

## Bailey, Heather

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**From:** Bailey, Heather  
**Sent:** Wednesday, May 29, 2019 10:39 AM  
**To:** 'andy@ginkgohouse.com'  
**Cc:** 'Aaron Monroe'  
**Subject:** RE: 517 South Baldwin  
**Attachments:** 12-13-10 LC Minutes excerpt.pdf

Andrew,

Thank you for the perspective renderings. Could you send us 12 print copies for us to send them on to the Landmarks Commission and to have available for the public at the meeting. I'm also attaching the minutes from when this project was approved back in 2010. There was some discussion about the appropriate treatment of the silo and expect we'll have a similar discussion. I'll be providing this excerpt to the commission for the meeting as well.



**Heather L. Bailey, Ph.D.**  
Preservation Planner  
Neighborhood Planning, Preservation + Design Section

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Planning Division  
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**From:** andy@ginkgohouse.com <andy@ginkgohouse.com>  
**Sent:** Wednesday, May 29, 2019 9:36 AM  
**To:** Bailey, Heather <Hbailey@cityofmadison.com>  
**Cc:** 'Aaron Monroe' <aaron@designbuildmadison.com>  
**Subject:** RE: 517 South Baldwin

Hello Heather: Attached are the perspective renderings for the tower to illustrate the proposed roof form. Hope this helps. Please let me know your thoughts.

**Andrew Wanek, ALA**  
GinkgoHouseArchitecture.com  
608.692.8830

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**From:** [andy@ginkgohouse.com](mailto:andy@ginkgohouse.com) <[andy@ginkgohouse.com](mailto:andy@ginkgohouse.com)>  
**Sent:** Tuesday, May 28, 2019 2:53 PM  
**To:** 'Bailey, Heather' <[Hbailey@cityofmadison.com](mailto:Hbailey@cityofmadison.com)>  
**Subject:** RE: 517 South Baldwin

Hi Heather: Thanks for your reply. The homeowners have considered a domed and conical roof. Due to the custom nature of the metal roofing, gutters, and framing, it added 25% to the cost. They feel that a gable for the tower is

consistent with the existing gables on the house and because it does not face the street, will not feel overwhelming. I will send 3d renderings by tomorrow to give a more telling perspective.

**Andrew Wanek, ALA**  
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**From:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>  
**Sent:** Friday, May 24, 2019 12:48 PM  
**To:** 'andy@ginkgohouse.com' <[andy@ginkgohouse.com](mailto:andy@ginkgohouse.com)>  
**Subject:** RE: 517 South Baldwin

I apologize for the delay in my response. I do have the copies of your submission. Have you explored installing a domed or conical roof on the silo? (with a cricket on the main roof behind the silo to help direct water off the roof)

I think that staff can support the stucco and introduction of the windows, but the gable projection out over the silo seems overwhelming to the silo and jarring to the form of what is below.



**Heather L. Bailey, Ph.D.**  
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**From:** [andy@ginkgohouse.com](mailto:andy@ginkgohouse.com) <[andy@ginkgohouse.com](mailto:andy@ginkgohouse.com)>  
**Sent:** Wednesday, May 15, 2019 4:19 PM  
**To:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>  
**Subject:** 517 South Baldwin

Hi Heather:

We spoke briefly about this project about a month ago. It's a house on the corner of Baldwin and Spaight that has a silo/tower on a non-street side elevation. Unfortunately, the block walls were not insulated and the new owners are experiencing frost on their interior. We are not able to resolve the insulation issue from the interior and thus, have proposed insulating the exterior and finishing it with natural stucco. The roof of the tower is currently a 2:12 pitch, which is causing ice dam issues. The proposed new work will also include a gable roof with a pitch to match the other roof gables. Attached is a site plan and elevations illustrating the proposal.

My question are:

1. Is this a project that will need Landmarks approval?
2. If so, the application has a section labeled DPCED USE ONLY Preliminary Zoning Review. Is this required since there is no change to the footprint?
3. Is this an Alteration to a building in a Local Historic District - Marquette Bungalows?
4. Can you please confirm the next submittal deadline and corresponding meeting time?

Thank you,

Andy

**Andrew Wanek**, ALA  
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608.692.8830