



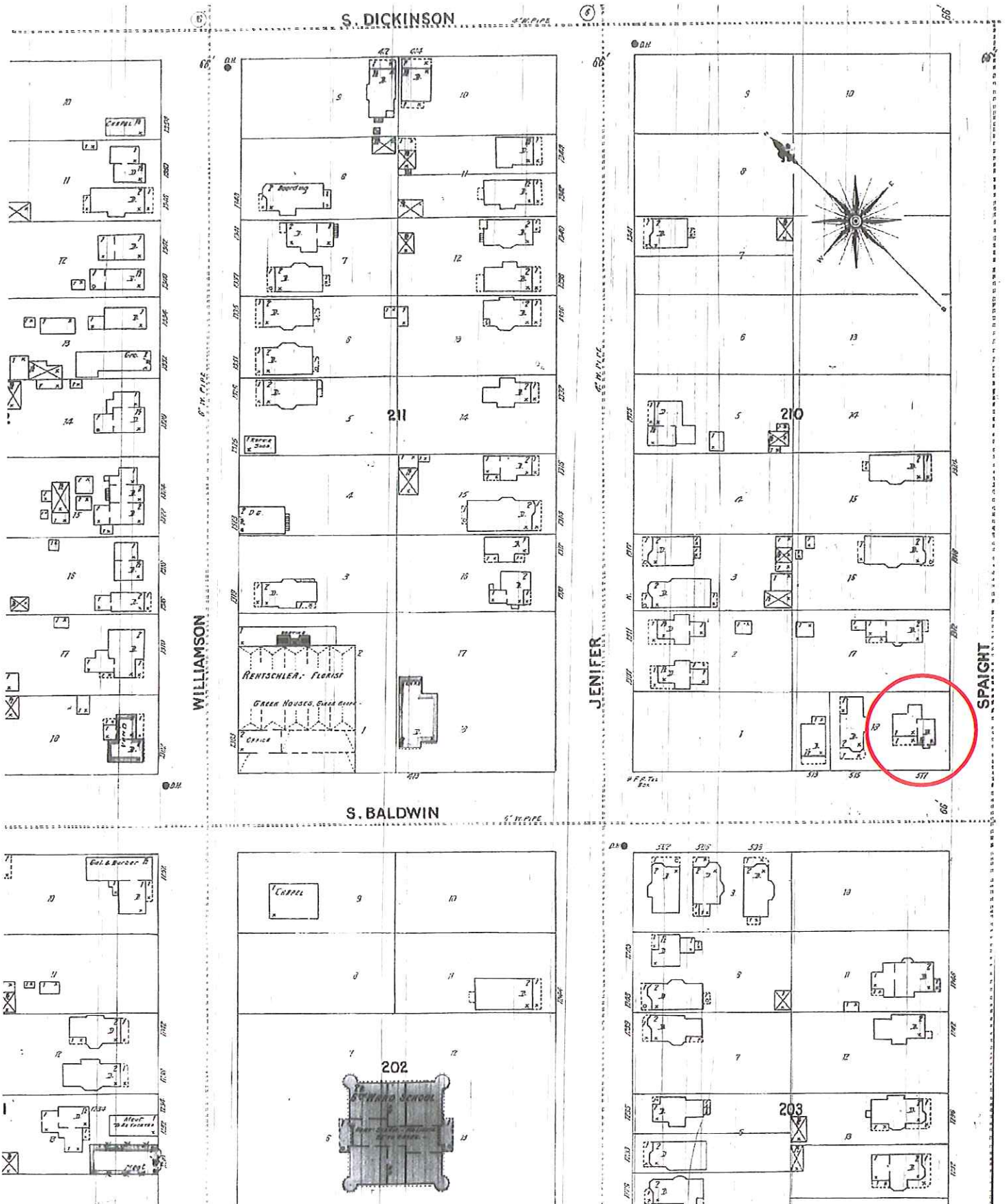
517 S. Baldwin St. ca. 1982

Lorraine (Kretlow) Schwenn on porch of 517 S. Baldwin St. ca. 1910s

Louis and Lorraine Schwenn on porch of 517 S. Baldwin St. ca. 1910s

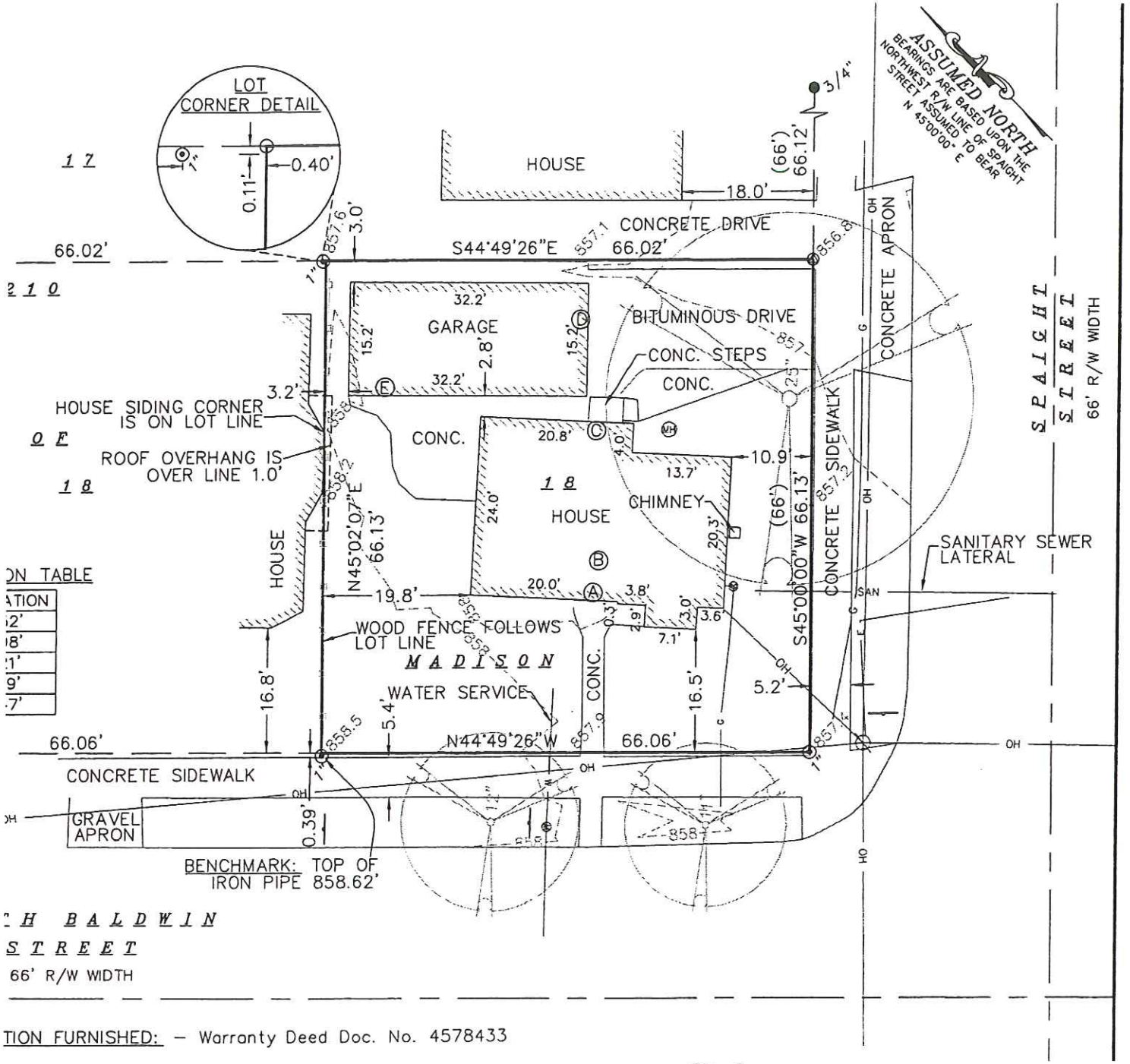


1902 Sanborn Map



Helen and Kris Nonn 517 S. Baldwin St. Madison WI 53703

Existing House Survey



ON TABLE

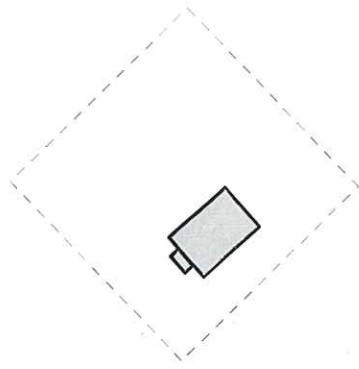
SECTION
12'
18'
1'
9'
7'

H BALDWIN
STREET
66' R/W WIDTH

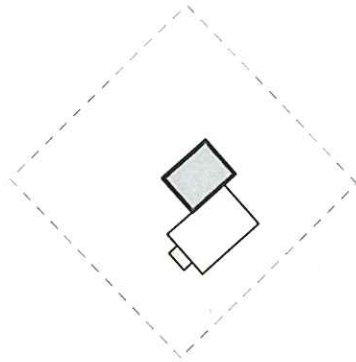
INFORMATION FURNISHED: - Warranty Deed Doc. No. 4578433

Site Survey
1" = 20'

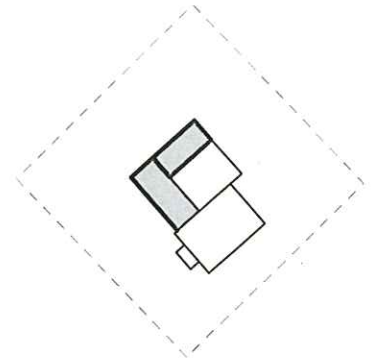
Existing House - History - Building Progression



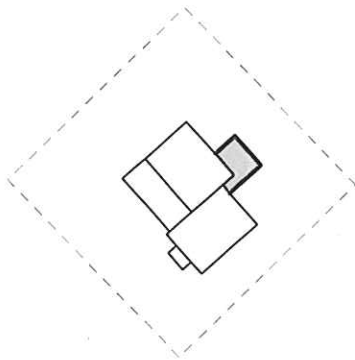
1868/72



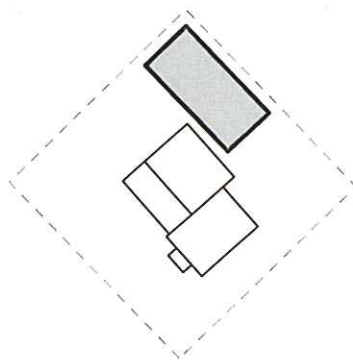
1880s



1890s



1902

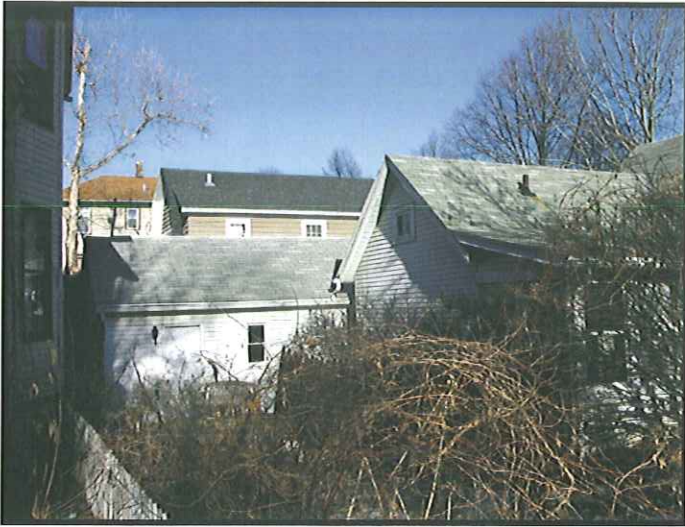


1982



Mathias Wagner owned the property from 1868 to 1893. He was a laborer, and his brother George, who lived there with him, was a cigarmaker. In 1892 Matthias Wagner died and the house was inherited by his son, John C. Wagner. In 1893, Samuel Girstenbrei, a laborer, bought the house from John Wagner, but it wasn't long after the purchase that he began to rent the house. In 1902 Christian Mennes and his wife, Sever Respedall and Ole Olson all lived together in the house. All three men worked at Fuller and Johnson. In 1904 it was vacant, and in 1907 it was occupied by Ulysses Bartholomew, a machinist for Gisholt, and his wife Catherine. In the 1910s Louis Schwenn and family lived there, including his daughter Lorraine (pictured above). When he died in 1933, Samuel Girstenbrei left the house to his 4 children, Earl, Roy, Mina, and Louise. Earl bought out his other siblings, and lived in the house until his death. He left the house to his nephew Samuel Gundlach and niece Margaret Bearden. In 1957 they sold the house to Ms. H. Gale, a widow, who in turn sold it to lawyer Wes Zulty. Later that year Zulty entered a land trust with Robert & Ruth Paulson. In 1963 the Paulsons broke the contract, and Zulty entered a land trust with William and Betty Simonson. In 1972 the property returned to Zulty, who then entered a land trust with Mark Miller and Elaine Bailey. In 1975 the Millers (now married) bought the house outright, and in turn sold the property to Robert Scheinoha and Claudette Richards. In 1978 Richards bought out Scheinoha. In 1988 Richards sold the house to Wayne and Shirley Randl, who used the house as a rental property. In 2009 Helen and Kris Nonn bought the house from Shirley Randl.

Existing House



Existing Issues - Exterior:

Original siding is no longer extant - replaced with aluminum 20+ years ago.

Original porch has been enclosed, and is failing/undersized

Original front door has been filled in.

Areas of rot on roof.

Original chimney has been removed and replaced by current chimney.

Garage has significant rot in 3 walls.



Existing House

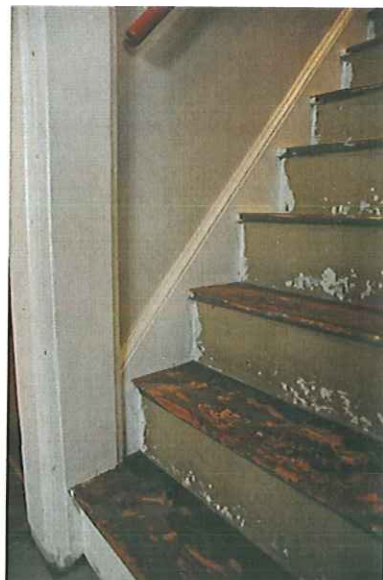


Existing Issues - Interior:

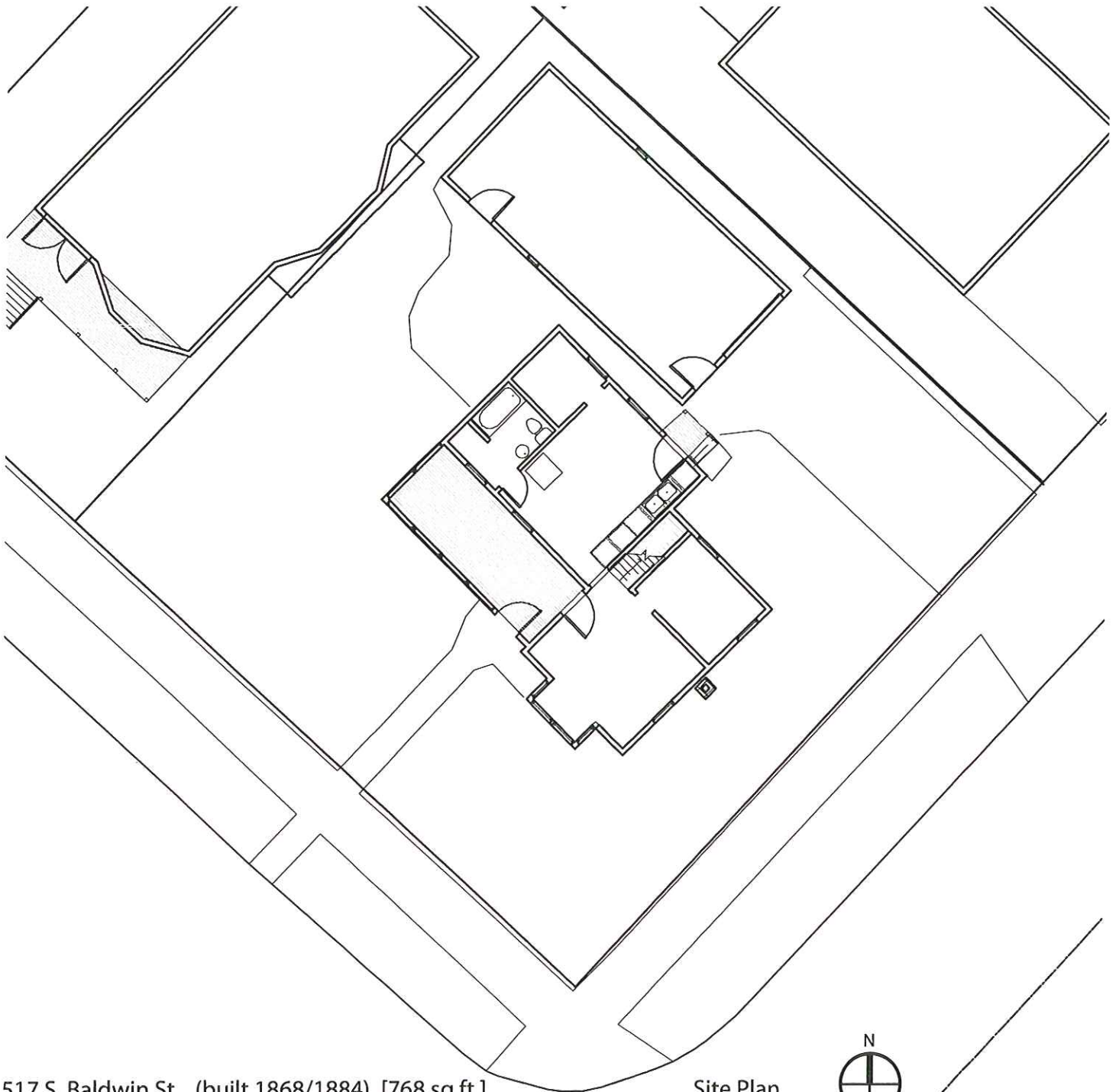
Basement is dirt floor, foundation is original laid stone w/ significant erosion and undermining

Existing Stairs are 8" rise 7.5" run with no top landing.

No original fixtures remain.



Existing House



517 S. Baldwin St. (built 1868/1884) [768 sq.ft.]
(garage built 1982) [512 sq.ft.]

Site Plan



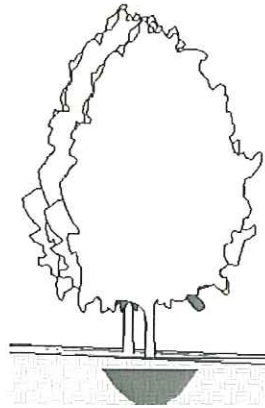
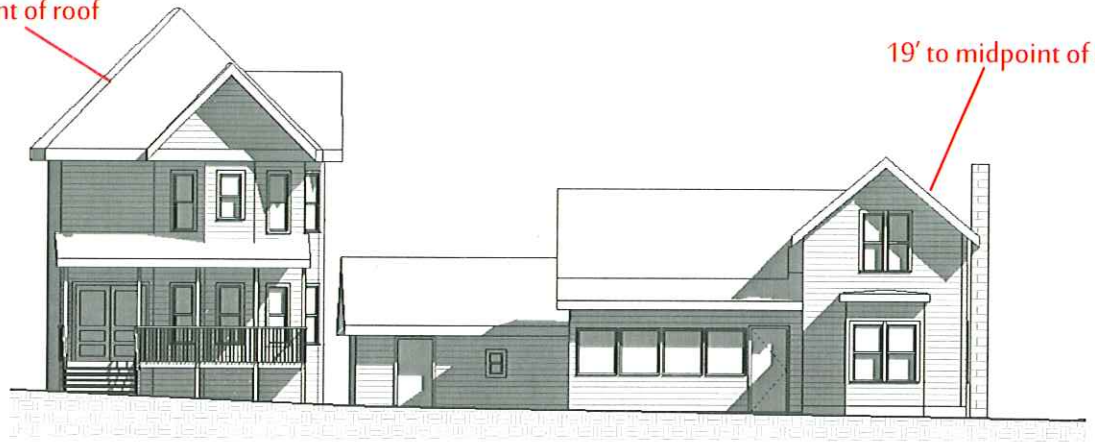
Based on the construction indicators, the 1-1/2 story element was built first, probably around or before 1868, when it was possibly moved to its current location to fit with the platting. The kitchen wing was added later, based on the framing, and the bathroom/laundry room were added after that. A Sanborn map from 1902 (see below) shows that the house formerly had a lean-to entry element off the kitchen.

Existing Elevations

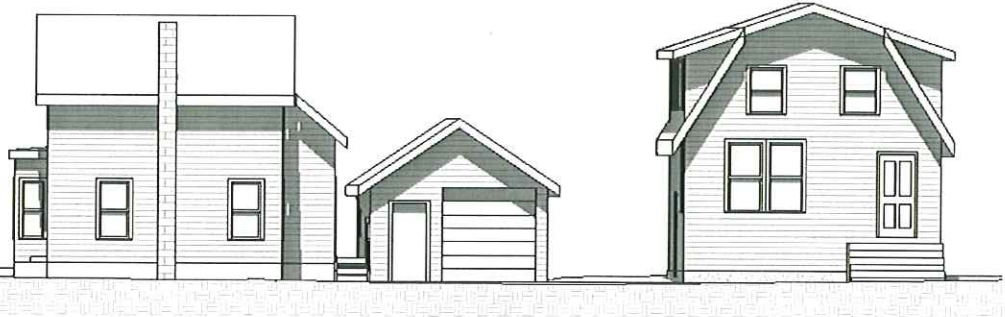
27' to midpoint of roof

19' to midpoint of roof

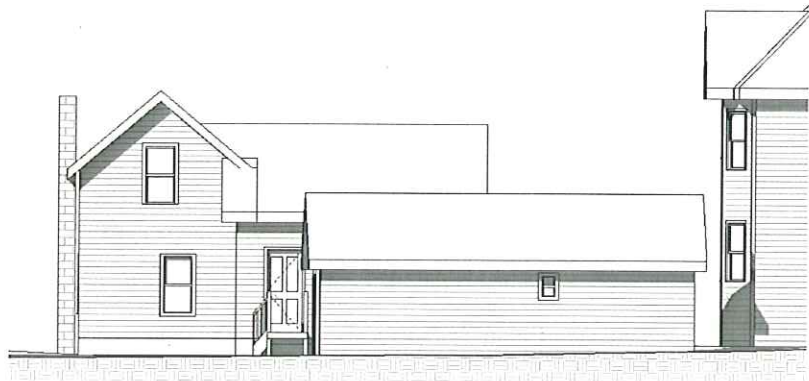
Southwest Elevation
1/16" = 1'-0"



Southeast Elevation
1/16" = 1'-0"

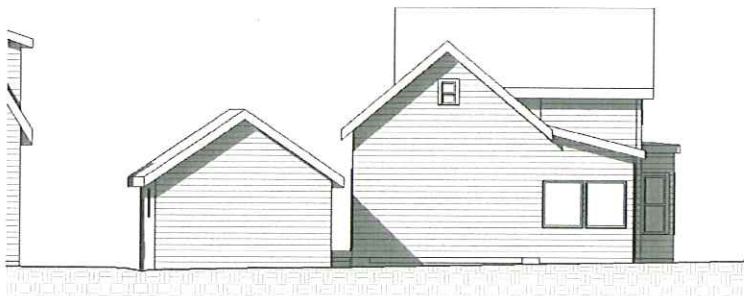


Northeast Elevation
1/16" = 1'-0"

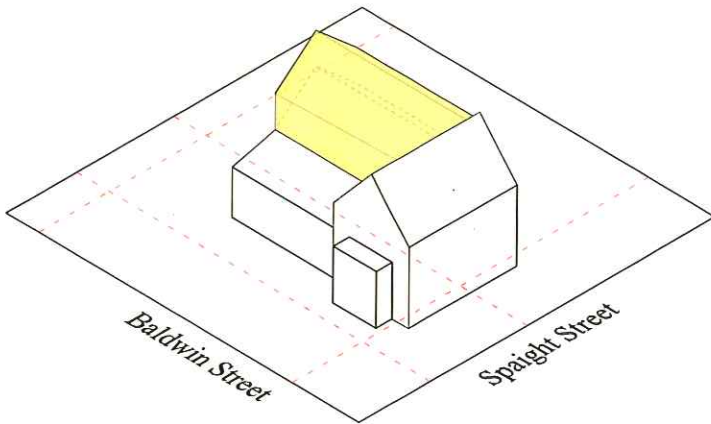


Northeast Elevation w/ Garage
1/16" = 1'-0"

Northwest Elevation
1/16" = 1'-0"

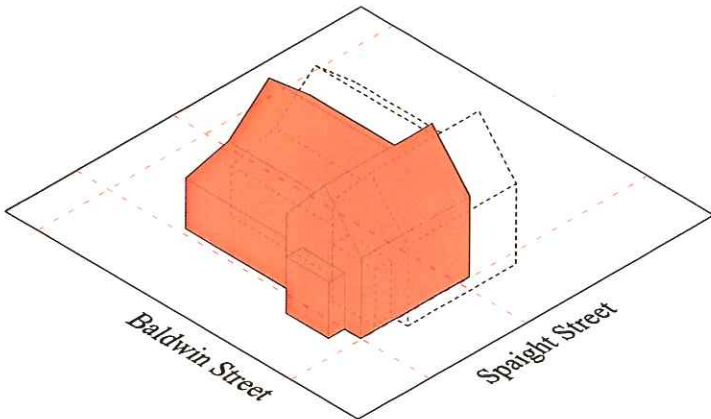


Possible Options

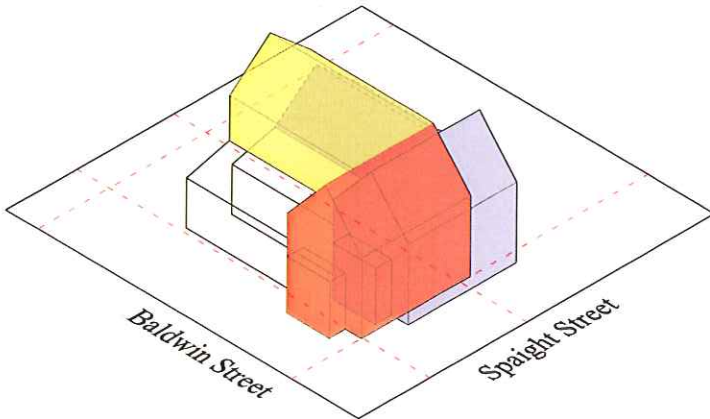


Option A: Remodel the existing structure and add a second story, as indicated in the yellow.

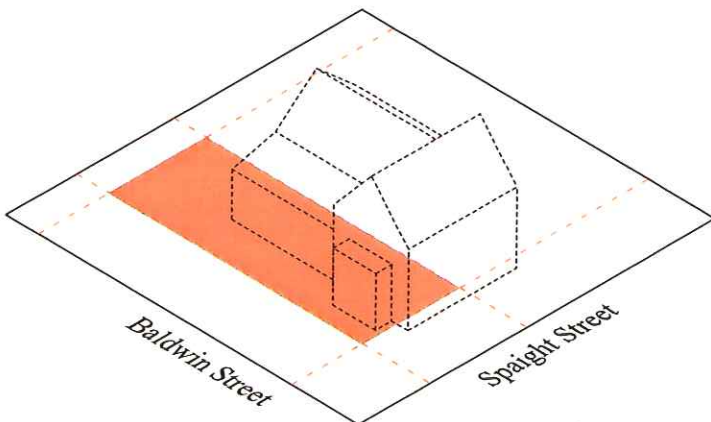
In all schemes, the existing stone foundation would be replaced with a cast in place concrete foundation. The first floor elevation would be raised in order to achieve a more appropriate relationship to the grade, as well as the surrounding buildings.



Option B: Move the entire existing structure, as shown in red, toward Baldwin Street, per the requirements of the Zoning Staff.

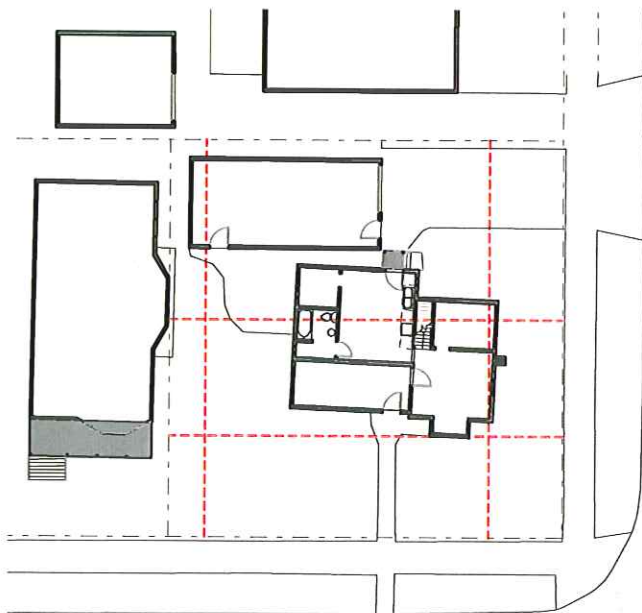
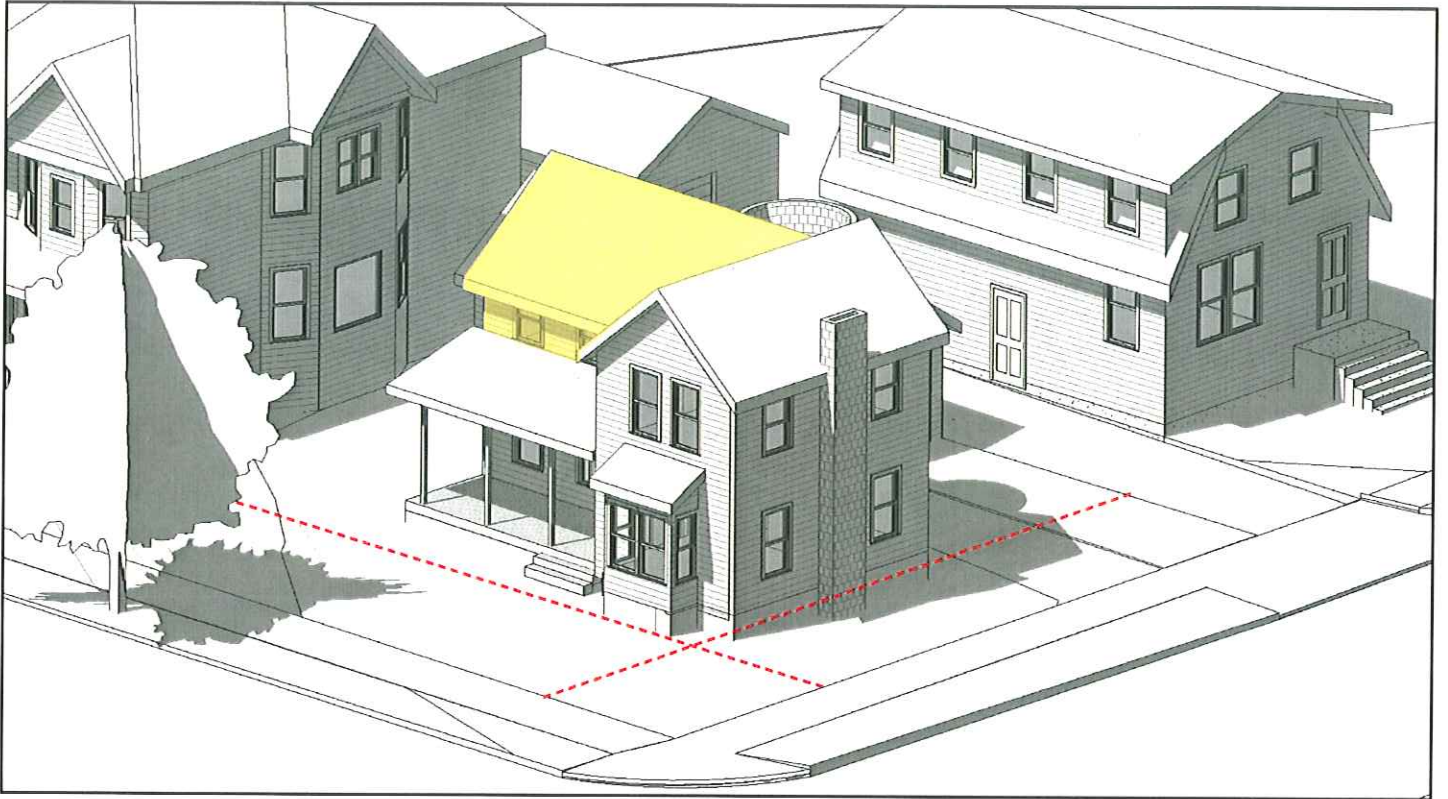


Option C: Demolish the kitchen wing. Move the 1-1/2 story portion of the existing structure toward Baldwin Street. Construct a 2 story kitchen wing, as shown in yellow. (The original position of the structure is indicated in blue)

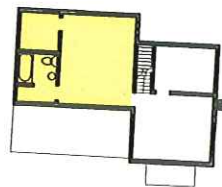


Option D: Deconstruct the existing structure and reconstruct a house of the same typology within the allowable Zoning envelope.

Possible Options - Option A



Site Plan / First Floor



Second Floor

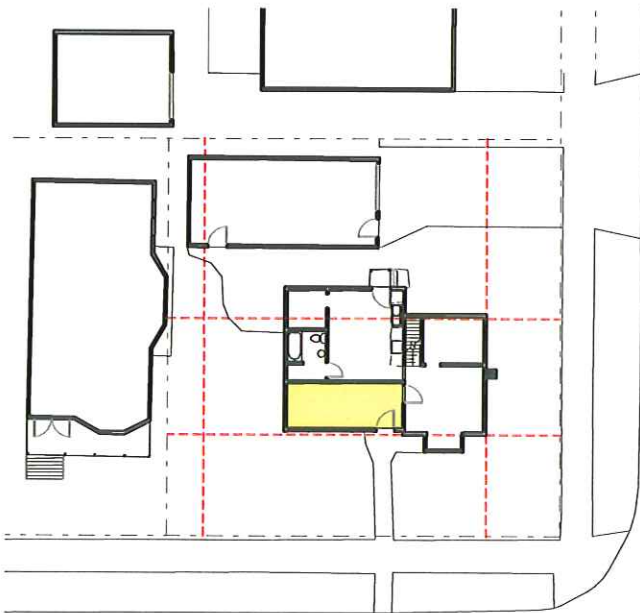
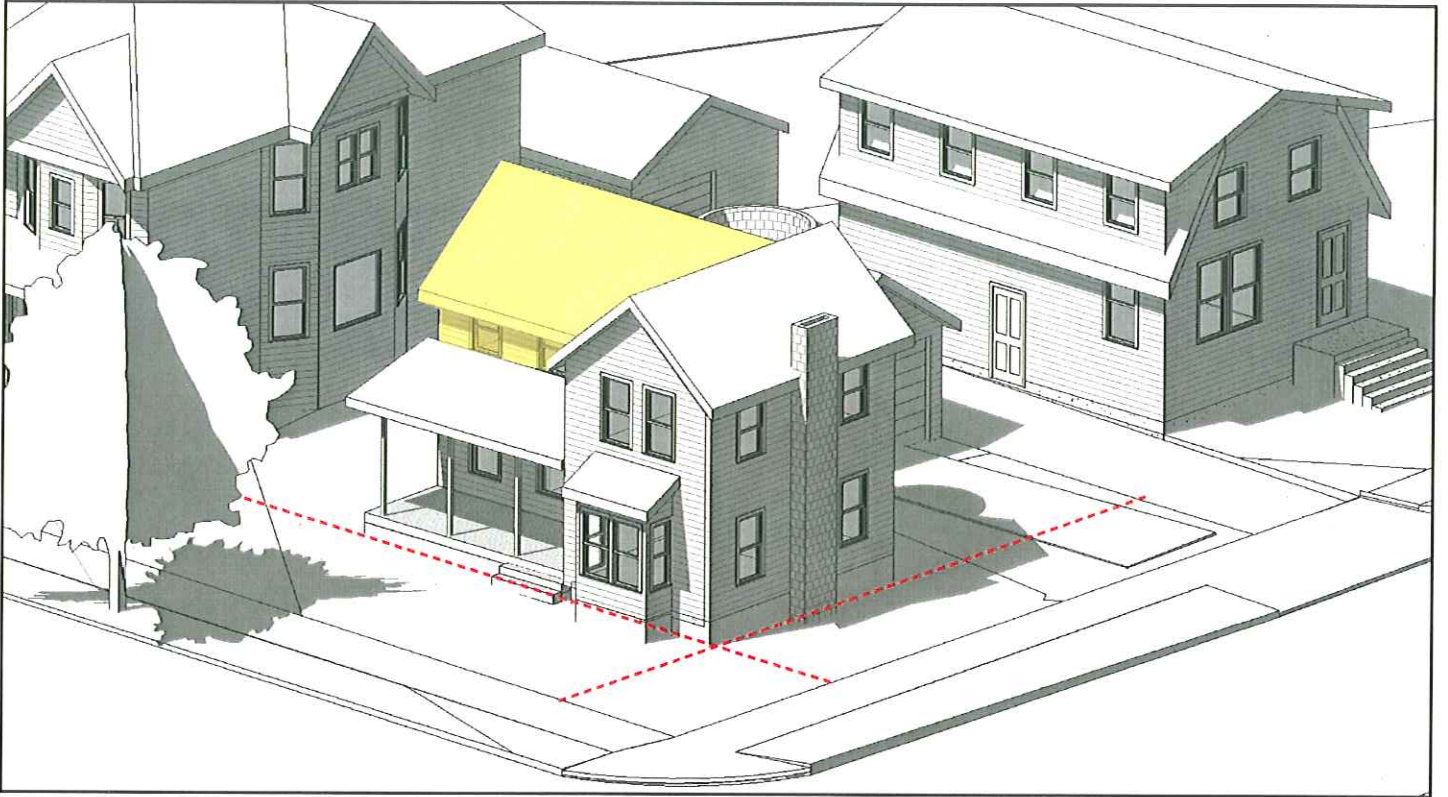
Option A: Remodel the existing structure on its existing footprint:

- install new foundation
- rebuild front porch
- replace windows
- replace roof
- construct new chimney

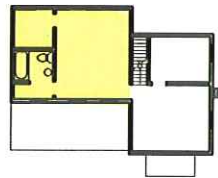
- add a second story above the kitchen wing, as indicated in the yellow.

- install sustainable elements such as solar electric and hot water, rainwater collection, possible geothermal

Possible Options - Option B



Site Plan / First Floor



Second Floor

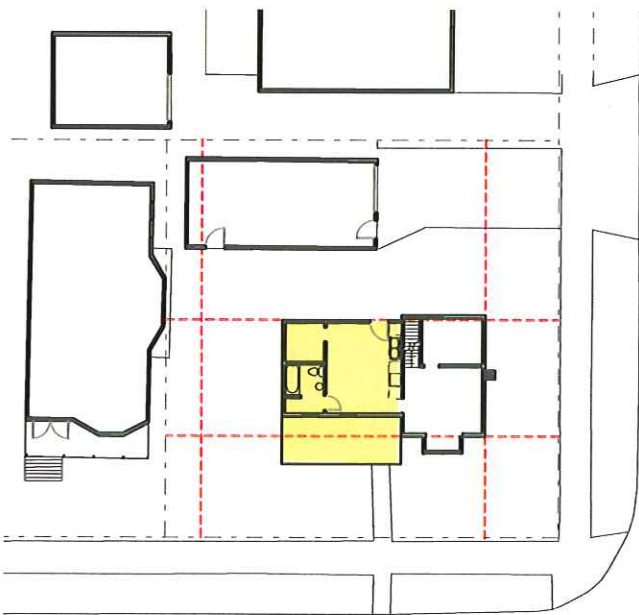
Option B: Move the entire existing structure toward Baldwin Street:

install new foundation
rebuild front porch
replace windows
replace roof
construct new chimney

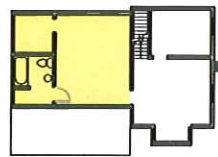
add a second story above the kitchen wing, as indicated in the yellow.

install sustainable elements such as solar electric and hot water, rainwater collection, possible geothermal

Possible Options - Option C



Site Plan / First Floor



Second Floor

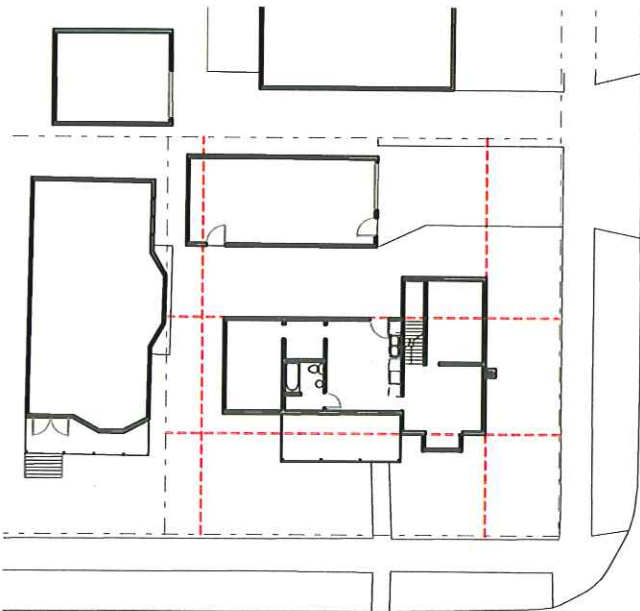
Option C: Demolish the kitchen wing. Move the 1-1/2 story portion of the existing structure toward Baldwin Street. Construct a 2 story kitchen wing, as shown in yellow.

install new foundation
 rebuild front porch
 replace windows
 replace roof
 construct new chimney

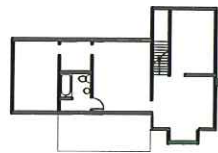
add a second story above the kitchen wing, as indicated in the yellow.

install sustainable elements such as solar electric and hot water, rainwater collection, possible geothermal

Possible Options - Option D



Site Plan / First Floor



Second Floor

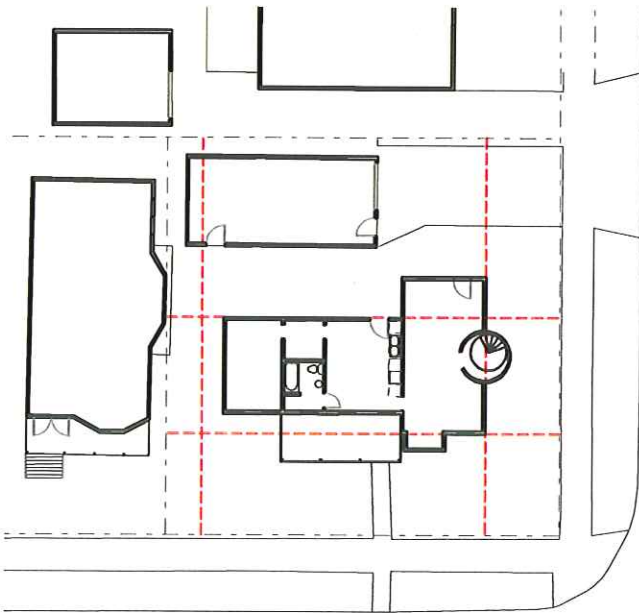
Option D: Deconstruct the existing structure and reconstruct a house of the same typology within the allowable Zoning envelope.

install new foundation
rebuild front porch
replace windows
replace roof
construct new chimney

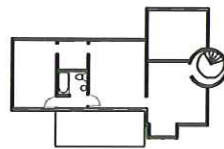
add a second story above the kitchen wing, as indicated in the yellow.

install sustainable elements such as solar electric and hot water, rainwater collection, possible geothermal

Possible Options - Option E



Site Plan / First Floor



Second Floor

Option E: A variant on Option D - deconstruct the existing structure and reconstruct a house of the same typology.

install new foundation
rebuild front porch
replace windows
replace roof
construct new chimney
add silo element

install sustainable elements
such as solar electric and hot
water, rainwater collection,
possible geothermal

Existing & Proposed Views

Existing House

Viewed from South



Proposed House

Viewed from South



Helen and Kris Nonn 517 S. Baldwin St. Madison WI 53703

Vernacular Typology Research

Type	Description	Number (%)
1	One- to one-and-a-half-story gabled rectangle	1,386 (18.0)
2	Two-story gabled rectangle	457 (6.0)
3	EII/T plan: one-and-a-half story with one- to one-and-a-half-story wing	1,968 (25.7)
4	EII/T plan: two story with one-and-a-half- to two-story wing	642 (8.3)
5	Double wing: one-and-a-half story with one- to one-and-a-half-story wings	45 (.05)
6	Double wing: two story with two-story wings	54 (.07)
7	Double house	14 (.01)
8	One- to one-and-a-half-story foursquare	208 (2.7)
9	Two-story foursquare	1,480 (19.3)
10	Vernacular Villa	229 (2.9)
11	New: after 1920	1,176 (15.3)
12	Other: mobile home, earth home, geodesic dome, etc.	61 (.07)

Figure 2.1. Typology of balloon frame farmhouses of the Upper Midwest based on a survey of the region

“The house is a simple sheath enclosing proportioned rectangular spaces - a monument to the values of economy, efficiency, adaptability, and individuality that underlie vernacular aesthetics.” (135)

517 S. Baldwin is currently a Type 3 house within this typology.

We are proposing to enlarge it to a Type 4 house within this same typology.

“Homes in the Heartland: Balloon Frame Houses of the Upper Midwest, 1850 - 1920” by Fred Peterson is a summary of his studies of this historical movement in American house construction. He created the typology at the left as a way of classifying the wide range of houses built using this construction method according to shape, scale, and style.

“Whatever looks right and good is done properly with the least expenditure of materials, time, and energy.” (134)

Our house, along with a number of others in the neighborhood, fit the typology, and make it a style significant to the neighborhood.



Historical Vernacular Precedents



734 Jenifer St. (built 1880) [862 sq.ft.]
Precedent for Vernacular Style



1002 Jenifer St. (built 1915) [1965 sq.ft.]
Precedent for Corner Condition & Vernacular Style



1104 Jenifer St. (built 1880) [1302 sq.ft.]
Precedent for Corner Condition and
Farmhouse Vernacular Style



1016 Jenifer St. (built 1882) [2134 sq.ft.]
Precedent for Farmhouse Vernacular Style

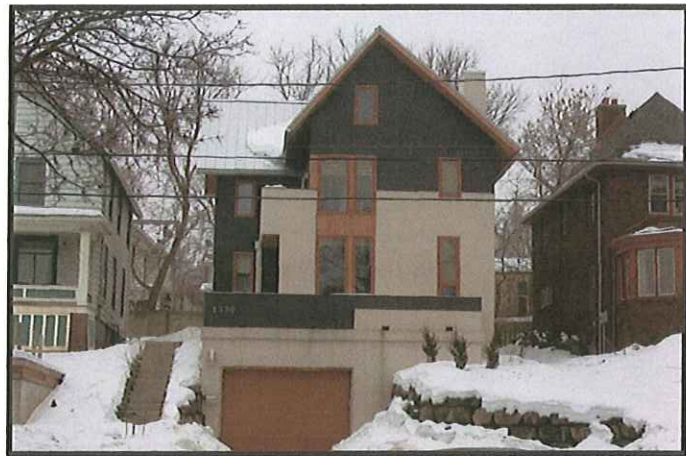
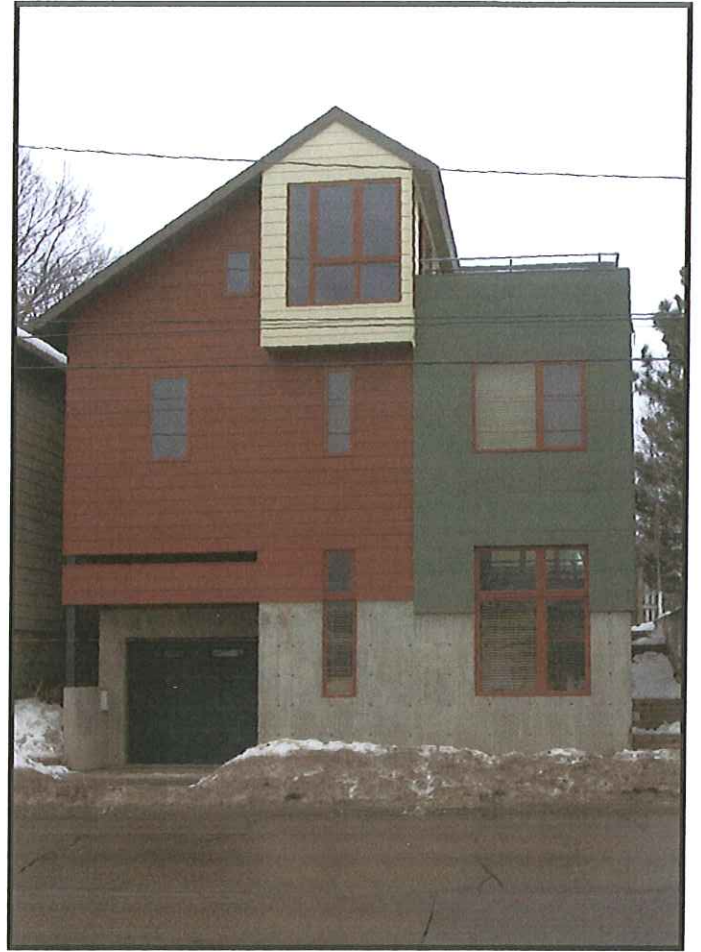


1311 Jenifer St. (built 1887) [1595 sq.ft.]
Precedent for Farmhouse Vernacular Style



414 S. Few St. (built 1880) [1518 sq.ft.]
Precedent for Farmhouse Vernacular Style

Modern Vernacular Precedents



1335 East Johnson [built 2007] (2133 sq.ft.)
Precedent for Modern Vernacular

731 Williamson Street (built 2008) [1721 sq.ft.]
Precedent for Modern Vernacular

Area Precedents



151 Proudfit St. (built 1869) [1087 sq.ft.]
Precedent for Vernacular Style

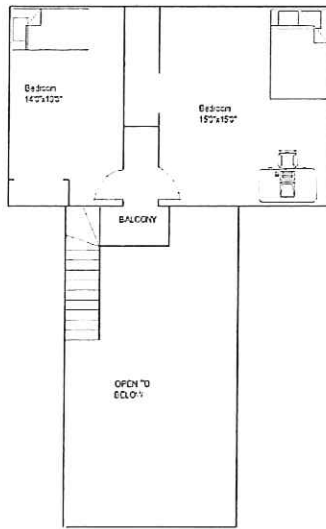
Architectural Precedents



6957 Hwy K - Johnny Koch House
Precedent for Farmhouse Vernacular Style



First Floor

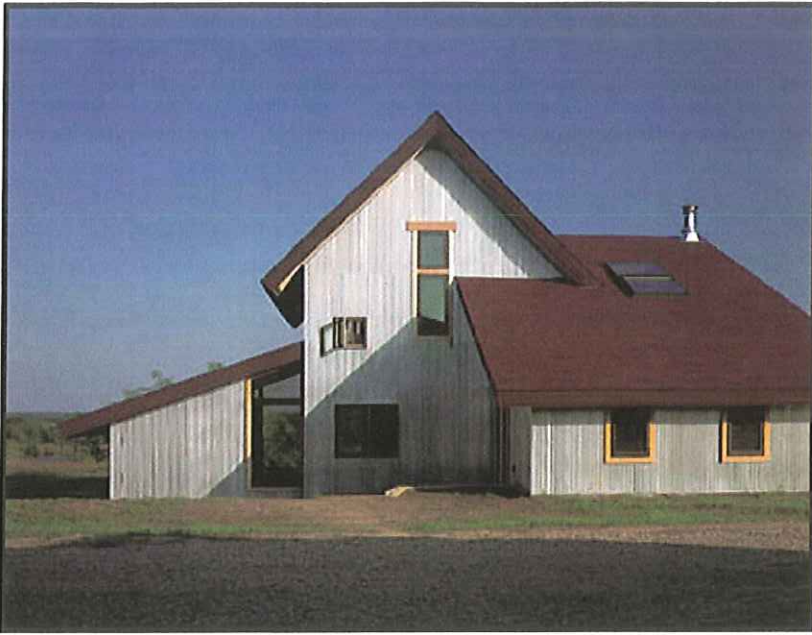


Second Floor

1325 sq.ft. (living)
720 sq.ft. (garage)



Architectural Precedents



Freeman House - Wayne Branum
Precedent for Contemporary
Vernacular Style



Modern Farmhouse - Ray McMakin
Precedent for Contemporary Vernacular Style

Materials / Components Precedents in Neighborhood



1425 Rutledge St.
Precedent for Metal Roof



422 Russell St.
Precedents for Metal Roof



1126/28 Spaight St.
Precedent for Solar Panels



1212 Spaight St.
Precedents for Solar Panels



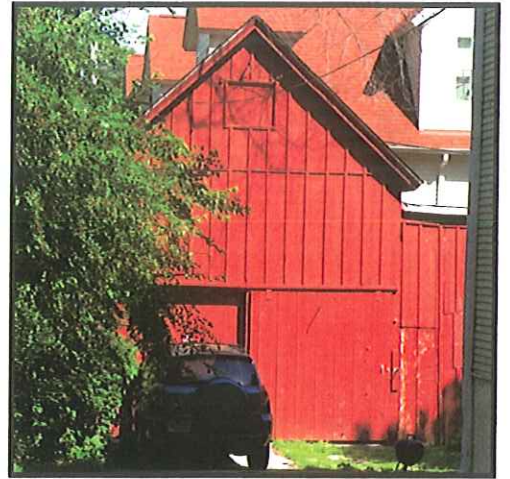
1221 Rutledge St.
Precedent for Bump-out



732 Jenifer St.
Precedent for Double-height Bump-out

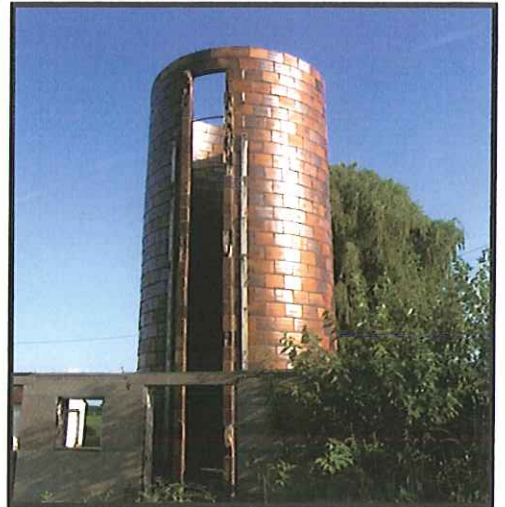
Proposed House - Elements

In addition to enlarging the house from a Type 3 to a Type 4 in the Farmhouse Typology discussed above, we would also like to append some historically appropriate forms to the house. The garage would read visually as an "agricultural outbuilding" through its red color and vertical board & batten siding.



1040 Jenifer St. outbuilding

We would also like to introduce a glazed tile silo form to the composition of this urban farmhouse typology. The silo was taken down block by block by me and my father and a friend over the course of 3 days this fall. It formerly stood on a now-defunct farm west of Columbus, WI. As is seen in the imprint, these were fabricated in Brazil, Indiana in 1914.



Glazed Tile Silo

For the deck we are proposing off the northeast addition to the building, we are proposing something similar to the property shown at right. It would not be enclosed by fence, as this one is, but would be a wood-framed deck elevated 3 steps above the sidewalk level.



1350 Spaight St. deck

Historic Preservation Intensive Survey

INTENSIVE SURVEY FORM		Historic Preservation Division		State Historical Society of Wisconsin			
1	City, Village or Town:	County:	Surveyor:	Date:	Street		
			Rankin	5-31-84			
	Street Address:		USGS Quad and UTM Reference:	Acreage:	Number		
	517 S. Baldwin St.						
	Current Name & Use:		Current Owner:				
	single family residence		Claudette A. Richards				
Film Roll No.	Affix Contact Prints residence		Current Owner's Address:				
68			517 S. Baldwin St Mad 53703				
Negative No.			Legal Description: SE 1/2 of Lot 18, Block 210				
8	Facade Orient.						
2	Original Name & Use:	Source	Previous Owners	Dates	Uses	Source	Town
	Mathias Wagner Mathias Wagner	B.C.	Wagner	1868-1893		B	
	Dates of Construction/Alteration:	Source	Girstenbrei	1844-1930-		B	Range
	1868/1880	B					
	Architect and/or Builder:		Source				Section
3	Architectural Significance		Historical Significance				Map Name
	<input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Engineering <input type="radio"/> None		<input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: <input type="radio"/> None				
	Architectural Description and Significance:		Historical Background and Significance:				Map Code
	1872-1890 see 513 S. Baldwin may have been remodelled in 1898 (A) for \$800 neighborhood tradition is strong that building was moved (owner) vernacular aluminum Interior visited? <input type="radio"/> Yes <input type="radio"/> No		Girstenbrei was a laborer; the family later used the house as rental property.				
5	Sources of Information (Reference to Above)		Representation in Previous Surveys				
	A ... 1-3-1899		<input type="radio"/> HABS <input type="radio"/> LDMK <input type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> other:				
	B Tree Records		7 Condition <input type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
	C City Directories		8 District: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing				
	D		9 Opinion of National Register Eligibility date: _____ initials: _____ <input type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local				
	E						
	F						

Existing House - City Tax Record Research

68
(8)

TAX RECORDS RESEARCH

Address: 517 S. Baldwin St Probable date: 1886-7 Legal Description: SE 1/2 of Lot 13, Blk 210

Date	Owner	Value	Comments
1856			
1857			
1858			
1859			
1860			
1861			
1862			
1863			
1864			
1865			
1866		0 50	Lot 18 Inclusions 20-50
1867			
1868	Marshall J. Wagner	0 75	1868 Inclusions 20-75 M. Wagner for J.
1869	as above	0 135	Lot 18 Inclusions 30-90
1870			
1871			
1872			
1873	Nathan Wagner Wm J.	0 150	Lot 18
1874			
1875			
1876			
1877			
1878	as above	0 150	Lot 18 Inclusions 25-50
1879			
1880	as above	0 150	"
1881	as above	0 250	"
1882	as above	0 300	"
1883	as above	0 575	as above
1884	"	0 500	"
1885	as above	as above	as above
1886	as above	0 450	as above
1887	as above	0 800	as above
1888	as above	as above	as above
1889			
1890			
1891			
1892	Mathews Wagner	0 1000	Lot 18 Inclusions No. 12
1893	James Wagner	"	"
1894	as above	as above	as above
1895	Saml. Christian	0 650	as above

1897 as values rise substantially over--

Existing House - History - City Directory Research

CITY DIRECTORIES RESEARCH

68
(8)

ADDRESS 517 S. Baldwin Street

Date	Name	Occupation	Date	Name	Occupation
			1894-5	Samuel Girstenbrei	lab. 517
			1896-7	" w/ Jennie B.	Florist, S.E. Williams 517
			"	Jessie Reese	Disunt 517
			1898-9	"	w/ Mrs FIS 517
		Girstenbrei @ 260 Gush	1900-1	N.S.A.	
			1902	Christian Hennes w/ Sinauch	ginner, FIS 517
			"	Sever Ruspockill	w/ Mrs FIS 517
			"	Ole Olson	" 517
			1904	vacant	517
			1907	Ulysses S. Barthelme w. Cathone	Merchant, O.H.C. 517
1886	N.C.	Wagners @ 517 S Baldwin.			
1888-9	esthete	lab 517			
"	esthete	Cigarettes, etc 517			
"	esthete				
"	Geo. Wagner	clerk, Hotelunter 517			
1890-1	Matthias Wagner				
"	esthete	esthete 517			
"	esthete				
1892-3	John C. Wagner	Boys, Ambrose F. Wagner Cigar Mfrs, @ 105 Miss 517			
"	Maria Wagner			Matthias S Wagner dies May 1892	