



Madison Landmarks Commission APPLICATION

City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

1. LOCATION

Project Address: 1914 ARLINGTON PLACE Aldermanic District: _____

2. PROJECT

Date Submitted: 9/10/12

Project Title / Description: GARAGE / ACCESSORY BUILDING

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): GARAGE ACCESSORY BUILDING

3. APPLICANT

Applicant's Name: BRUCE & MONICA KIEFFER Company: SELF

Address: 1914 ARLINGTON PLACE City/State: MADISON WI Zip: 53726

Telephone: 608-233-3079 E-mail: bkieffer@wisc.edu

Property Owner (if not applicant): NA

Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: [Signature] Date: 9/10/12

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.

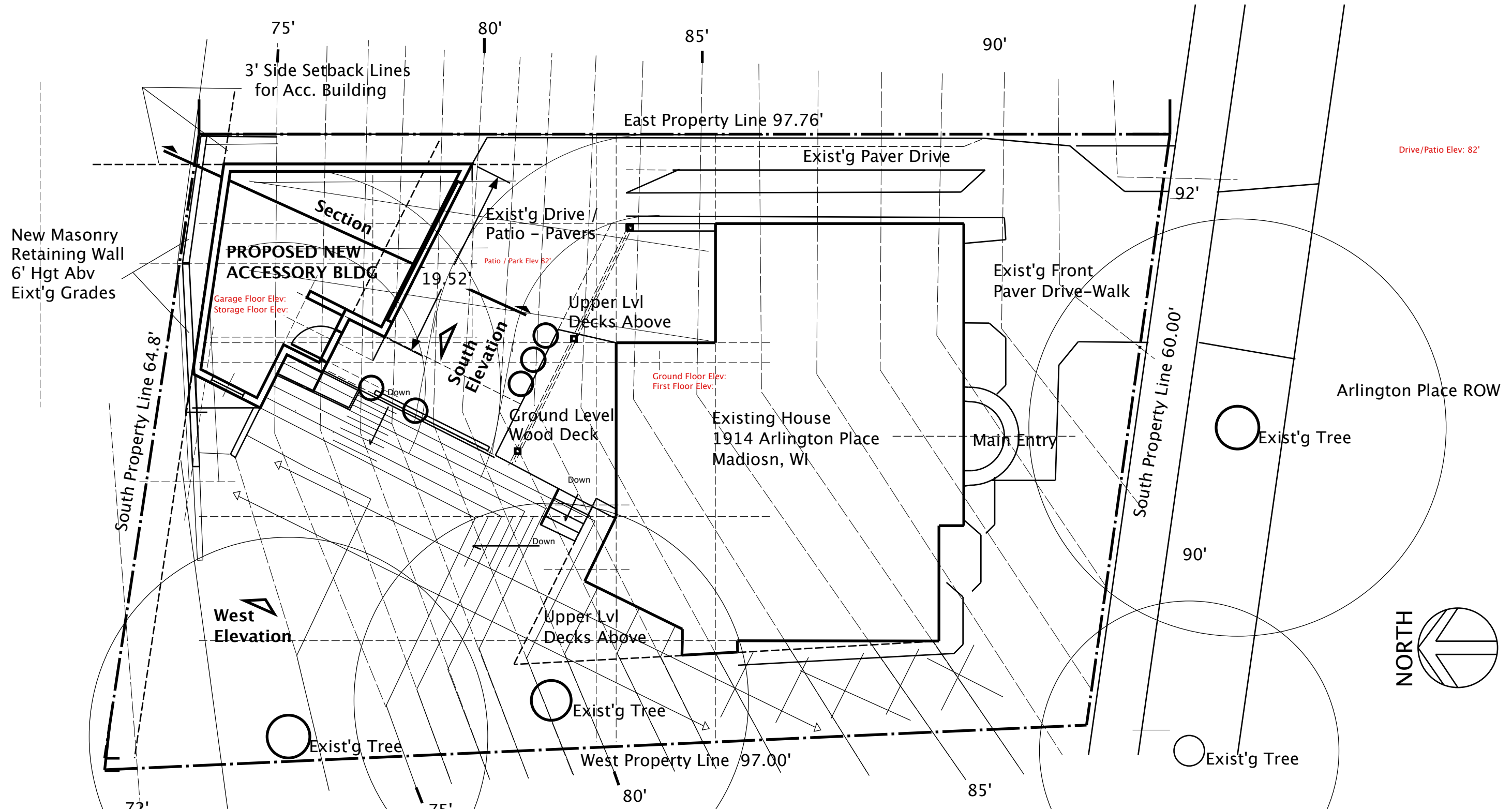
LANDMARKS SUBMISSION DESCRIPTION

Re: Garage / Accessory at Back of 1914 Arlington Place,
University Heights Historic District

Our garage / accessory building proposal responds to our need for additional yard storage as well as providing a second enclosed (garage) vehicle storage and work area. It has been designed to comply with the specific requirements for an accessory building in the University Heights Historic District and be as compatible as possible to its location and to adjacent buildings in the neighborhood.

Zoning allows up to 576 sf for an accessory building in this zoning district. Our proposed two level building is a response to the significant slope of the site and also reduces the building's footprint to just a little over half this allowable area (aprx 300sf). The reduced footprint as well as its placement on the lot also best preserves the visible open space at the northwest corner of our lot, which also coincides with open space on the two adjacent lots. The garage's location is set back as far as is possible from that exposure as is possible. Essentially it is located on the least exposed portion of our lot tucked behind & between the existing houses.

In addition, a number of the building's design features are focused on making it as 'unobtrusive as possible'. This includes site placement to preserve further open space between the proposed building and adjacent houses: It is about halfway (visually) between our house and adjacent houses. In terms of massing, the intention is to provide a visual transition from the two story buildings down hill and the 3-1/2 story exposure of our home on the back yard side. The garage/accessory building will help reduce this contrast. The inclusion of a 'green roof' is intended to reduce the visual impact of the garage when viewed from above (vs a more conventional sloped and shingled roof). In a similar approach, 'green wall' systems consisting of trellis, pergolas and railings with plantings are intended to provide a significant amount of transparency by 'blending-in' with surrounding trees and other vegetation when viewed from below. Furthermore, design elements including a stucco like finish and railings which match those of the existing house are intended to make the new building appear as an extension of the house itself - almost as if it had always been there!



New Masonry Retaining Wall
6' Hgt Abv
Eixt'g Grades

**PROPOSED NEW
ACCESSORY BLDG**

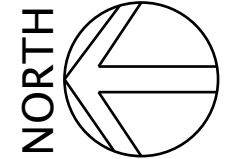
Existing House
1914 Arlington Place
Madiosn, WI

Exist'g Front
Paver Drive-Walk

Arlington Place ROW

West
Elevation

South
Elevation

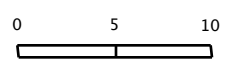


Back Yard
Back Yard

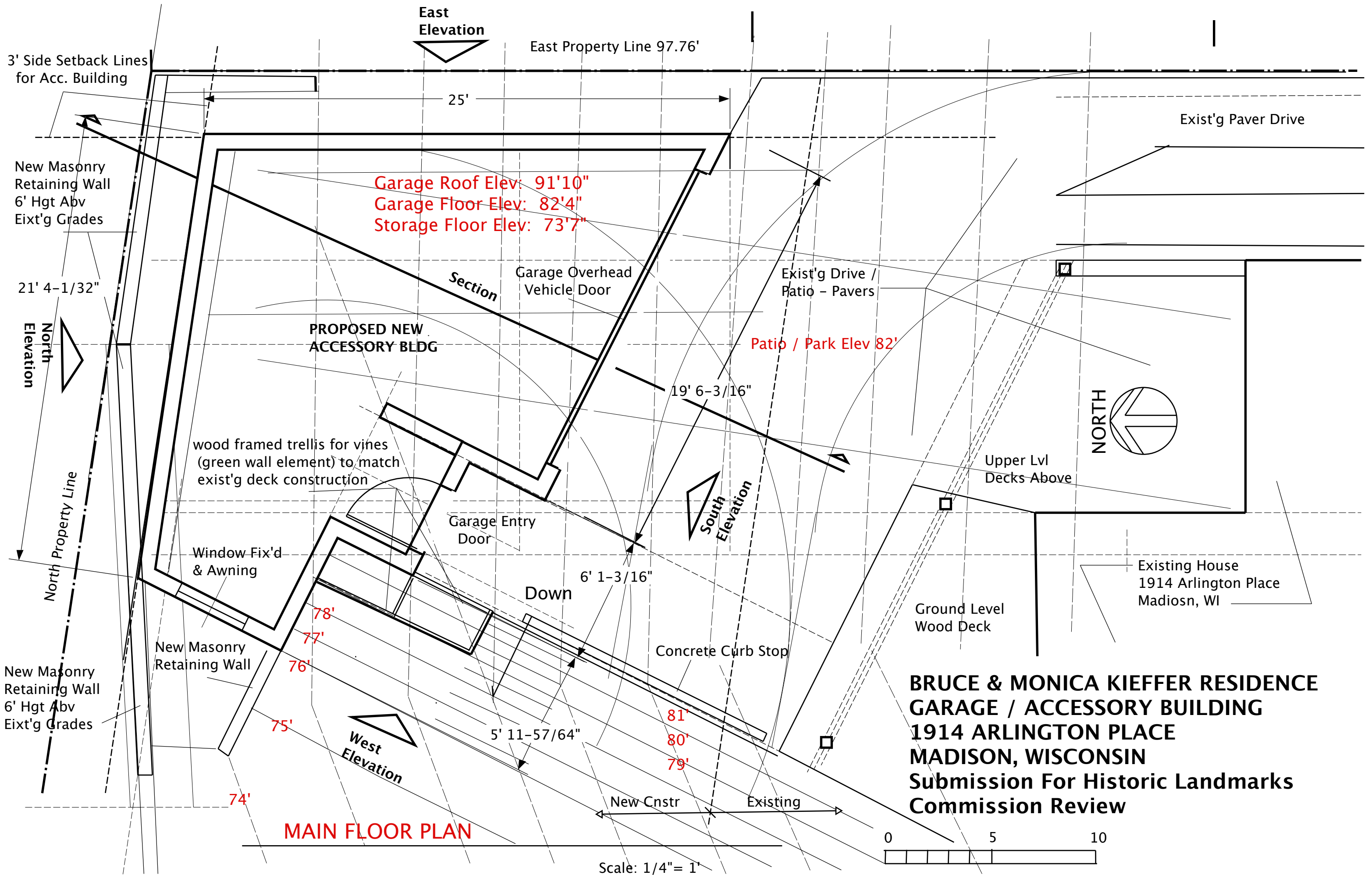
SITE PLAN

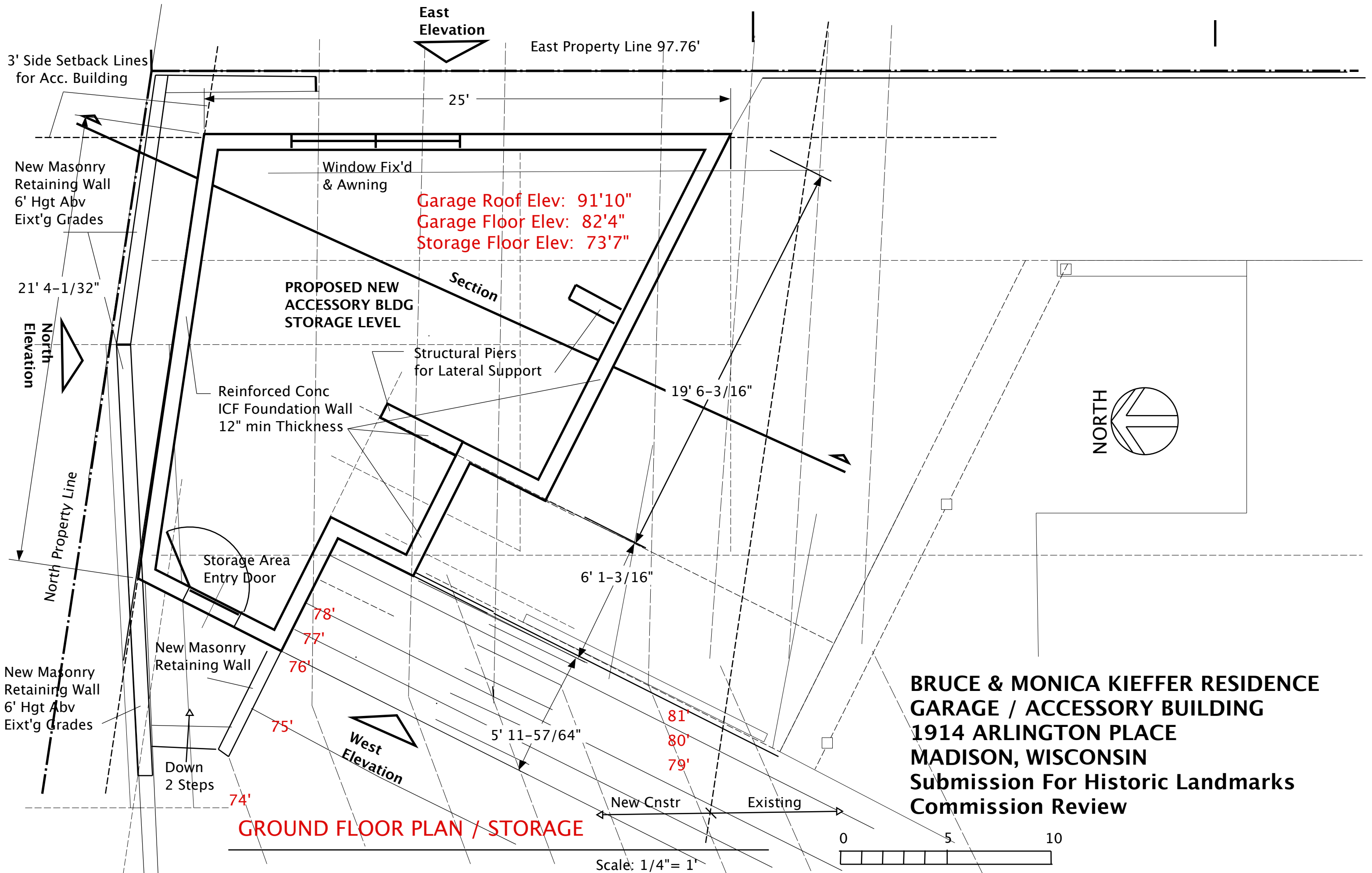
Topographic Key
 --- Original Contours :1' Interval
 --- Proposed Contours or Existing

Scale: 1"= 10'



**BRUCE & MONICA KIEFFER RESIDENCE
GARAGE / ACCESSORY BUILDING
1914 ARLINGTON PLACE
MADISON, WISCONSIN
Submission For Historic Landmarks
Commission Review**





Garage Roof Elev: 91'10"
 Garage Floor Elev: 82'4"
 Storage Floor Elev: 73'7"

PROPOSED NEW
 ACCESSORY BLDG
 STORAGE LEVEL

Reinforced Conc
 ICF Foundation Wall
 12" min Thickness

Storage Area
 Entry Door

New Masonry
 Retaining Wall

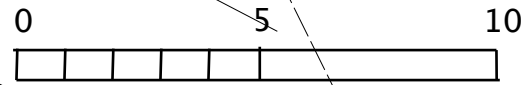
New Masonry
 Retaining Wall
 6' Hgt Abv
 Eixt'g Grades

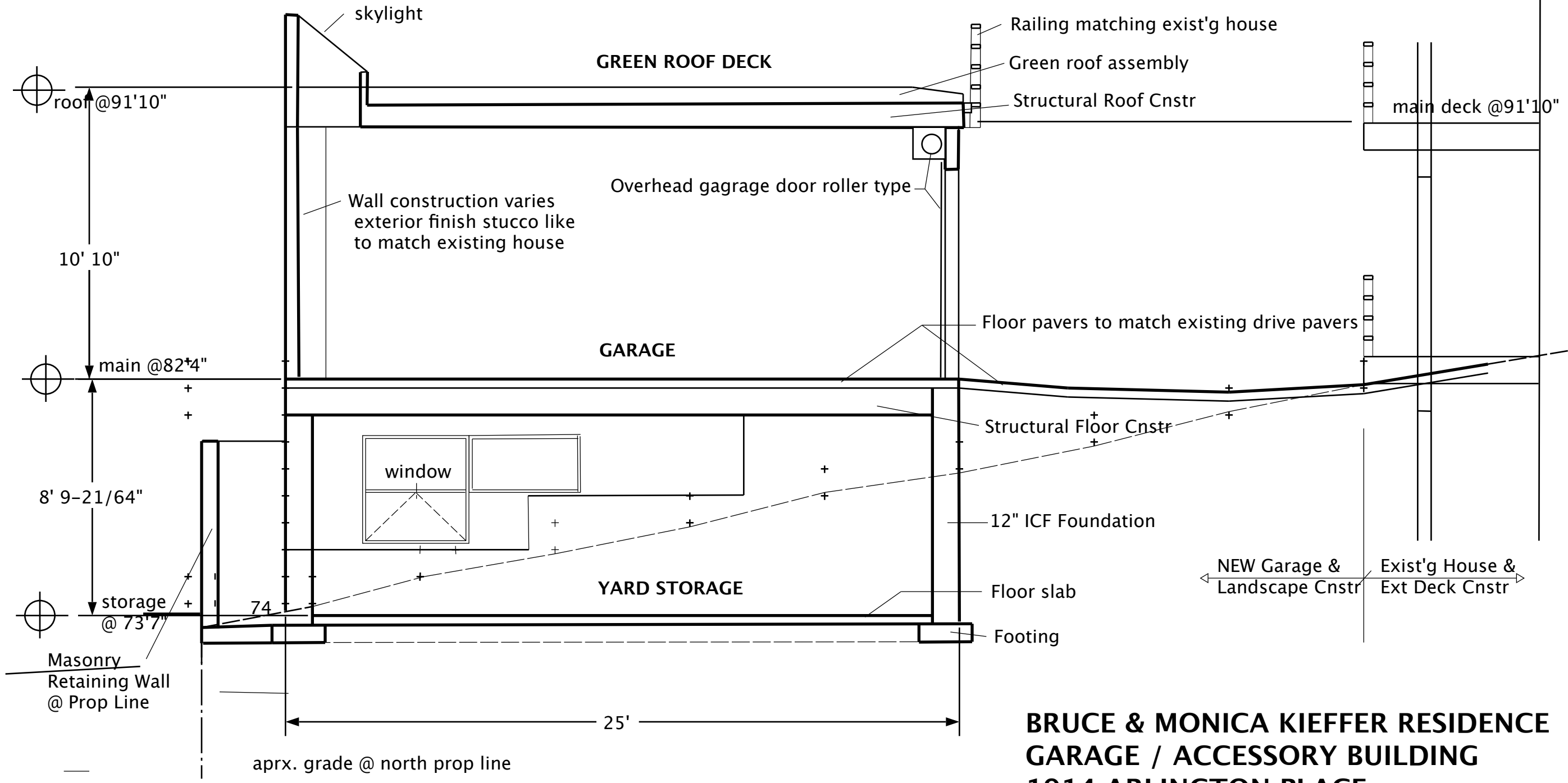
Down
 2 Steps

GROUND FLOOR PLAN / STORAGE

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Scale: 1/4" = 1'





Masonry Retaining Wall @ Prop Line

PL - north property line

aprx. grade @ north prop line

YARD STORAGE

GARAGE

GREEN ROOF DECK

Railing matching exist'g house

Green roof assembly

Structural Roof Cnstr

main deck @ 91'10"

Overhead gagrae door roller type

Wall construction varies exterior finish stucco like to match existing house

Floor pavers to match existing drive pavers

Structural Floor Cnstr

12" ICF Foundation

Floor slab

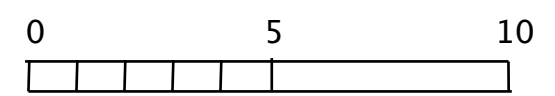
Footing

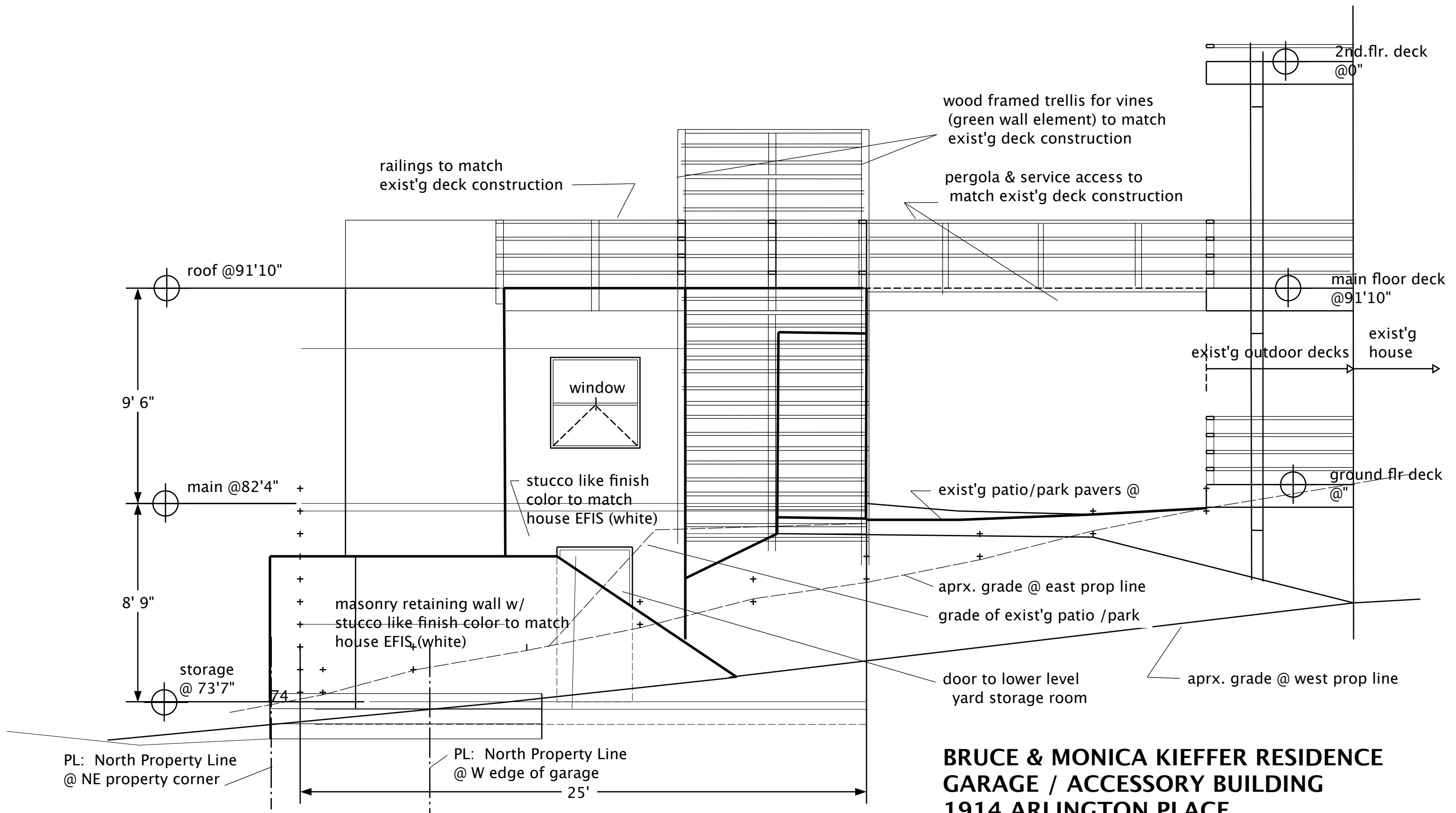
NEW Garage & Landscape Cnstr

Exist'g House & Ext Deck Cnstr

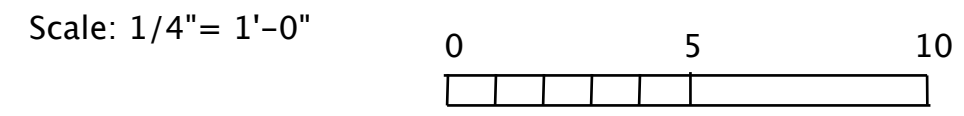
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Scale: 1/4" = 1'-0"

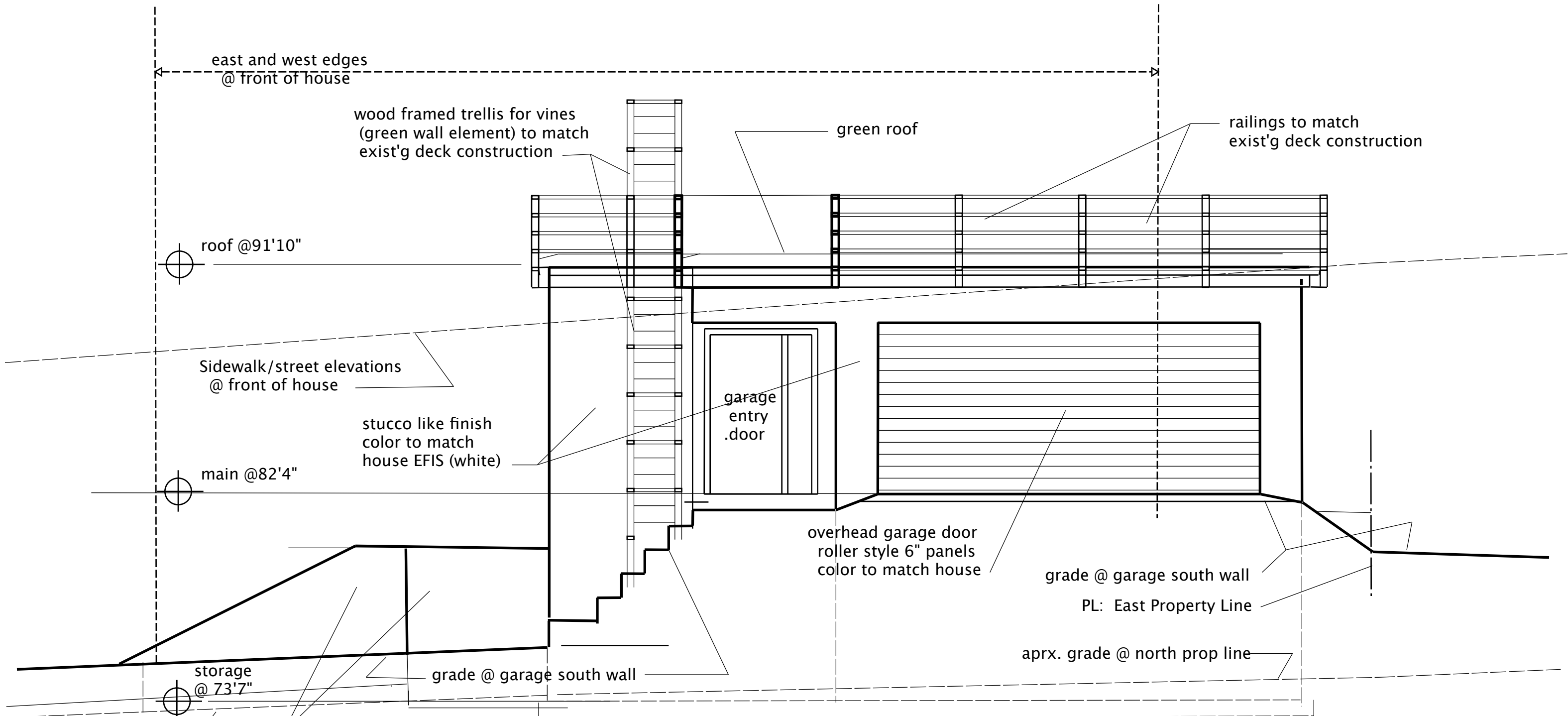




WEST ELEVATION



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east and west edges
@ front of house

wood framed trellis for vines
(green wall element) to match
exist'g deck construction

green roof

railings to match
exist'g deck construction

roof @91'10"

Sidewalk/street elevations
@ front of house

stucco like finish
color to match
house EFIS (white)

main @82'4"

garage
entry
.door

overhead garage door
roller style 6" panels
color to match house

grade @ garage south wall
PL: East Property Line

aprx. grade @ north prop line

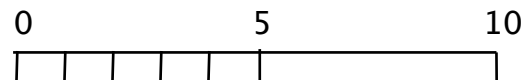
storage
@ 73'7"

grade @ garage south wall

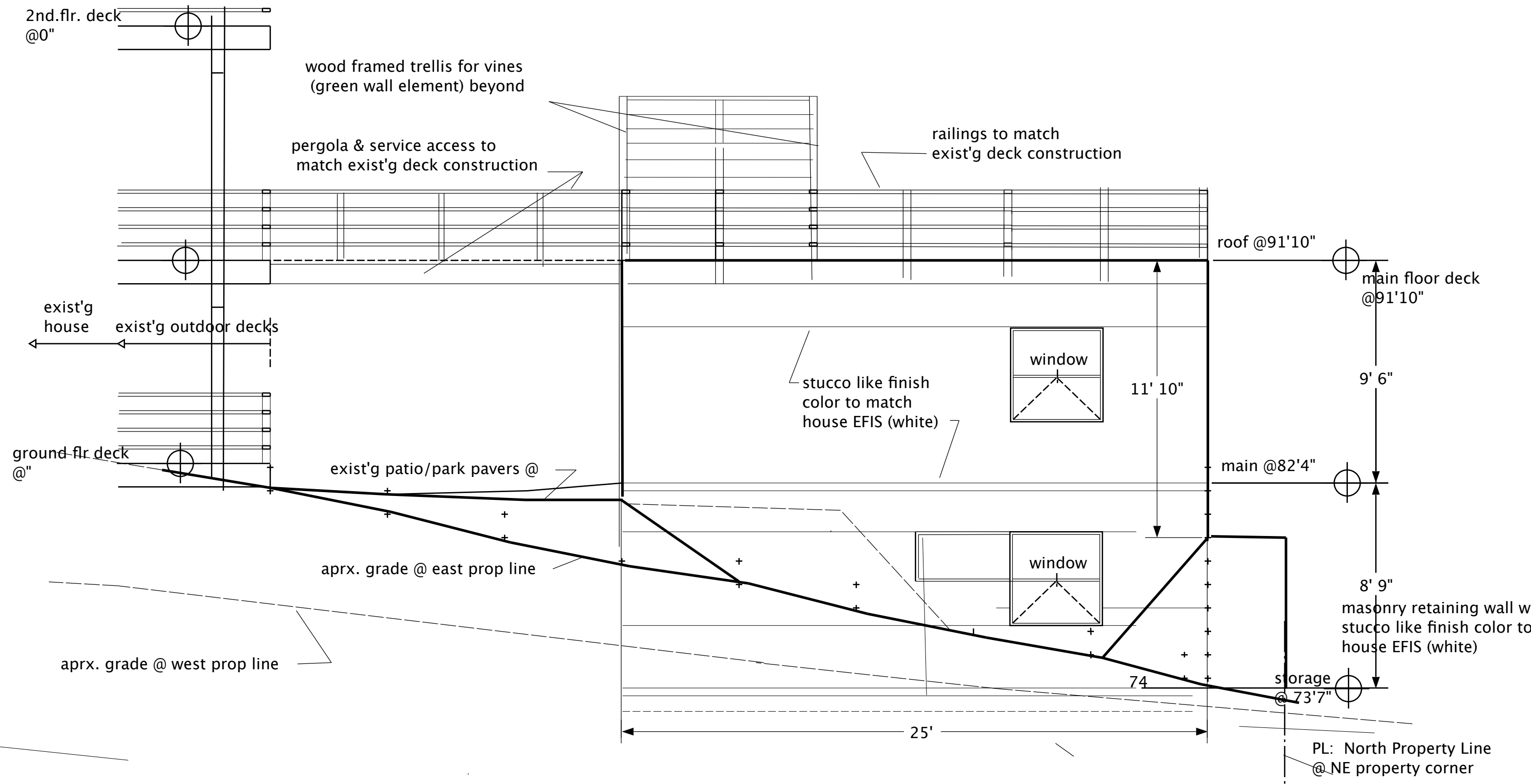
masonry retaining wall w/
stucco like finish color to match
house EFIS (white)

aprx. grade @ north prop line

Scale: 1/4" = 1'-0"

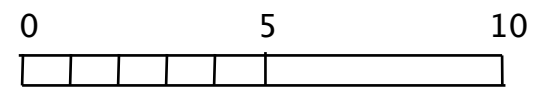


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EAST ELEVATION

Scale: 1/4" = 1'-0"



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railing / wall to match
exist'g construction

wood framed trellis for vines
(green wall element) beyond

east and west edges
@ front of house

roof @91'10"

masonry retaining wall w/
stucco like finish color to match
house EFIS (white)

stucco like finish
color to match
house EFIS (white)

main @82'4"

grade @ garage south wall

PL: East Property Line

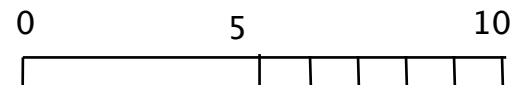
aprx. grade @ north prop line

grade @ garage south wall

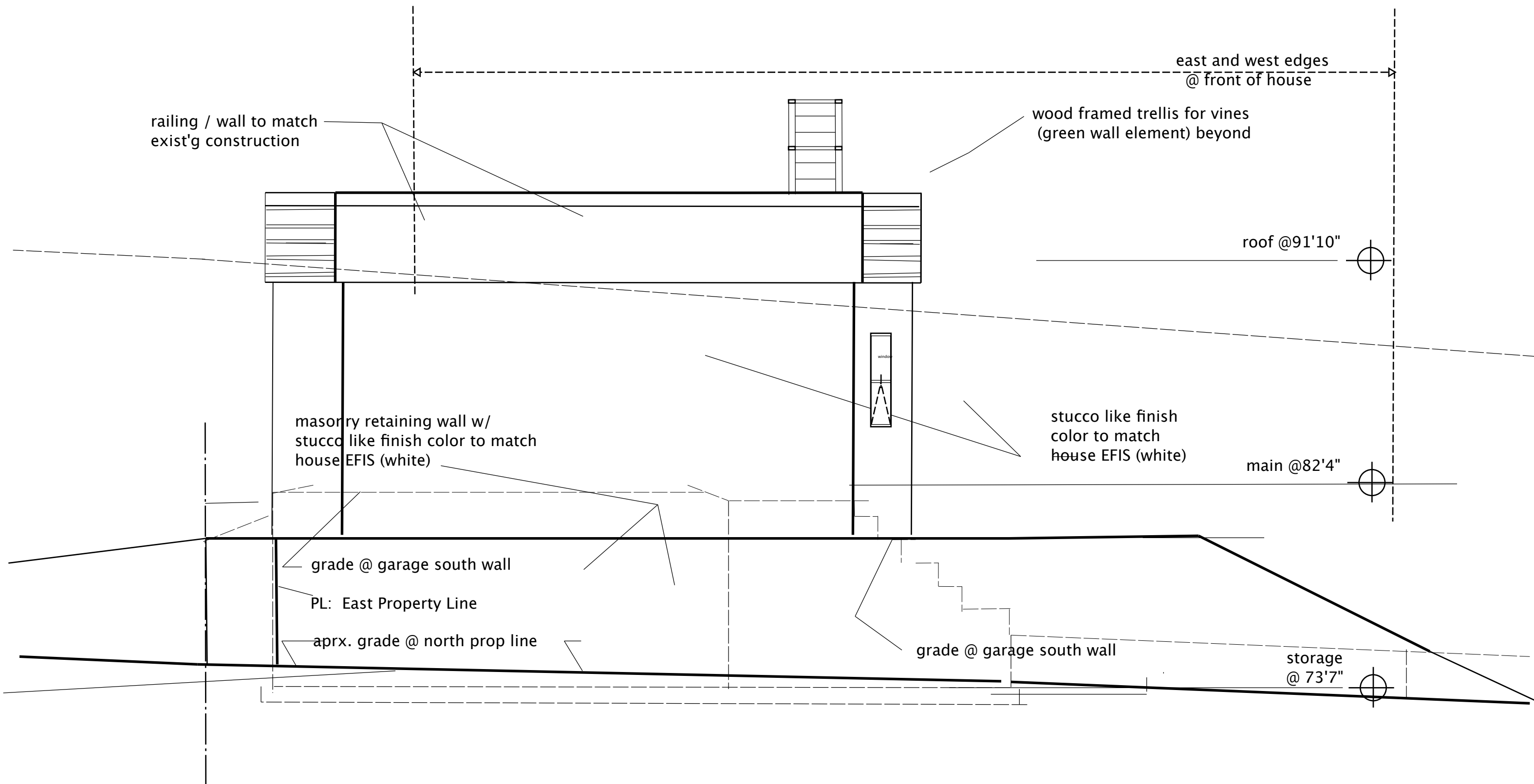
storage
@ 73'7"

NORTH ELEVATION

Scale: 1/4" = 1'-0"

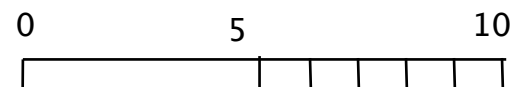


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NORTH ELEVATION

Scale: 1/4" = 1'-0"



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Photos of House and adjacent Properties (note: Chimneys removed 2009). Front (Top Left), Back (Top Right), NW & NE Corners of Site (Bottom, left & right)

