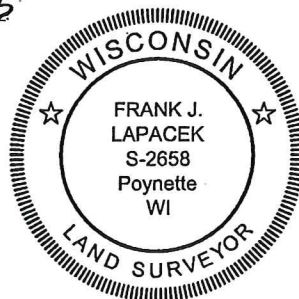
Lot 11, and the Northeast 4 feet in width of Lot 10, Soldiers Orphans Home Replat, being a Replat of a part of Blocks 151 and 152 of the Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, having a frontage of 44 feet on Harvey Terrace and extending from Harvey Terrace to Lake Monona.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Professional Land Surveyor, No. 2658, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 09th day of FEBRUARY, 2015

Signed: Frank J. Lapacek
Frank J. Lapacek, P.L.S. No. 2658



Date: February 9, 2015
Plot View: pos

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SHEET 2 OF 2