

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: 2125 Van Hise Ave. Aldermanic District: 5

2. PROJECT

Project Title/Description: Addition/Renovation

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**
- Development adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission or Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Other (specify):**

	Registrar #:
DPCED USE ONLY	DATE STAMP
	RECEIVED
	8/6/22 9:22 am

3. APPLICANT

Applicant's Name: Robert Grizzard Company: _____

Address: 2125 Van Hise Ave. Madison WI 53726
Street City State Zip

Telephone: (512) 299-5508 Email: grizzard@math.wisc.edu

Property Owner (if not applicant): _____

Address: _____

Property Owner's Signature: Date: 8/3/2022
Street City State Zip

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

Addition and renovation, Sitework, and remodel of Detached Accessory Structure

Address: 2125 Van Hise Ave. Madison, WI 53713

Design/Build Agent: Associated Housewrights

Project Designer: Leif Backus

Homeowners: Robert Grizzard and Lisa Bendall

To The Madison Landmarks Commission,

On behalf of Robert Grizzard and Lisa Bendall, please accept this letter regarding the proposed work at 2125 Van Hise Ave.

Identified as the "Eric R. Miller House", the original structure was built in 1915 and James R. Law was the architect. It is Colonial Revival in style and primarily clad in Chicago Common brick. Since 1915, it has undergone several additions and modifications, primarily at the sides and rear. The original structure is characterized by simple massing and trim, the mottled brick material, and classical flourishes, like the front entry and the screened porch.

The house sits within the University Heights Historic District.

The owner's goals are to preserve the original, historic structure, enlarge the house to meet the needs of their family, and to create a home that is more architecturally cohesive/ sympathetic with the original architecture. The scope of work includes:

- The demolition of a rear, one-story, floating 'breakfast nook' addition and pressure-treated wood deck, completed in 1990.
- The demolition of a portion of a rear yard addition dating from 1945. The spaces to be removed include an attic room with six foot ceilings, a 1940s vintage three-piece bathroom on the second floor and an office/pantry closet on the first floor.
- The demolition of a stair bulkhead, assumed to be constructed as part of the 1945 addition.
- The demolition of eight foot by four foot second story free-standing balcony which is in disrepair. It is unknown if it is original to the home. The narrow door that currently leads out to this space will be rehabilitated as a fixed window.
- The demolition of a 1990 stove pipe and opaque wall on the street-facing side of the 1923 screened porch. The trellis at this location will be refurbished or replaced.
- The demolition of a mid-century modern basement fireplace and the associated chimney. The chimney is not original to the house and was likely built in 1945.
- The rehabilitation of the primary chimney brickwork including a new cap.

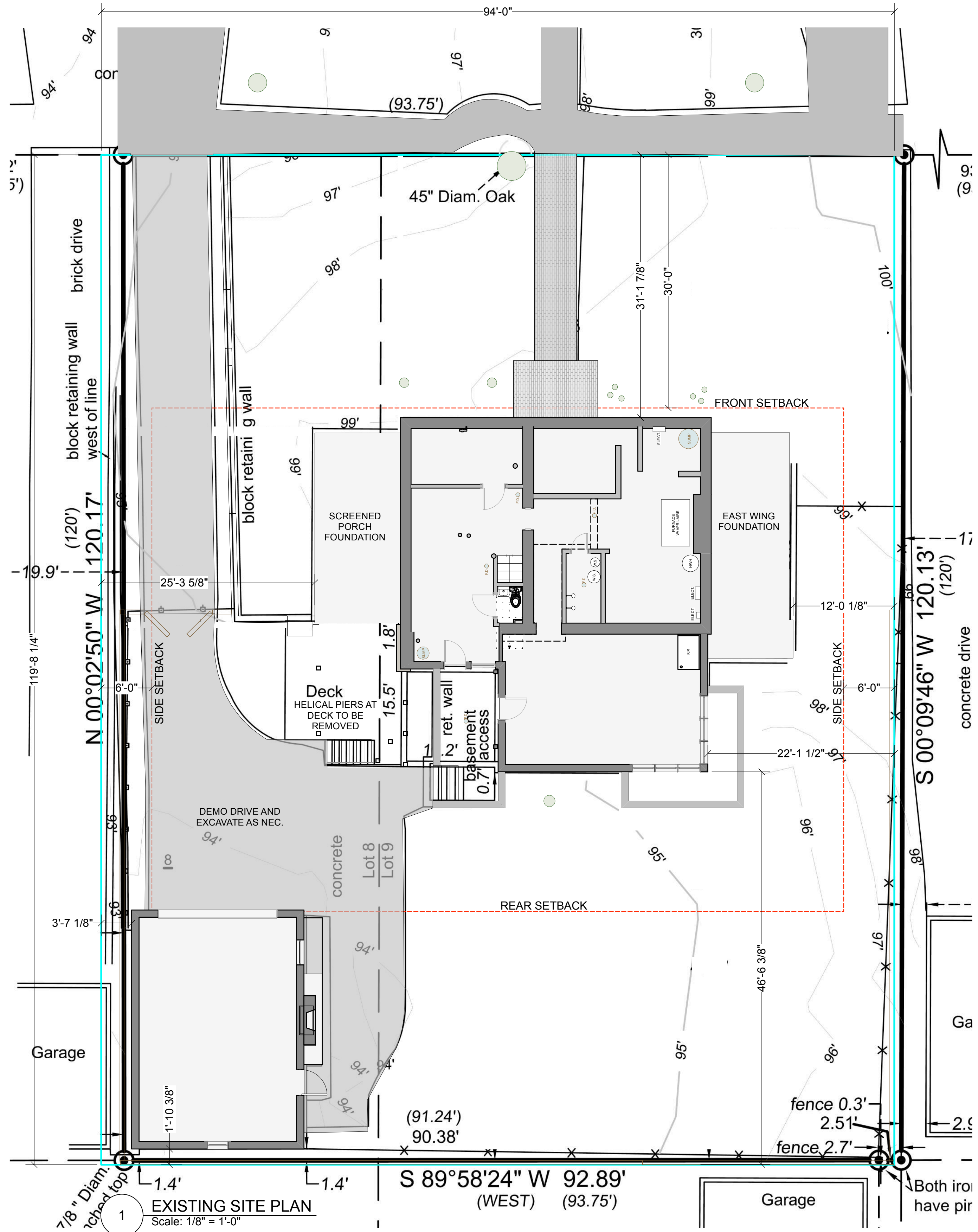
- Creation of a rear addition, clad in matching brick, including a 2-car garage in the basement and new living spaces above. The ridge elevation of the proposed addition is at the same elevation as the original house roof ridge.
- Restoration of five original, unique windows, including four quarter circle attic windows and the narrow door previously mentioned.
- The existing roof contains two modern skylights. The proposed addition adds two more skylights to the main roof and a single skylight to the 1925 side porch roof. There are three solar tubes proposed for the main roof. None of these skylights will be visible from the street.
- Conversion of the screened porch into fully conditioned, window-filled space. A new door is proposed at a window location in this room and a window at a door location. Design intention is to maintain the screen porch feel. Painted wood columns will be rehabilitated or replaced, based on level of rot.
- Reroofing of all existing roofs along with new roofs. Main roof to use asphalt shingles to match existing. Low-slope roofs to be a membrane.
- Conversion of the detached garage into multiuse space with storage and a powder room. The existing outdoor fireplace is not operational (nor would it be code compliant) and will only be addressed to avoid any further deterioration. The space will not be habitable space but will include a mini-split HVAC system, interior finishes, three new person doors, and a glass garage door.
- Creation of a new driveway (and associated retaining walls) to serve the new garage. Landscape block is planned for the front half of the walls while concrete will be used at those in the rear.
- Creation of two new rear patios.

Note, all indications of dates are based on study of the existing conditions and available building permits.

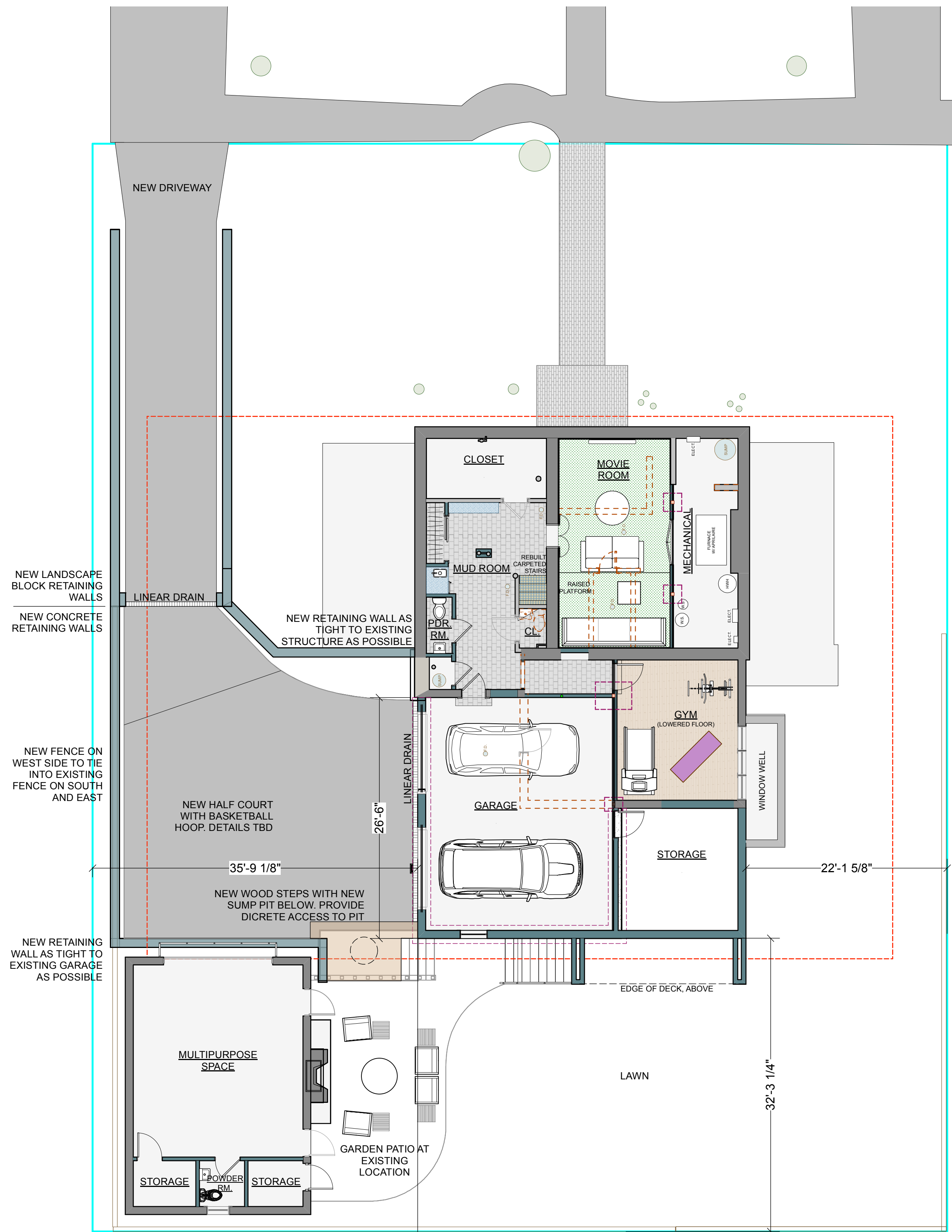
Thank you for your consideration.

Respectfully,

Leif Backus
Associated Housewrights

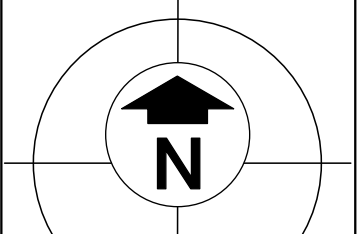


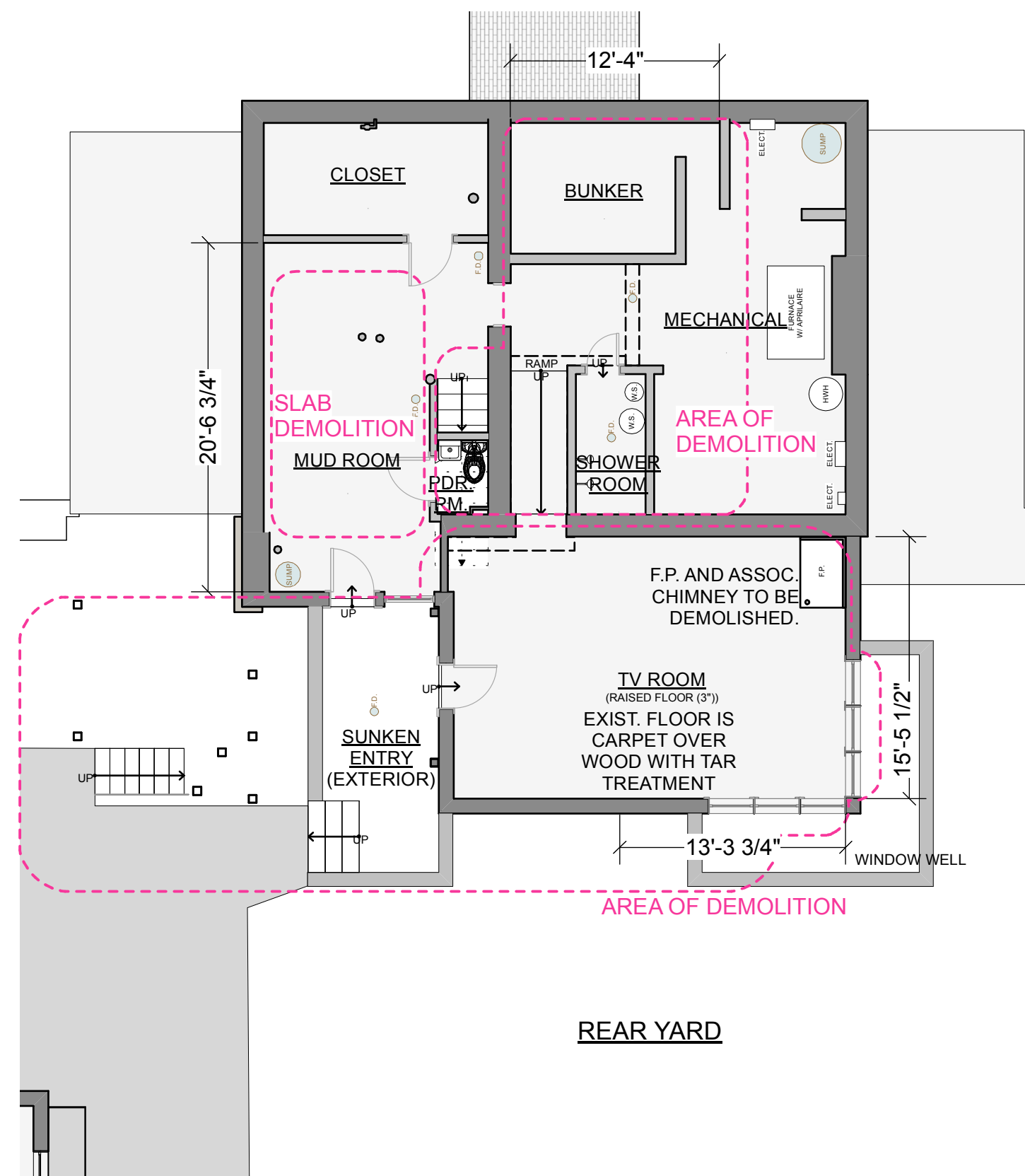
1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



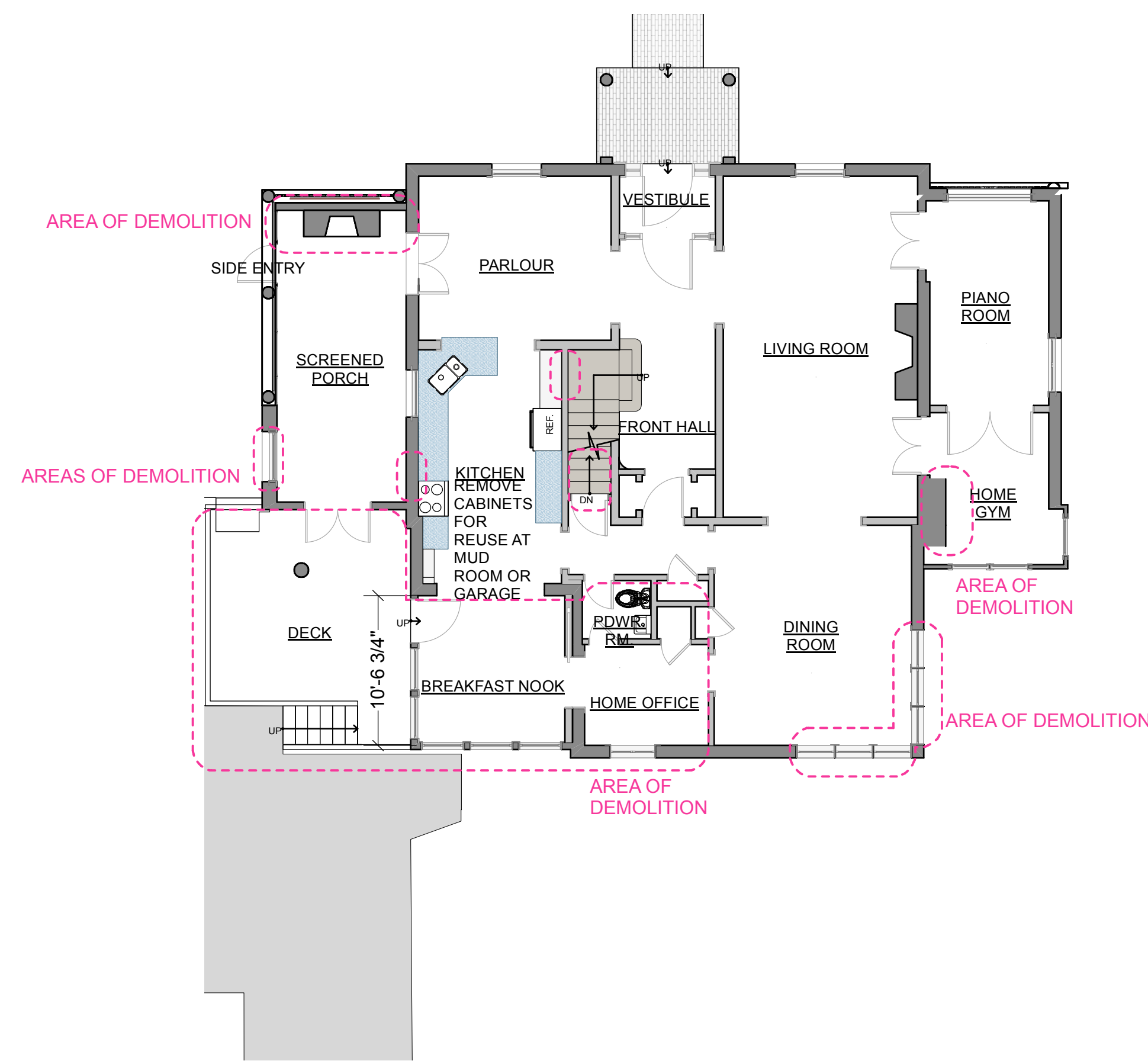
2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

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 • Furnishings by others.
 • Not intended for construction

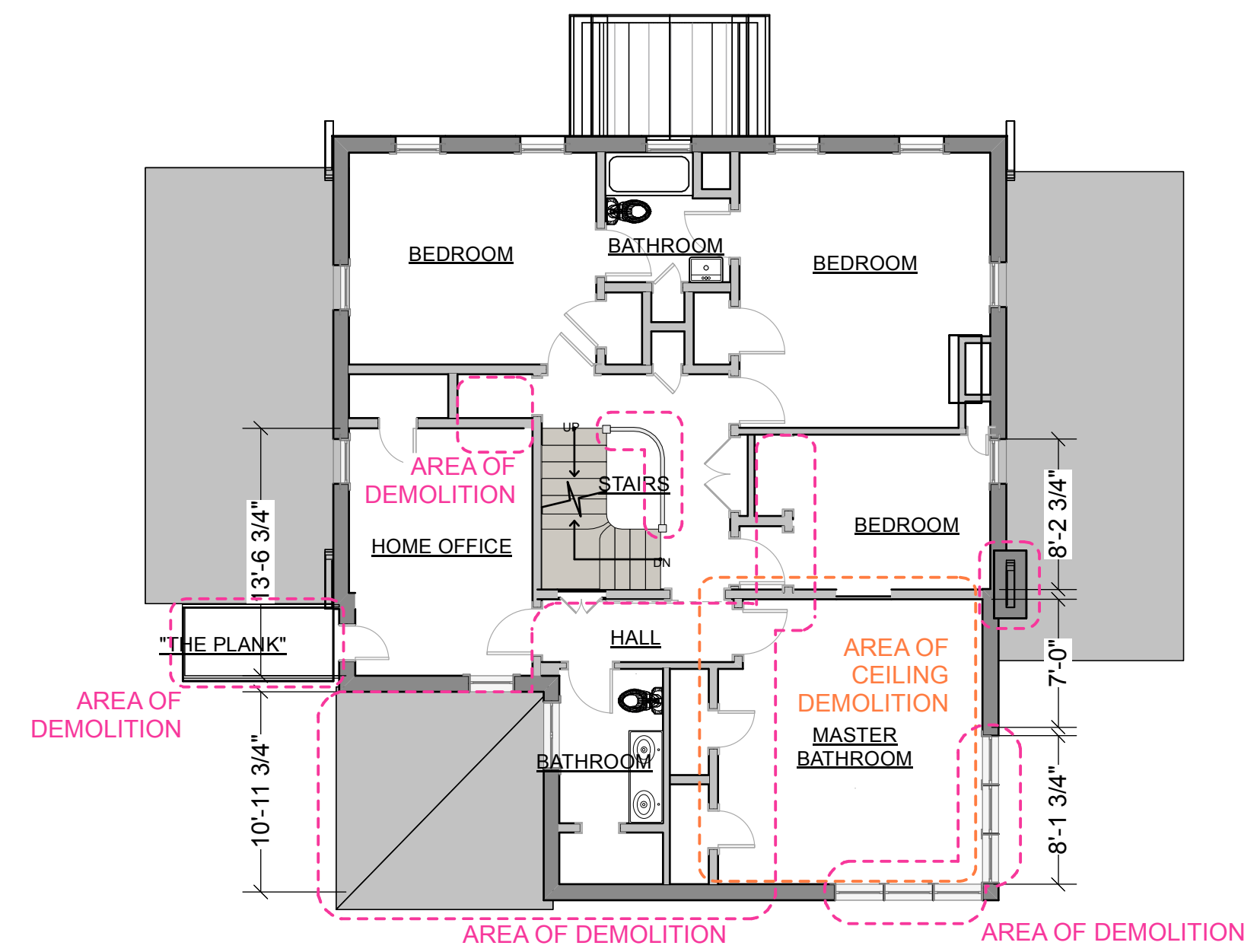




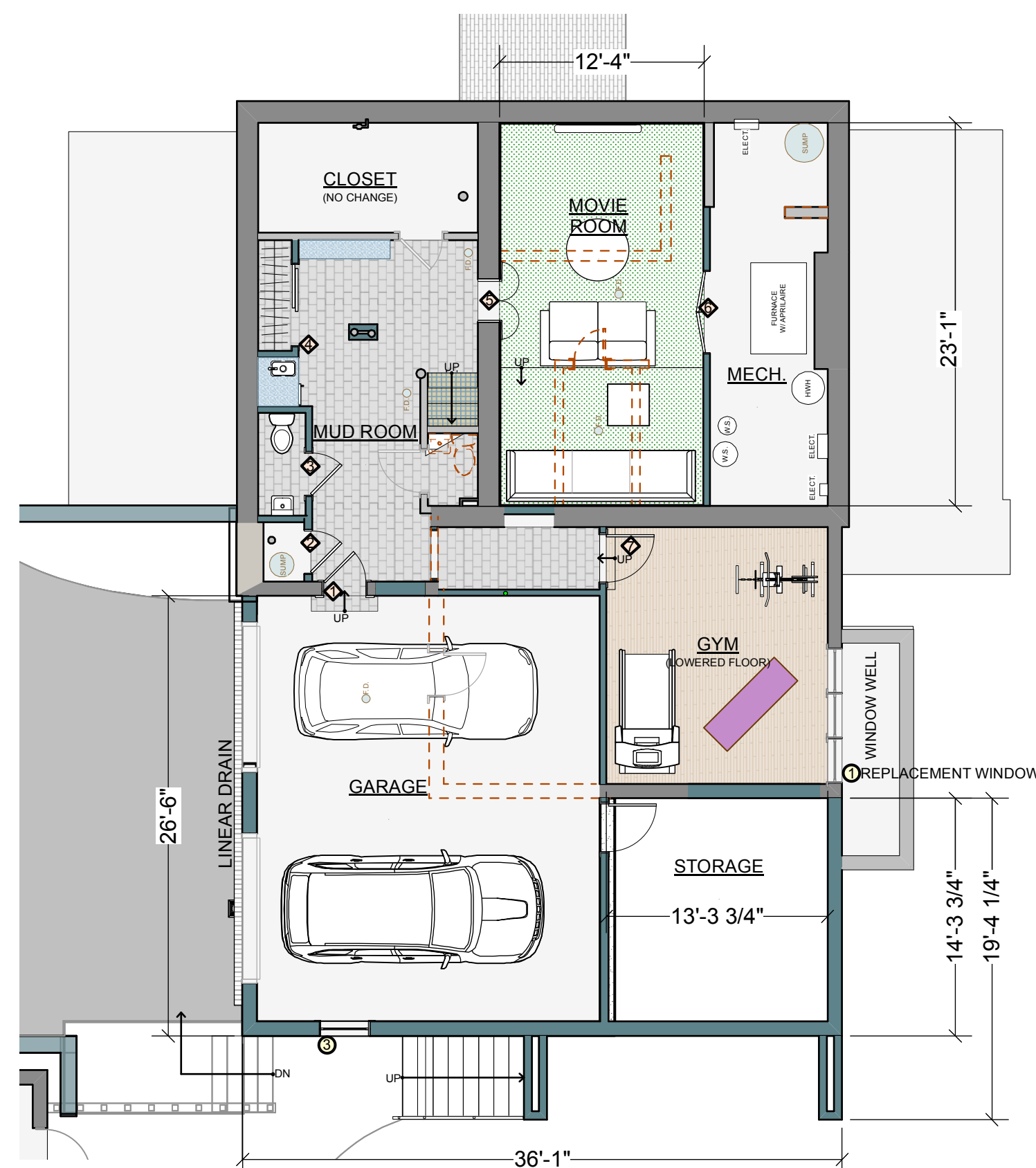
3 EXISTING LOWER LEVEL PLAN
Scale: 1/8" = 1'-0"



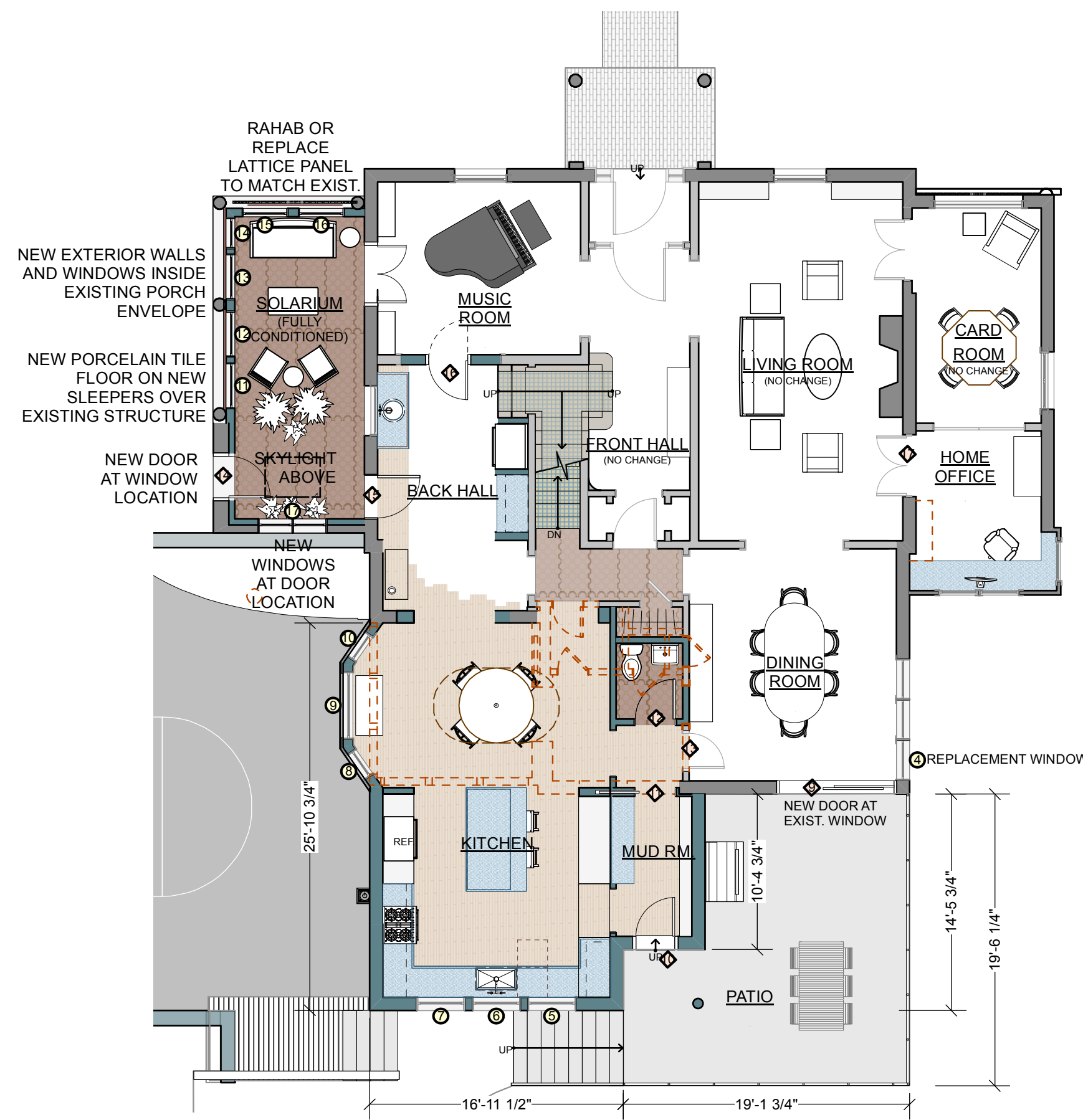
5 EXISTING MAIN LEVEL PLAN
Scale: 1/8" = 1'-0"



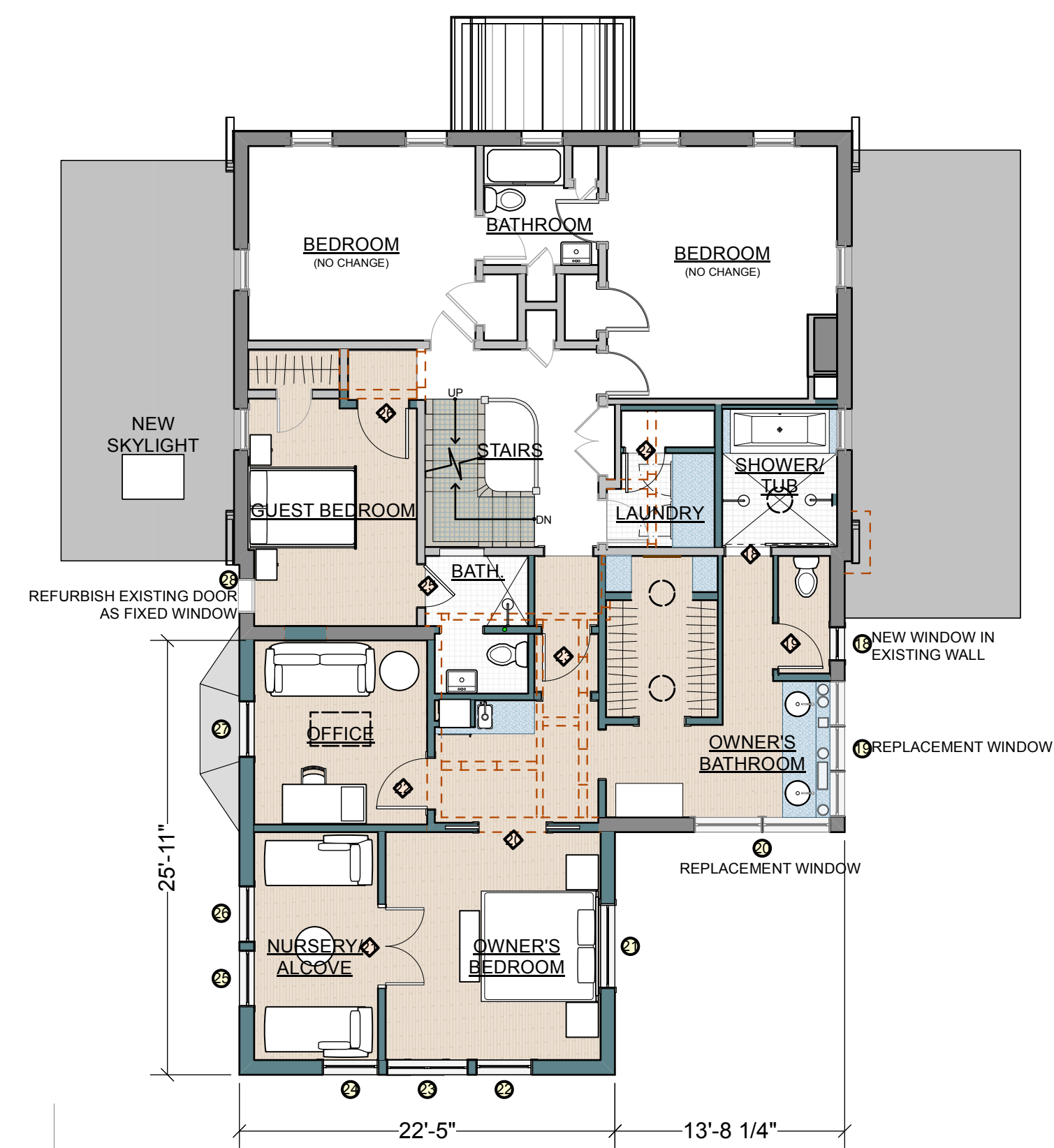
7 EXISTING SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



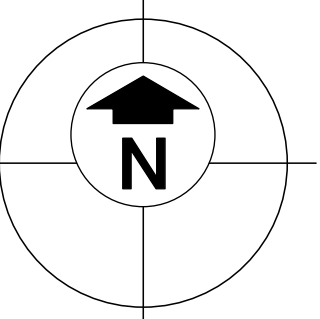
4 PROPOSED LOWER LEVEL PLAN
Scale: 1/8" = 1'-0"

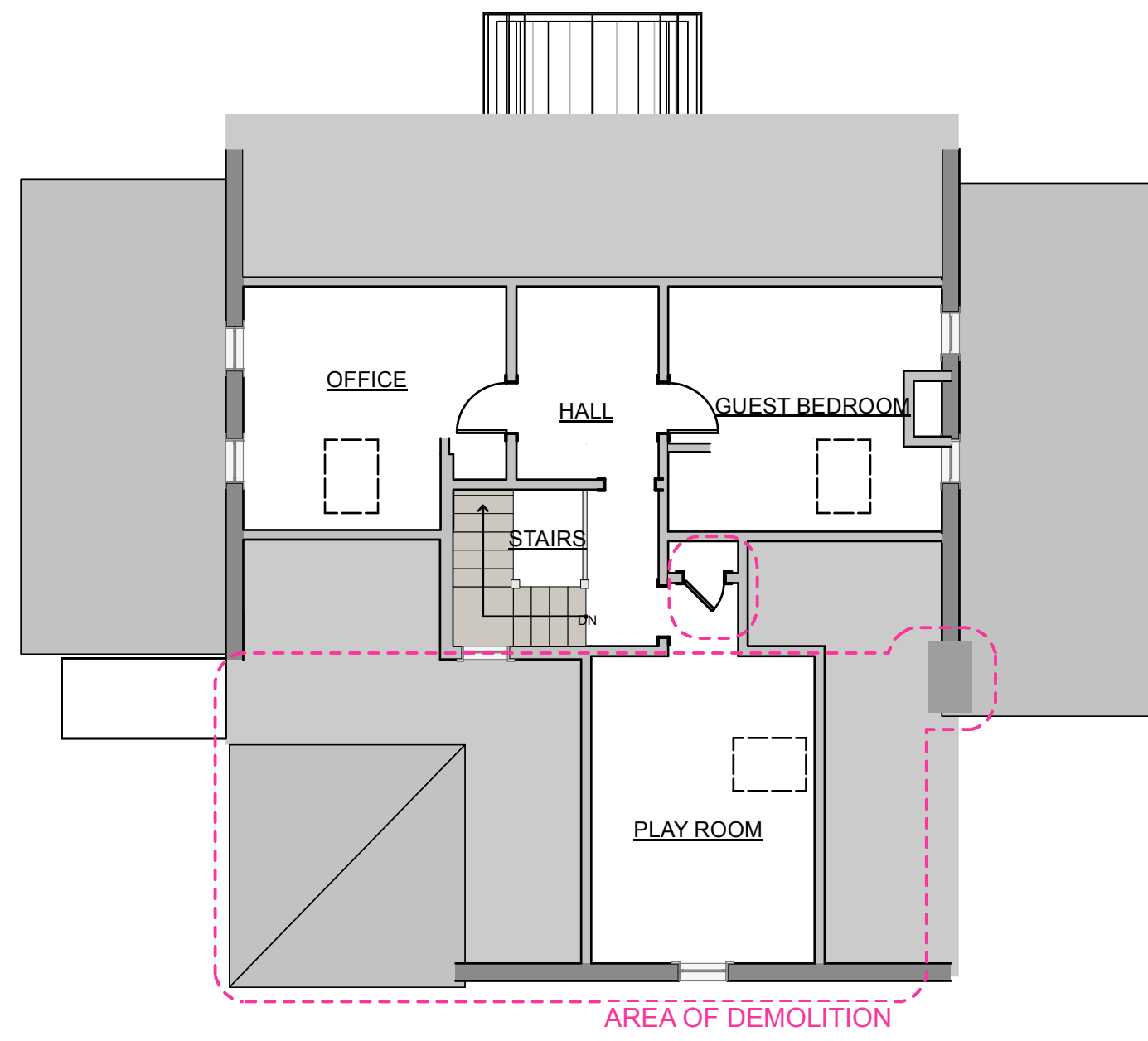


6 PROPOSED MAIN LEVEL PLAN
Scale: 1/8" = 1'-0"

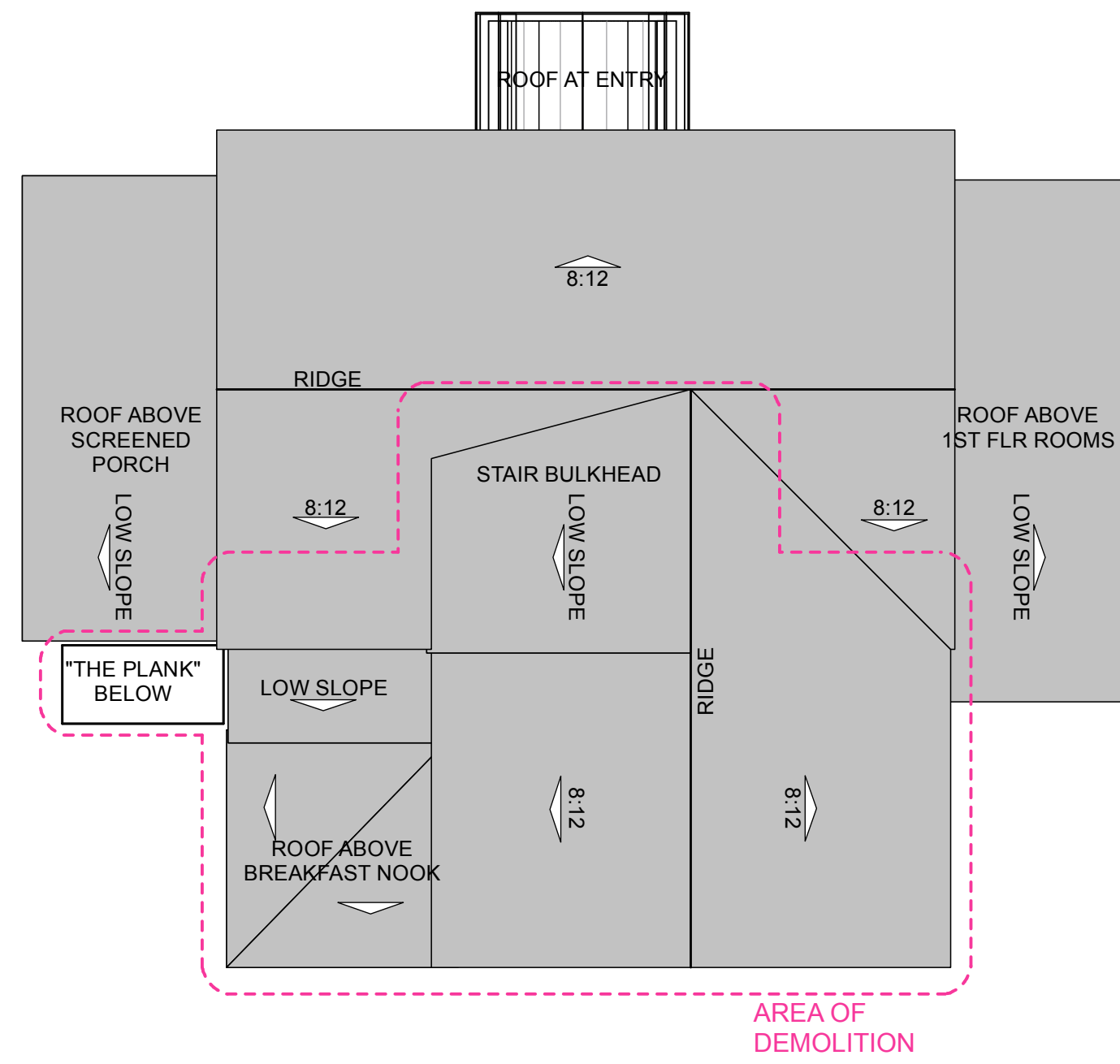


8 PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

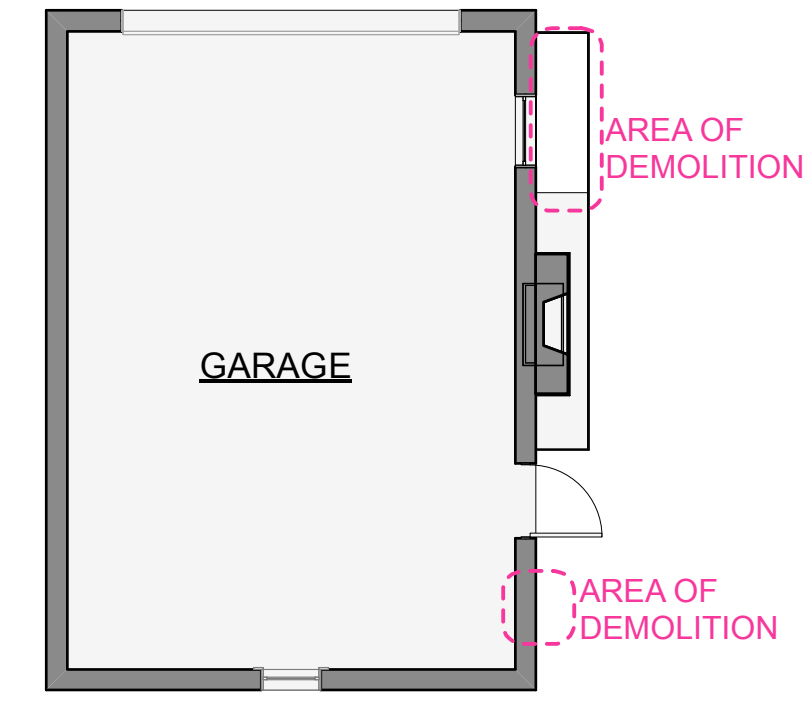




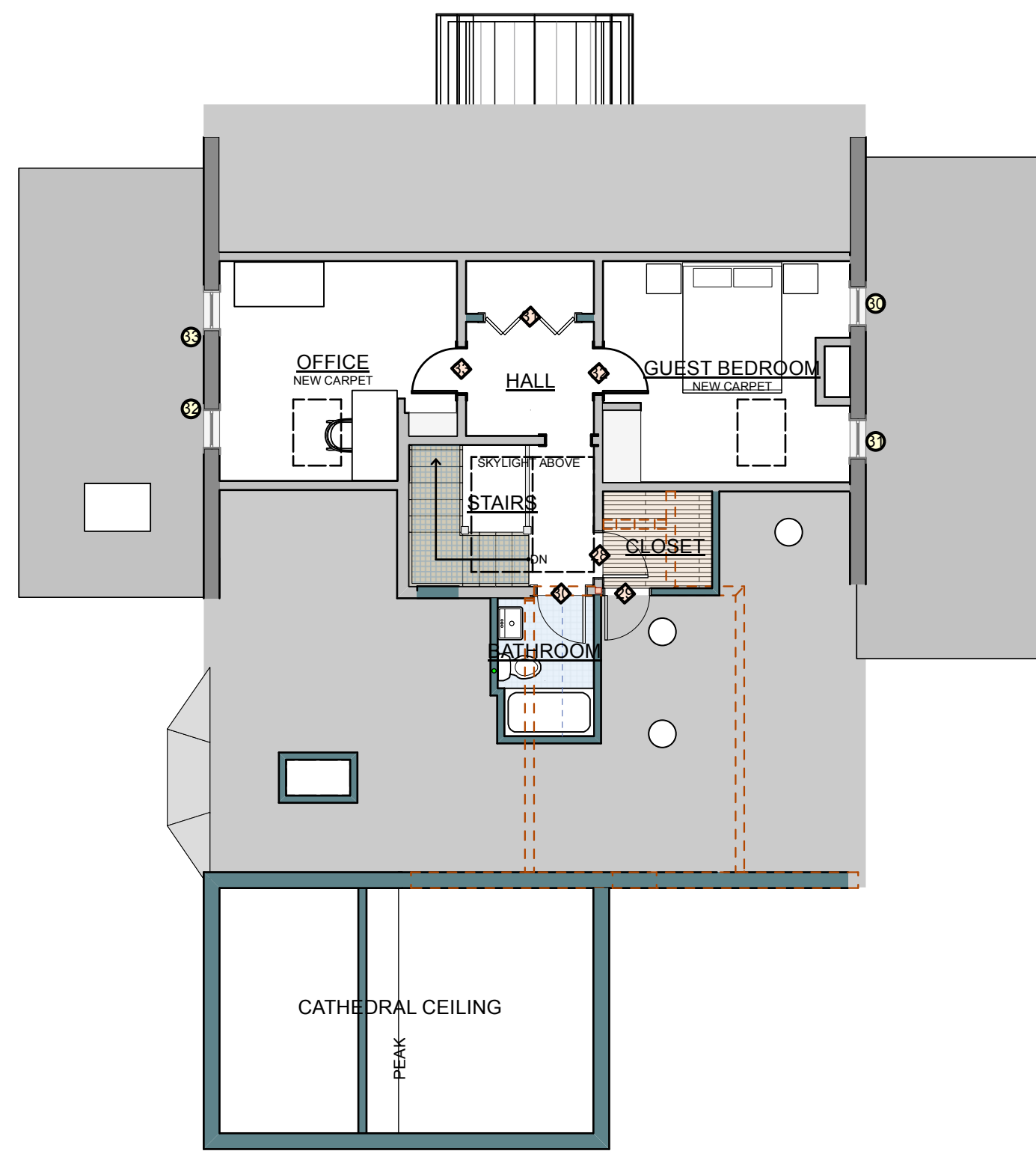
9 EXISTING ATTIC LEVEL PLAN
Scale: 1/8" = 1'-0"



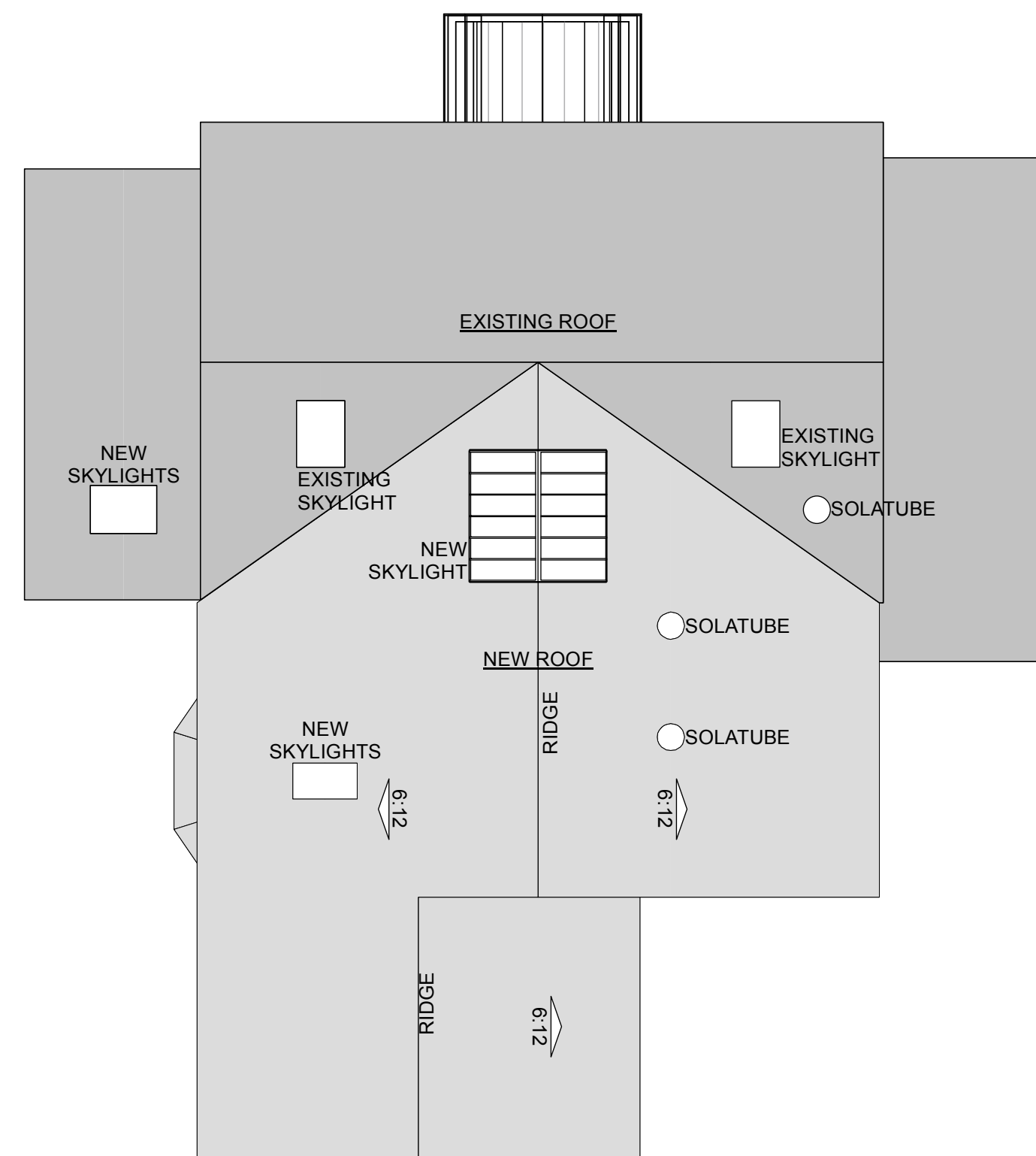
11 EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"



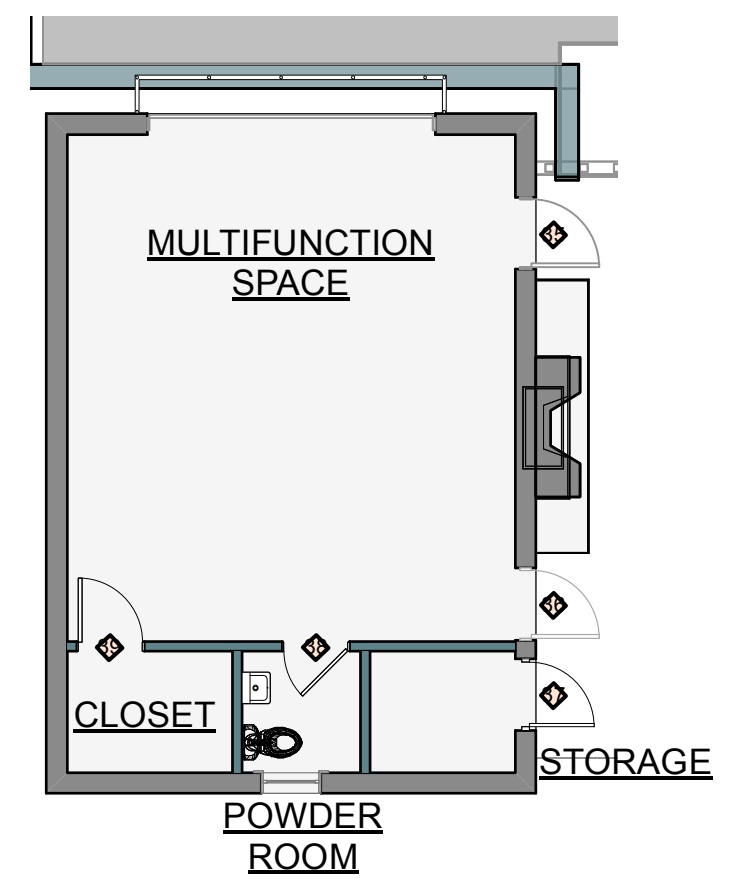
13 GARAGE EXISTING PLAN
Scale: 1/8" = 1'-0"



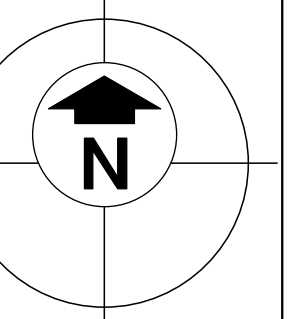
10 PROPOSED ATTIC LEVEL PLAN
Scale: 1/8" = 1'-0"



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



14 GARAGE PROPOSED PLAN
Scale: 1/8" = 1'-0"





EXISTING NORTH (FRONT) FACADE



EXISTING NORTH FACADE INCLUDING SCREENED PORCH



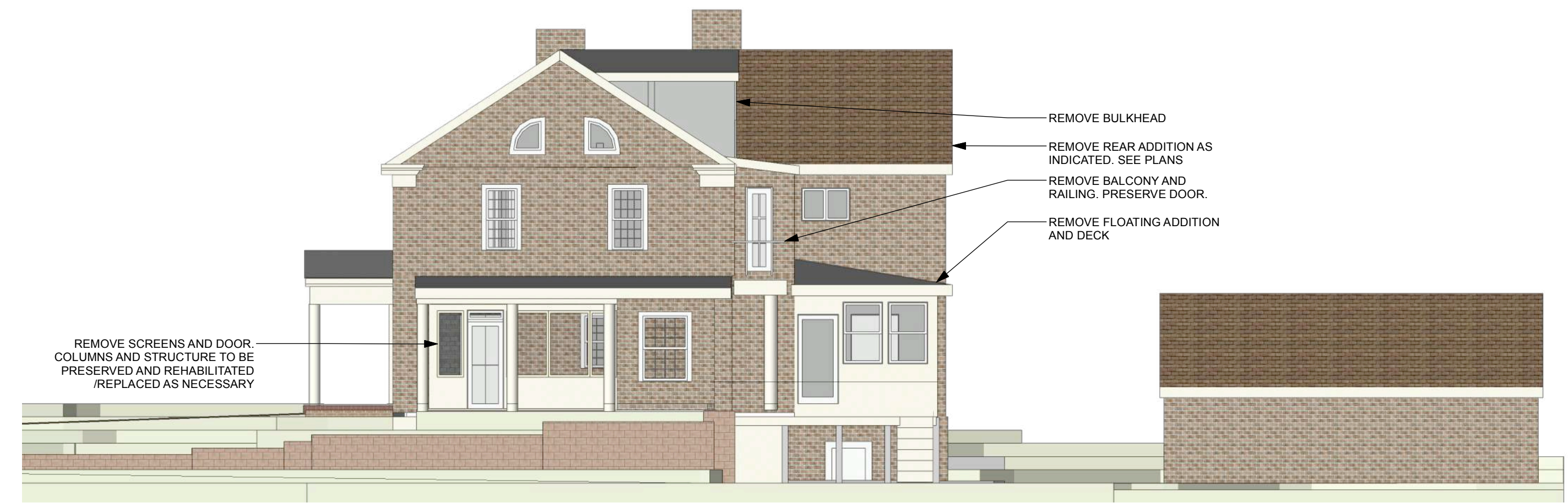
EXISTING WEST FACADE INCLUDING SCREENED PORCH
 -CONVERT TO WINDOW-FILLED CONDITIONED ROOM
 -REMOVE GAS STOVE AND ASSOCIATED FLUE
 -WINDOW ON RIGHT LOCATION OF NEW DOOR



EXISTING NORTH FACADE OF DETACHED GARAGE



15 EXISTING NORTH ELEVATION
 Scale: 1/8" = 1'-0"



17 EXISTING WEST ELEVATION
 Scale: 1/8" = 1'-0"



16 PROPOSED NORTH ELEVATION
 Scale: 1/8" = 1'-0"



18 PROPOSED WEST ELEVATION
 Scale: 1/8" = 1'-0"



EXISTING SOUTHWEST CORNER
 -DETERIORATING 2ND FLOOR BALCONY WITH NARROW DOOR VISIBLE
 -AREA PROPOSED TO BE DEMOLISHED IN FAVOR OF NEW ADDITION
 -QUARTER ROUND WINDOWS AT UPPER-LEFT AND NARROW DOOR TO BALCONY TO BE REHABILITATED.



EXISTING SOUTH FACADE



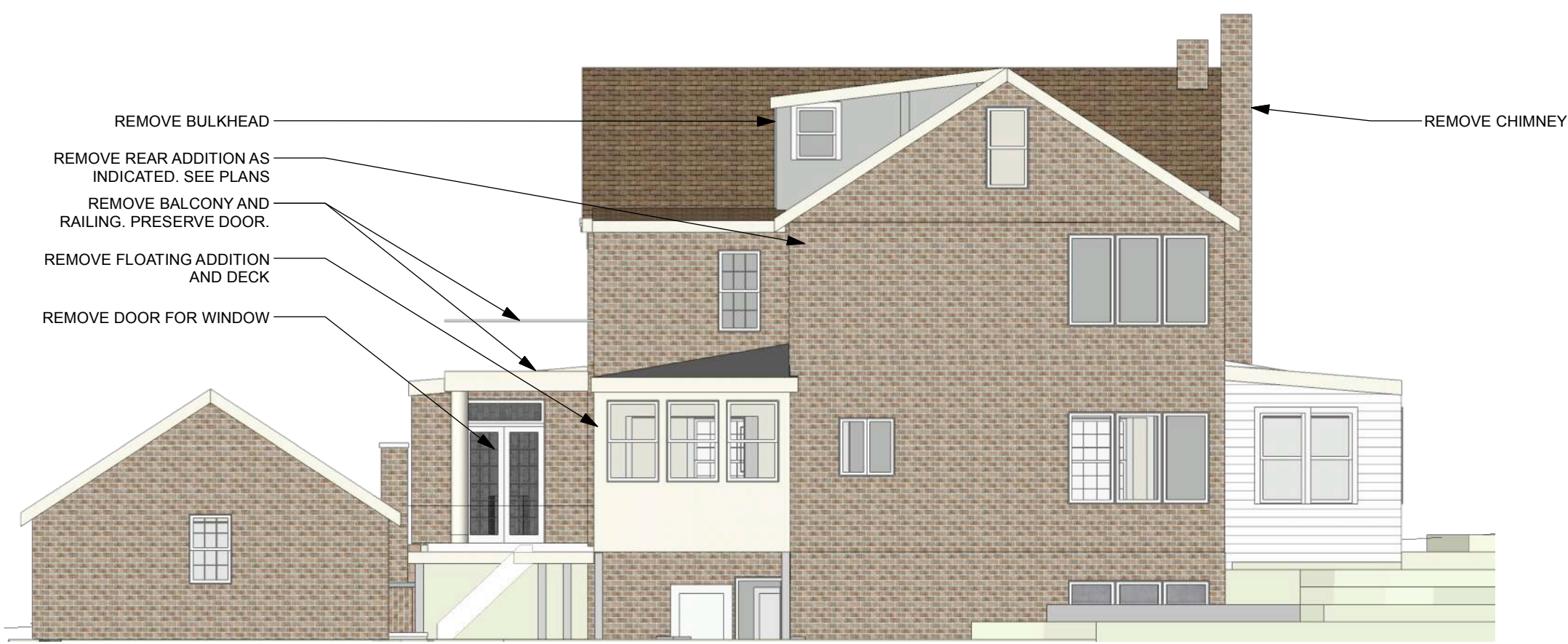
EXISTING SOUTH FACADE WITH EAST WING VISIBLE



EXISTING EAST FACADE DETAIL - REAR CHIMNEY PROPOSED TO BE DEMOLISHED



EXISTING EAST FACADE DETAIL - CHIMNEY AND CAP TO BE RESTORED, QUARTER ROUND WINDOWS TO BE REHABILITATED, AND HVAC CONDUIT TO BE ELIMINATED



19 EXISTING SOUTH ELEVATION
 Scale: 1/8" = 1'-0"



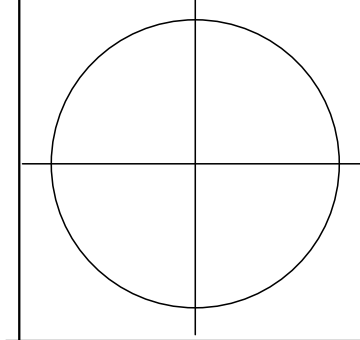
21 EXISTING EAST ELEVATION
 Scale: 1/8" = 1'-0"

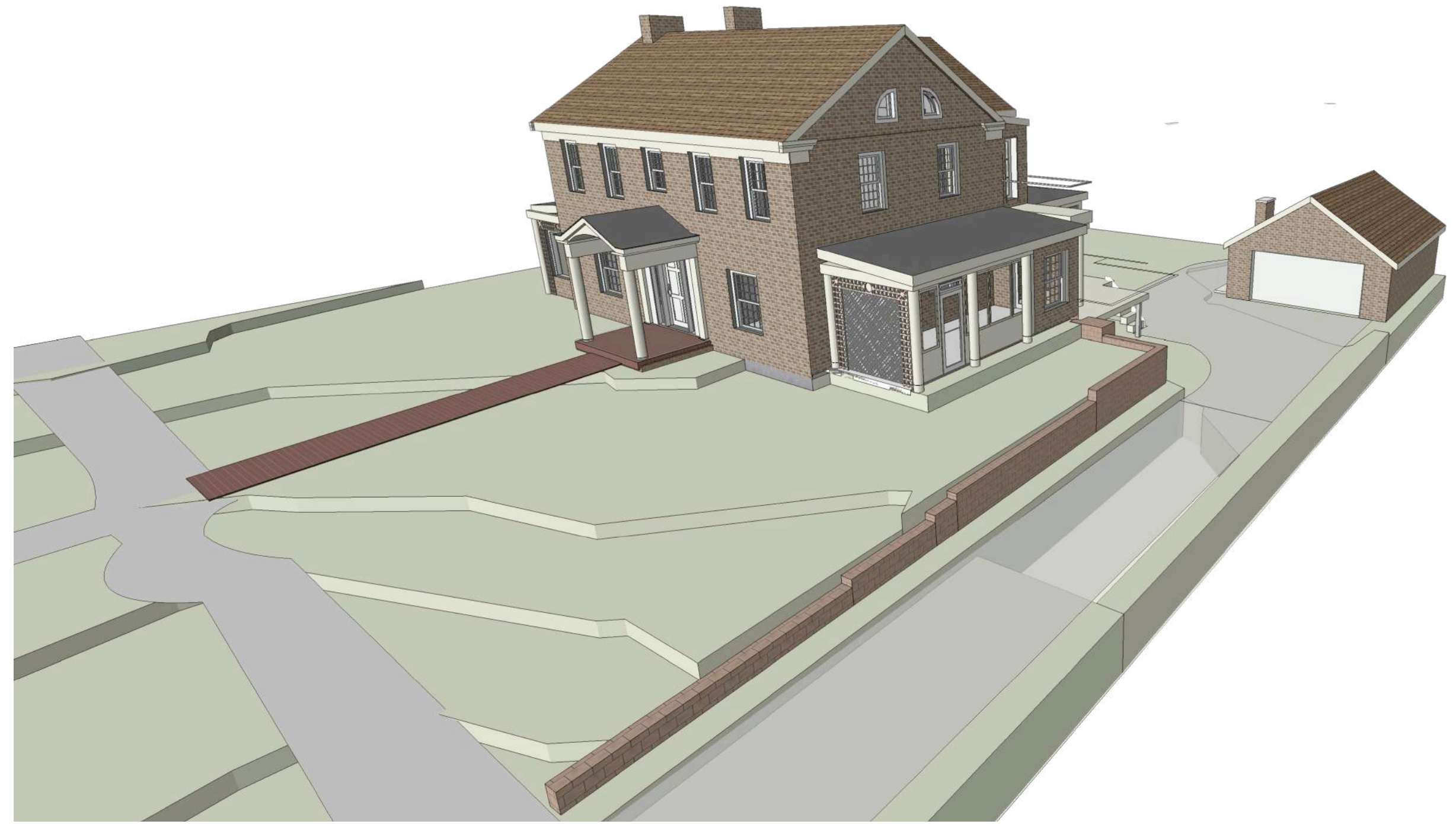


20 PROPOSED SOUTH ELEVATION
 Scale: 1/8" = 1'-0"

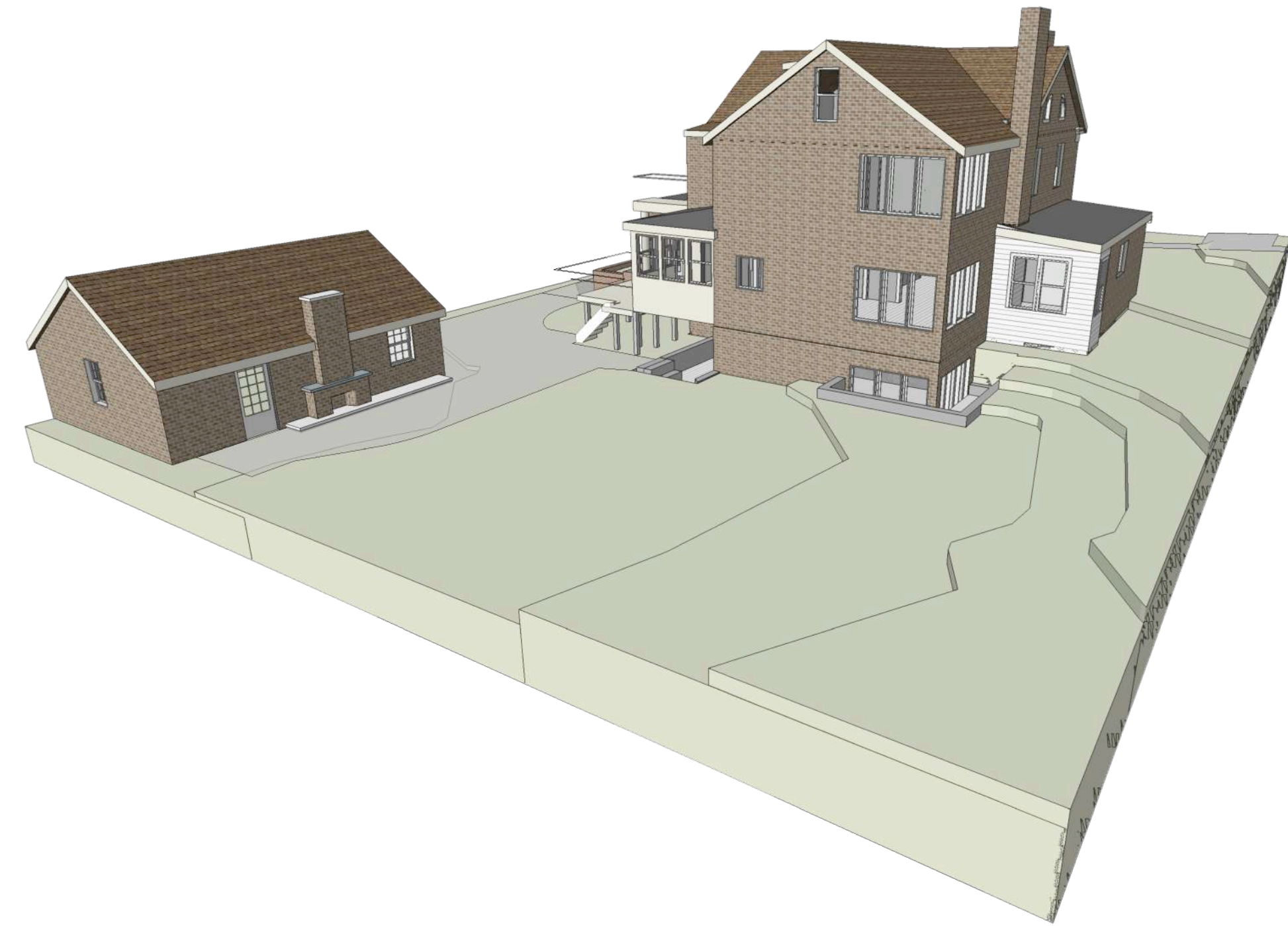


22 PROPOSED EAST ELEVATION
 Scale: 1/8" = 1'-0"





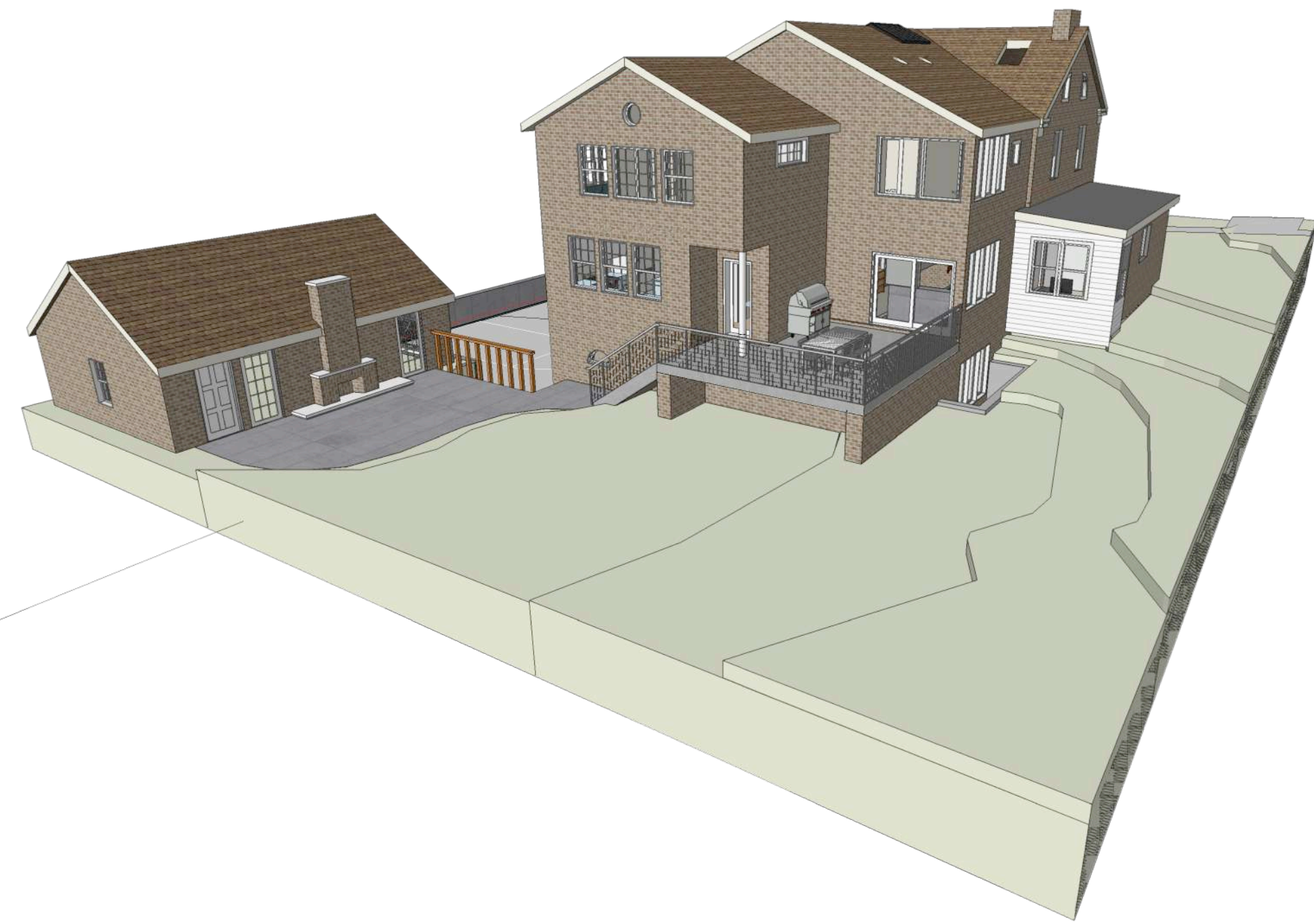
23 EXIST. PERSPECTIVE (from NW)
Scale: 3/16" = 1'-0"



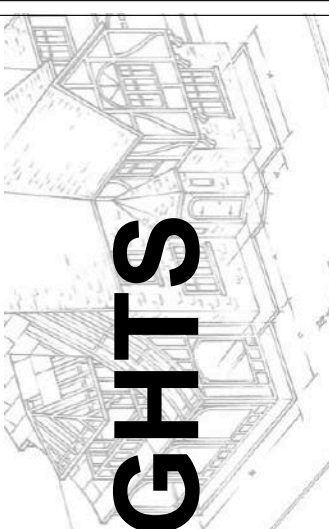
25 EXIST. PERSPECTIVE (from SE)
Scale: 3/16" = 1'-0"



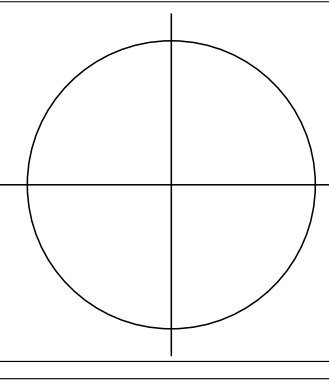
24 PROPOSED PERSPECTIVE (from NW)
Scale: 3/16" = 1'-0"

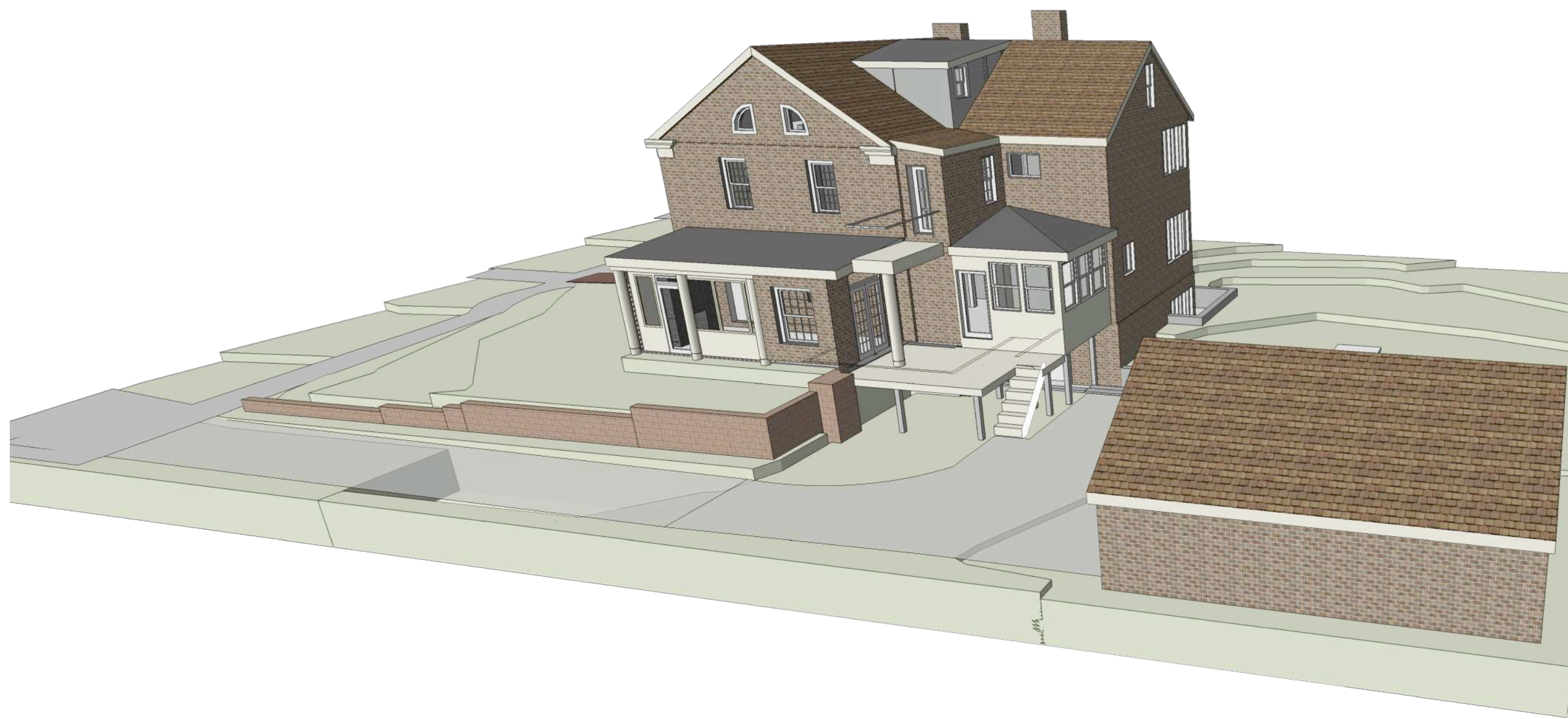


26 PROPOSED PERSPECTIVE (from SE)
Scale: 3/16" = 1'-0"

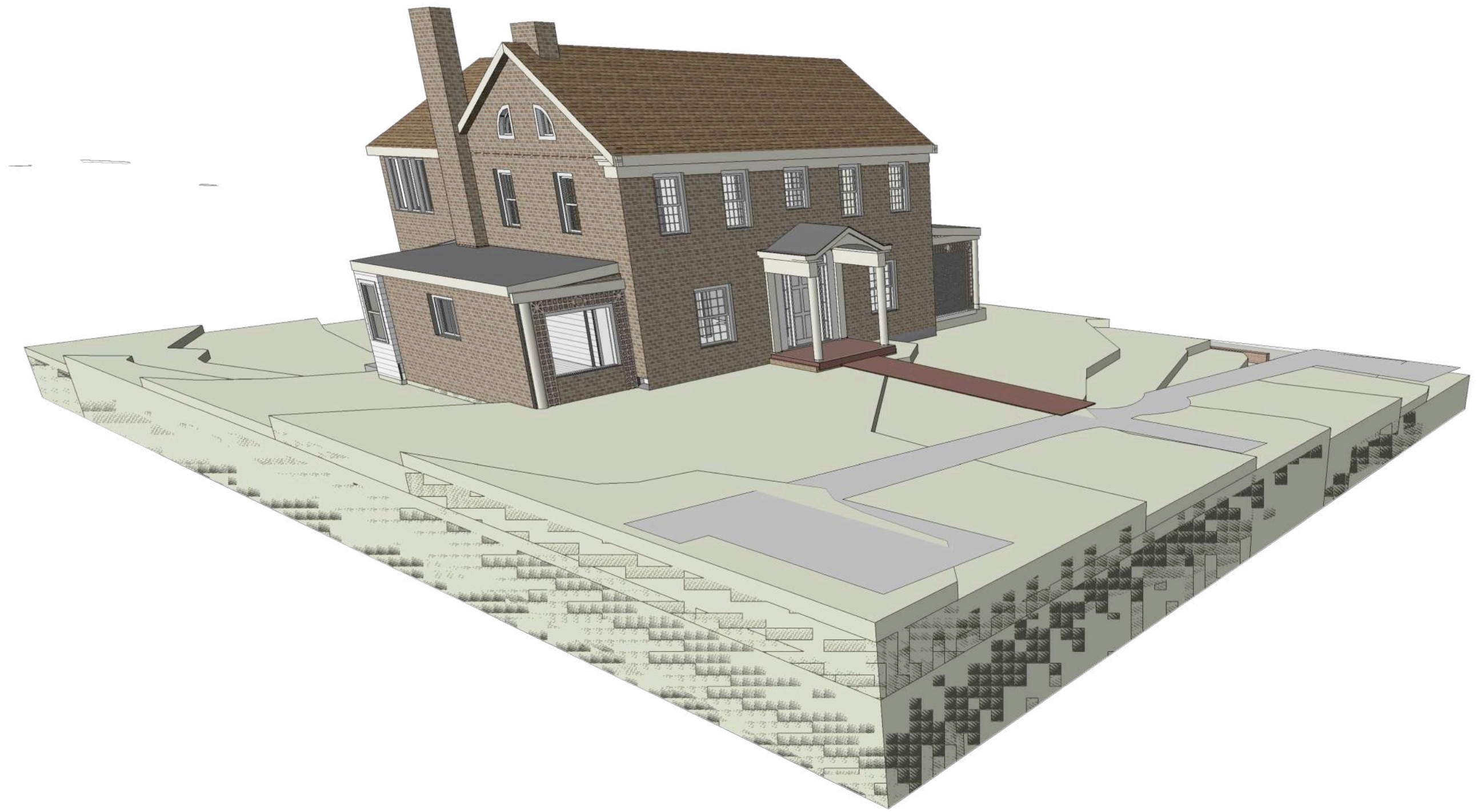


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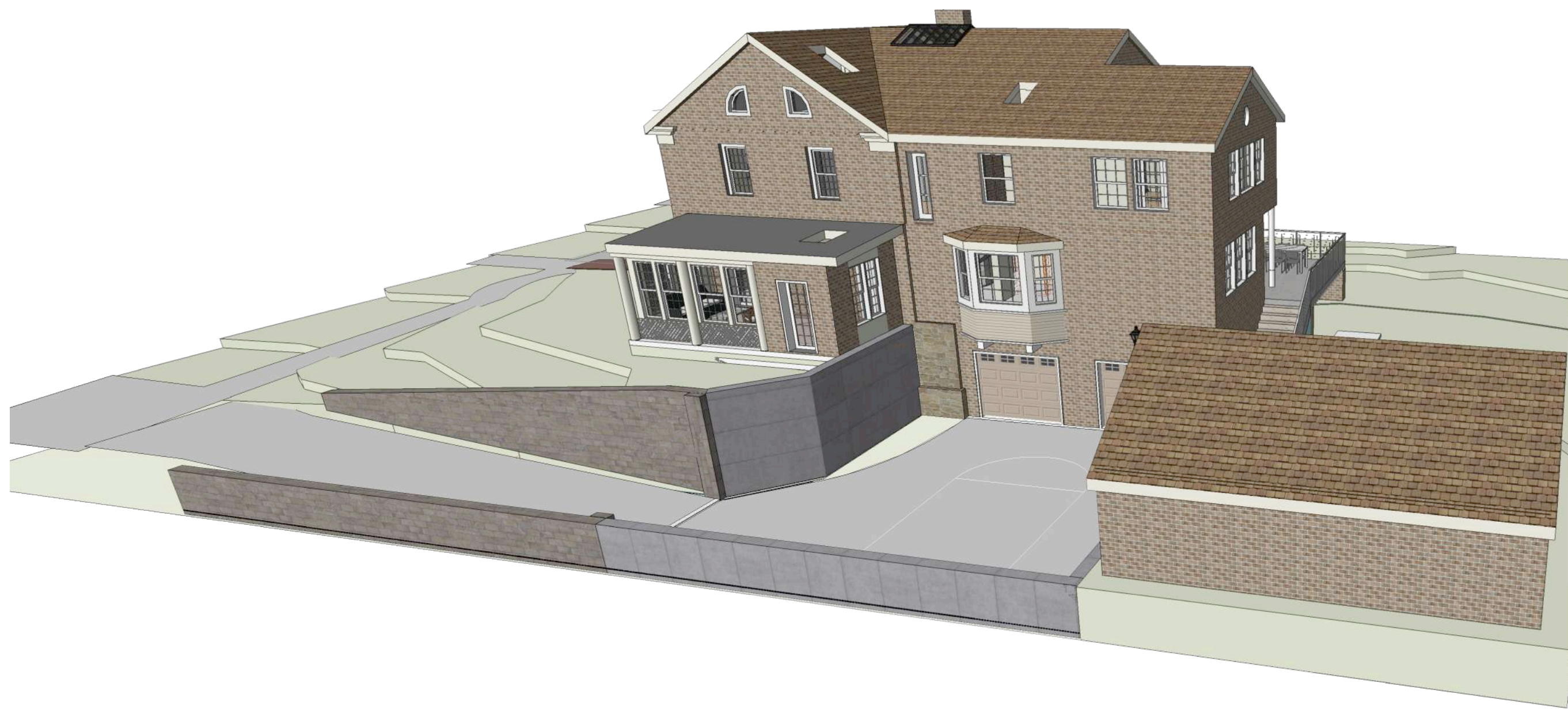




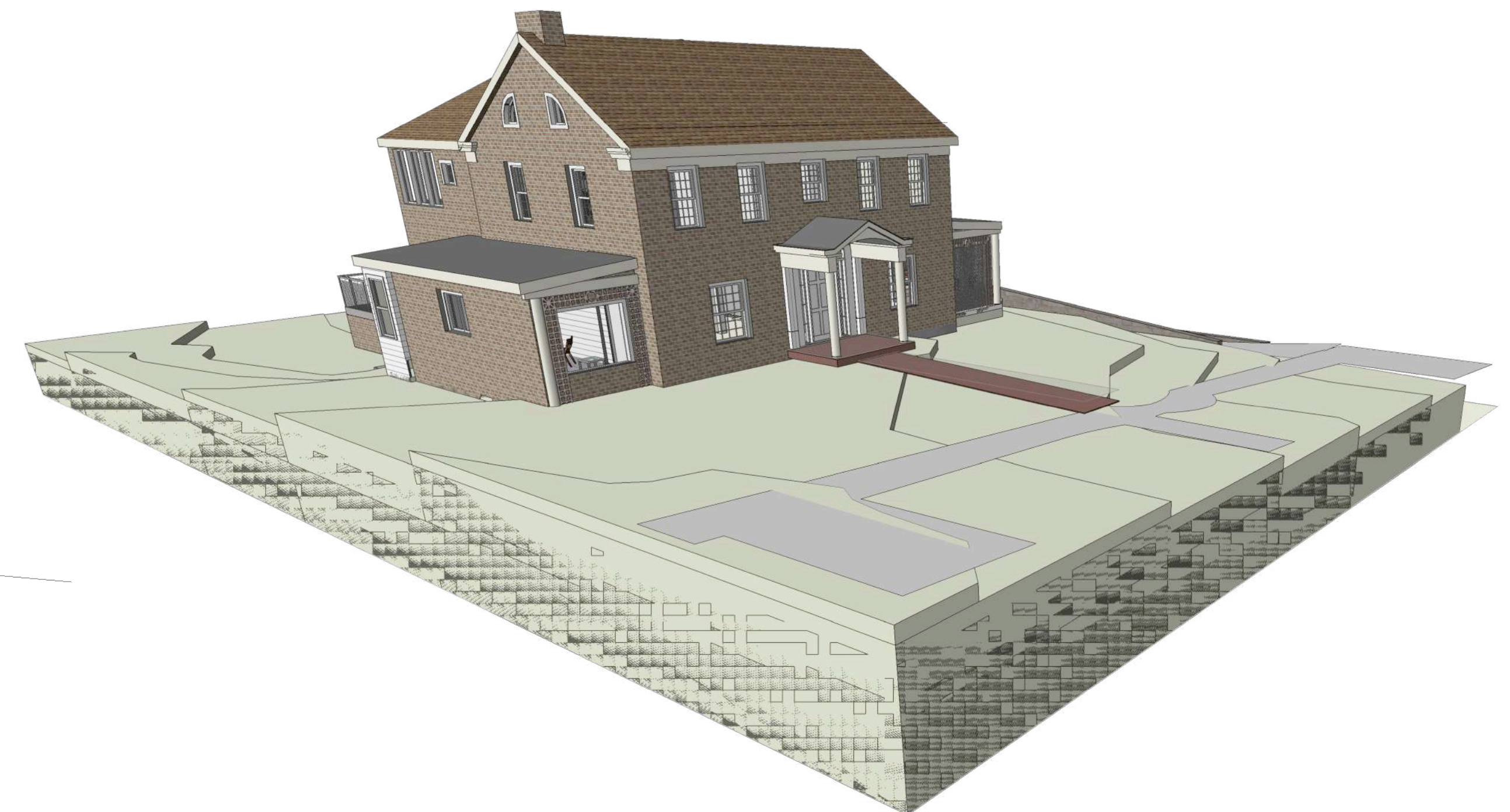
27 EXIST. PERSPECTIVE (from SW)
Scale: 1/4" = 1'-0"



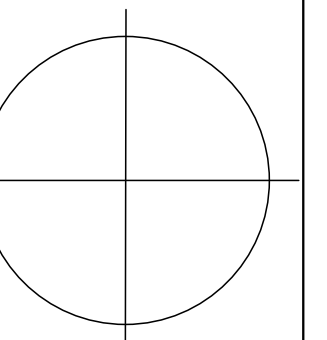
29 PERSPECTIVE (from NE)
Scale: 1/4" = 1'-0"



28 EXIST. PERSPECTIVE (from SW)
Scale: 1/4" = 1'-0"



30 PERSPECTIVE (from NE)
Scale: 1/4" = 1'-0"



Comparable Historic Resources

2115 Van Hise Ave.



2114 Van Hise Ave.



2121 Van Hise Ave.



2122 Van Hise Ave.



2127 Van Hise Ave.



2136 Van Hise Ave.

