



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: 1910 REGENT Aldermanic District: 5

2. PROJECT

Date Submitted: _____

Project Title / Description: MULLEN RESIDENCES - 1910 REGENT STREET

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
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____



3. APPLICANT

Applicant's Name: EDWARD KUCHARSKI, AIA Company: GREEN DESIGN STUDIO
 Address: 405 SIDNEY STREET City/State: MADISON, WI Zip: 53705
 Telephone: 608-469-5963 E-mail: ekuharski@aol.com
 Property Owner (if not applicant): BRIAN & AMANDA MULLEN
 Address: 1910 REGENT STREET City/State: MADISON, WI Zip: 53726

Property Owner's Signature: Amanda K. Mullen Date: 1-22-12
Brian J. Mullen

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.

GREEN DESIGN STUDIO

EARTH FRIENDLY ARCHITECTURE

EDWARD KUHARSKI, ARCHITECT, AIA, LEED AP

405 SIDNEY STREET | MADISON, WI 53703

608.469.5963 MOBILE | 608.255.5816

EKUHARSKI@AOL.COM

PROJECT NARRATIVE

• MULLEN RESIDENCE • 1910 REGENT STREET

- DEMOLITION OF TWO EXISTING DETACHED GARAGES & DRIVEWAY + DECK
 - ALTERATION/ADDITION TO A HOME IN THE UNIVERSITY HEIGHTS HISTORIC DISTRICT
-

EXISTING RESIDENCE: Constructed ca. 1911-12 for Mr. & Mrs. Hawkins, this unique two-story stucco structure was both home and studio for Mrs. Grace Hawkins, an artist. The Living Room originally had an entrance directly from the recessed front porch for use by family & friends (entrance subsequently removed in 1967 remodel), while the Foyer, with its elegant oval window, was used as a formal reception room for business clients and other visitors. Mrs. Hawkins had her studio in an upstairs room.

In 1933, the house was sold to its next owner, also its best known and longest resident, Associate Wisconsin Supreme Court Justice Edward T. Fairchild, who was owner occupant until his death in 1965. Fairchild was appointed to the Supreme Court 1930 by Gov. Walter Kohler, Sr. and served until his retirement in 1957. Previously, he had served three terms in the state Senate (1907, 1909 & 1915) as a progressive Republican. Among his notable accomplishments in the Senate was his role as one of the framers of Wisconsin's innovative Workman's Compensation Act, the first in the nation. His Capital Times obituary notes that in 1938, during his term on the Supreme Court bench, he was in charge of a city-wide protest meeting against the Nazi persecutions of racial, religious and political groups.

The house design is notable for its ahistorical and spare exterior design, quite modernist for its time and entirely unlike its neighbors' various period revival styles. The rectangular mass of the buildings' nearly cubic form grows straight out of the ground with no water table or other articulation. An array of unusual windows are incorporated in the principal rooms, inspired by field sketches of architecture Mrs. Hawkins made in the course of a world tour. They appear to have been placed to achieve specific desired effects from the interior. In keeping with the sensibilities of the owner, first floor windows are typically cased in mitered picture-frame fashion using a 6" oversized trim.

The house retains most of its original form, exterior materials, finishes and fenestration. The original exterior stucco wall & soffit finish is largely intact. Narrow casings are recessed about an inch from the stucco face, which is returned to the casing on a radius. Wood sills are all that project beyond the stucco wall plane. A 1x4 skirt trim is added below the sill/stool boards at the two recessed porches. Records indicate stucco repair and refinish subsequent to a 1967 kitchen remodeling, which entailed relocation of rear entrance door and kitchen window. The original canted stucco-finished fascia concealing an integrated gutter (which is presently lined with membrane roofing) was later restored, replacing a vertical wood fascia and half-round metal gutter that appears in a photo ca. 1970.

REGISTERED ARCHITECT ~ LEED ACCREDITED PROFESSIONAL

PROJECT NARRATIVE

• MULLEN RESIDENCE • 1910 REGENT STREET • CONTINUED •

PROPOSED DEMOLITION: A.) Two detached single-car garages, of typical stock design (wood frame clad in drop siding) stand in the Northwest corner of the lot. Records indicate the first was built in 1931 (in the NW corner of the lot) and the second, south and east of the first, in 1956. B.) An attached wood deck, added to the rear of the house in 2003 (replacing an earlier wood deck installed in 1973). City appraisal records only note the integrated front corner porches for value assessment in 1911, so apparently there were none in the rear. The existing deck is an element in a general landscape and paving plan developed by the Ken Saiki Design firm, substantially executed at that time by previous owners. C.) Most or all of the existing concrete driveway pavement and related abutting concrete walks. Most major trees will be retained, but several “volunteer” specimens of soft maple and one mature conifer have been recommended for removal.

PROPOSED ADDITION & ALTERATIONS: The proposed addition comprises a two story + basement addition to the rear of the house and a one story 3-stall attached garage to the West of the proposed addition. The garage is placed to appear as a semi-detached element with its own hip roof.

- First Floor addition provides space for an expanded kitchen with breakfast area, laundry room and mudroom. A second stair to the upper floor is also provided. The connection between the existing house and addition at first floor entails removal of a segment of the north exterior wall of the existing (non-original) kitchen and rear entry door. Attached garage is planned as both vehicle storage and winter active play space; its footprint respects side & rear yard setbacks and aligns with the neighbor's semi-detached garage to the west.
- Second Floor addition provides an additional bedroom and bathroom for this growing family. Connection to existing second floor entails removal of a wall segment at the existing stair landing/hallway. The West wall of addition is offset from existing building corner by 6” to provide a clear distinction between new and old elements.
- Basement addition provides and acoustically isolated space for a music room for Mr. Mullen, who is an accomplished amateur composer and musician.
- Existing kitchen space (1967 interior) to be gutted and remodeled, existing basement stair and a block of basement space adjacent to the addition area to be finished as a quiet child's play area.
- Roof addition entails removal of a gabled dormer at the existing attic. This dormer appears to have been added some time after the original house construction; it provides increased headroom at the head of the attic stairs, plus daylight & ventilation to the attic (as well as bat access). The proposed hip roof over the addition is to be offset from the NW corner of the existing by 6” to provide a clear distinction between new and old roofs. All new roofs will match the existing 6:12 pitch.

Material, finish, form and details on the addition are to match the existing scheme as much as possible. Existing original windows (1st floor Family Rm. & 2nd floor Stair Hall) that will be obscured by the addition are to be salvaged and incorporated into the addition. A new raised patio East of the addition will replace the existing wood deck. The existing concrete driveways will be largely removed and reconfigured at the West side yard.











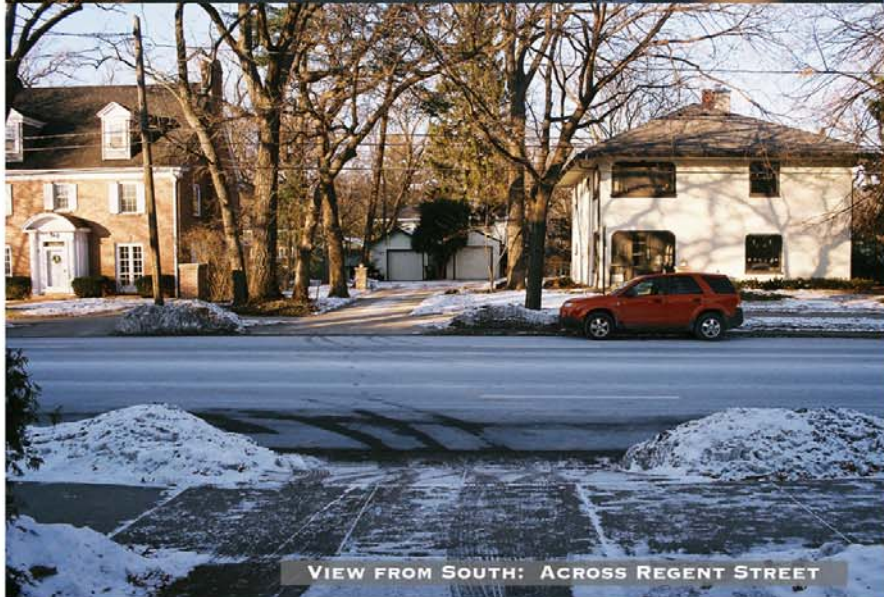




VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW FROM SOUTH: ACROSS REGENT STREET



VIEW FROM WEST

EDWARD KUHARSKI, ARCHITECT
GREEN DESIGN STUDIO

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PHOTO SURVEY

RESIDENCE AT 1910 REGENT STREET

RESIDENT OWNERS: AMANDA & BRIAN MULLEN • 608-244-6718



VIEW FROM SOUTH: WEST SIDE YARD & EXISTING GARAGES

VIEW FROM NORTHWEST: WEST SIDE YARD

VIEW FROM NORTHEAST

VIEW FROM NORTH: REAR ELEVATION

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1918 REGENT STREET: WEST NEIGHBOR



WEST SIDE YARD: VIEW TO HOMES ON SOUTH SIDE OF REGENT



2 NORTH ROBY ROAD: EASTERN NEIGHBOR



2 NORTH ROBY ROAD: VIEW FROM SOUTHEAST

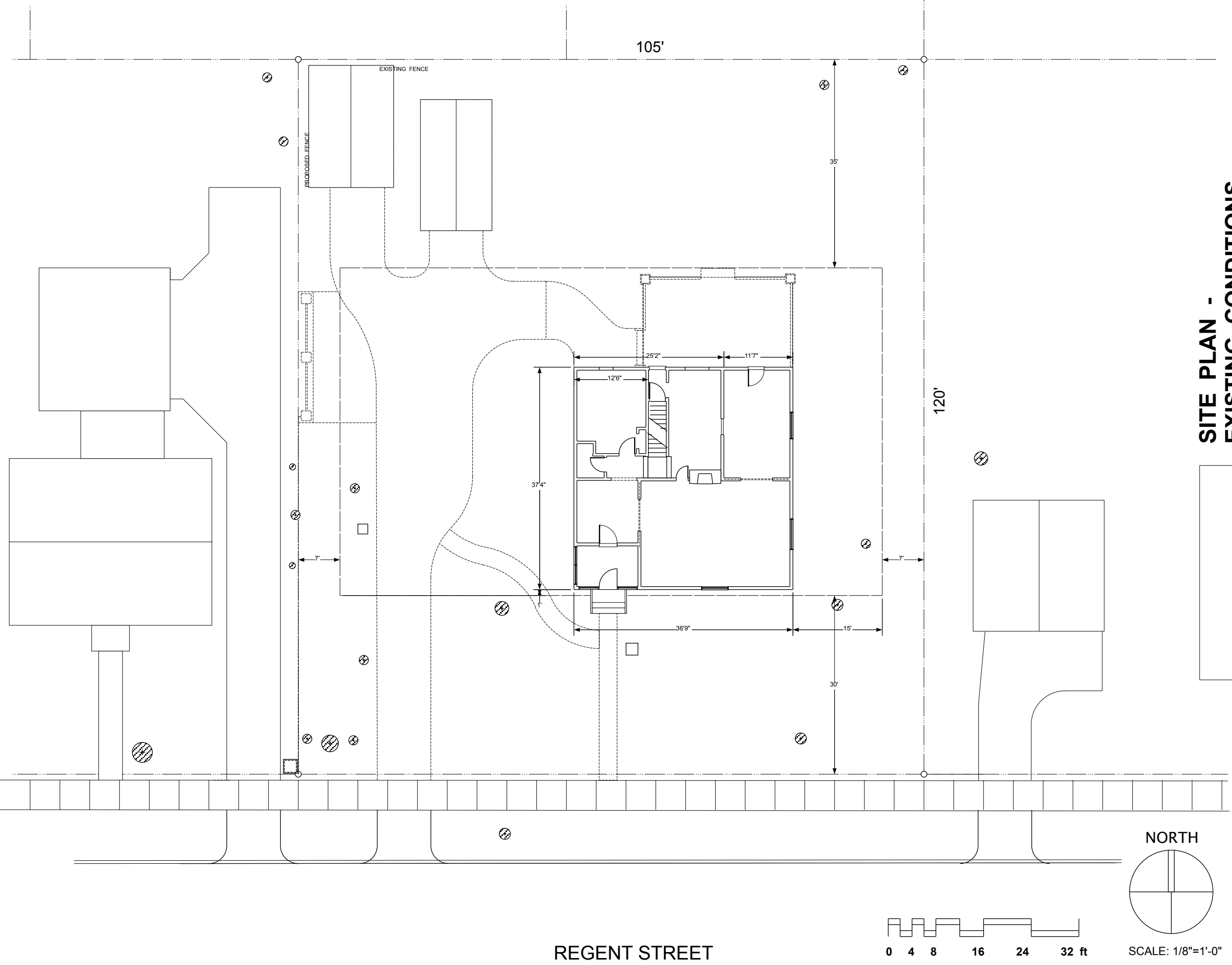
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PHOTO SURVEY

RESIDENCE AT 1910 REGENT STREET

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**SITE PLAN -
EXISTING CONDITIONS**

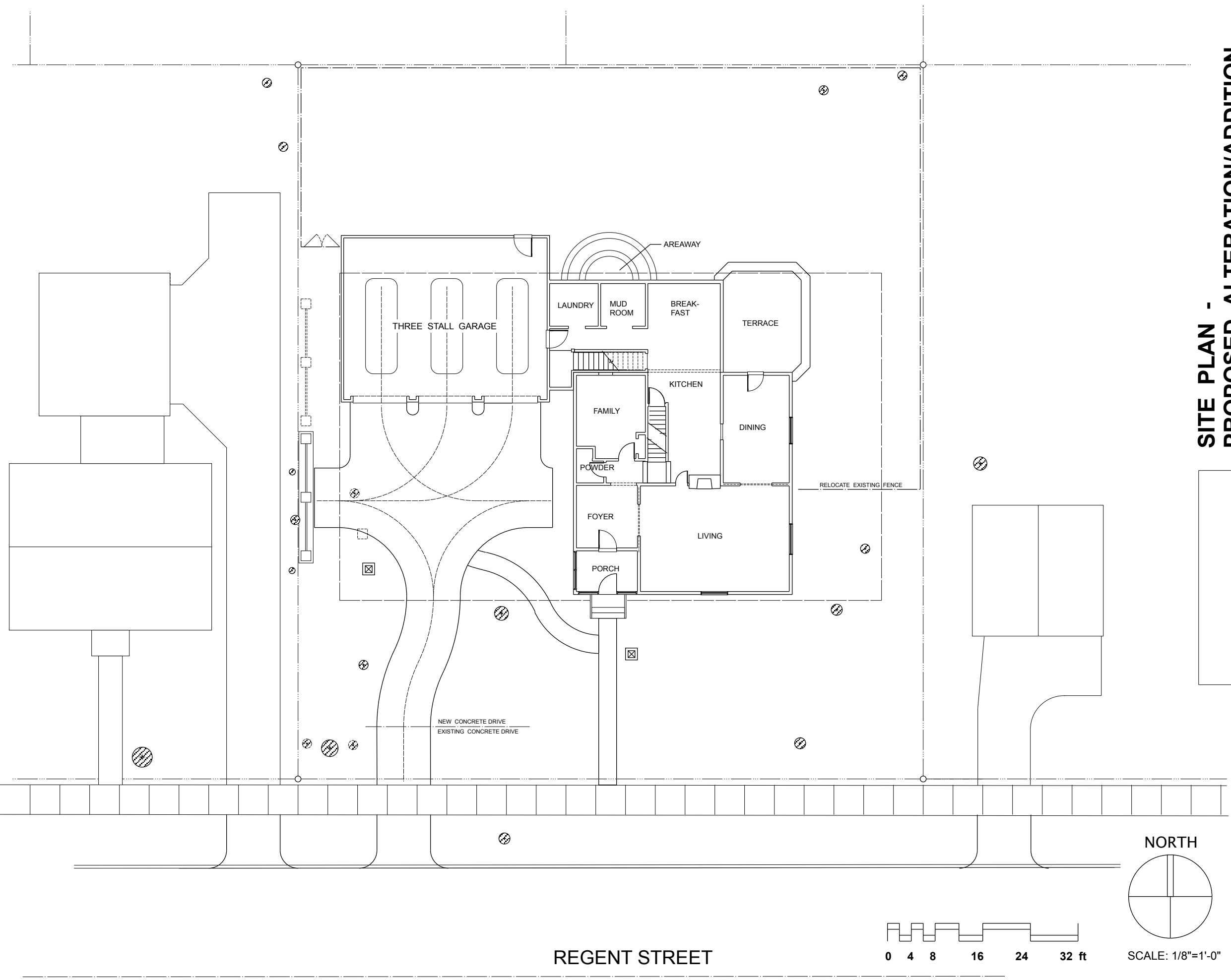
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 EDWARD KUHARSKI, ARCHITECT
 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963

ADDITION & REMODEL for:
MULLEN RESIDENCE
 1910 REGENT STREET MADISON, WI

OWNER: AMANDA & BRIAN MULLEN

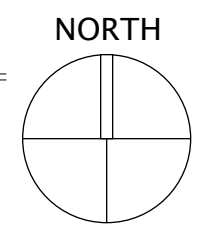
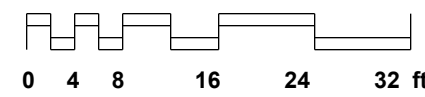
01-09-12 - For Landmarks Review

SHEET NO.
S1

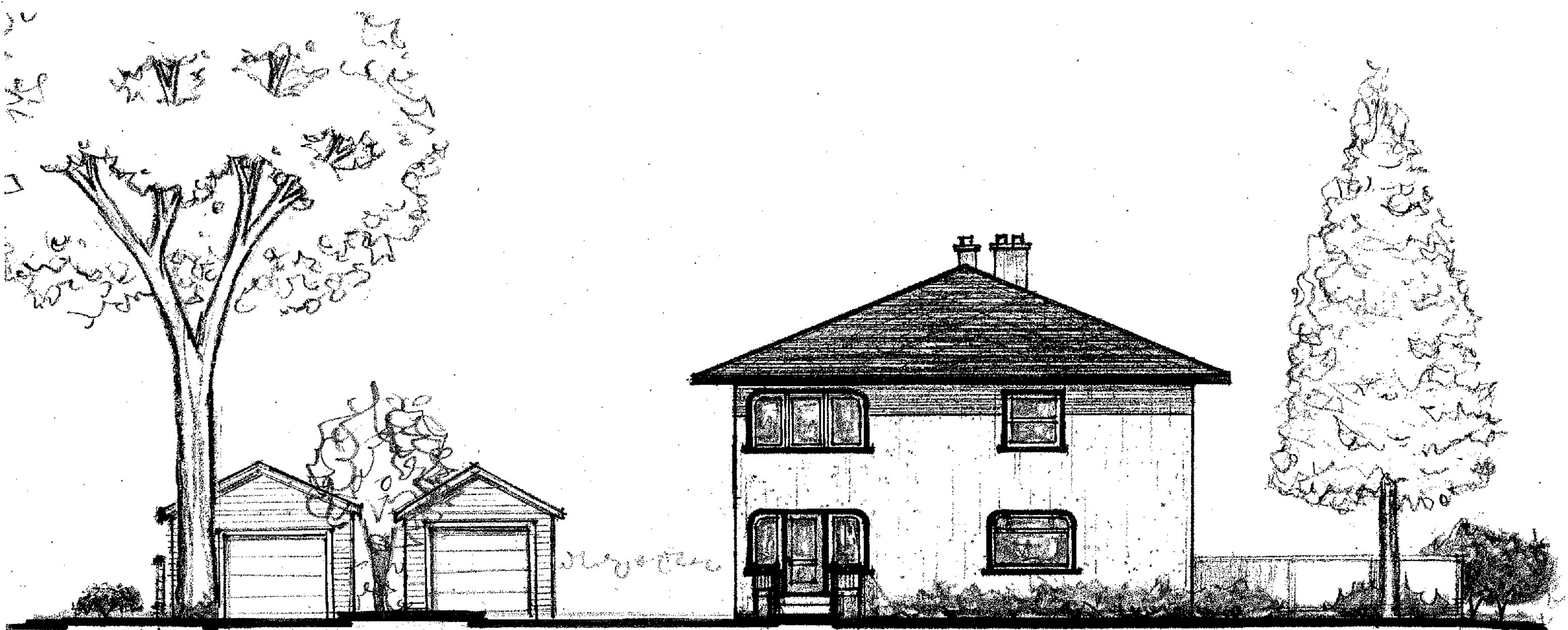


**SITE PLAN -
PROPOSED ALTERATION/ADDITION**

<p>GREEN DESIGN STUDIO EDWARD KUHARSKI, ARCHITECT 405 SIDNEY STREET MADISON, WI 53703 608.469.5963</p>	<p>ADDITION & REMODEL for: MULLEN RESIDENCE 1910 REGENT STREET MADISON, WI</p>
<p>OWNER: AMANDA & BRIAN MULLEN</p>	
<p>01-09-12 - For Landmarks Review</p>	
<p>SHEET NO. S2</p>	



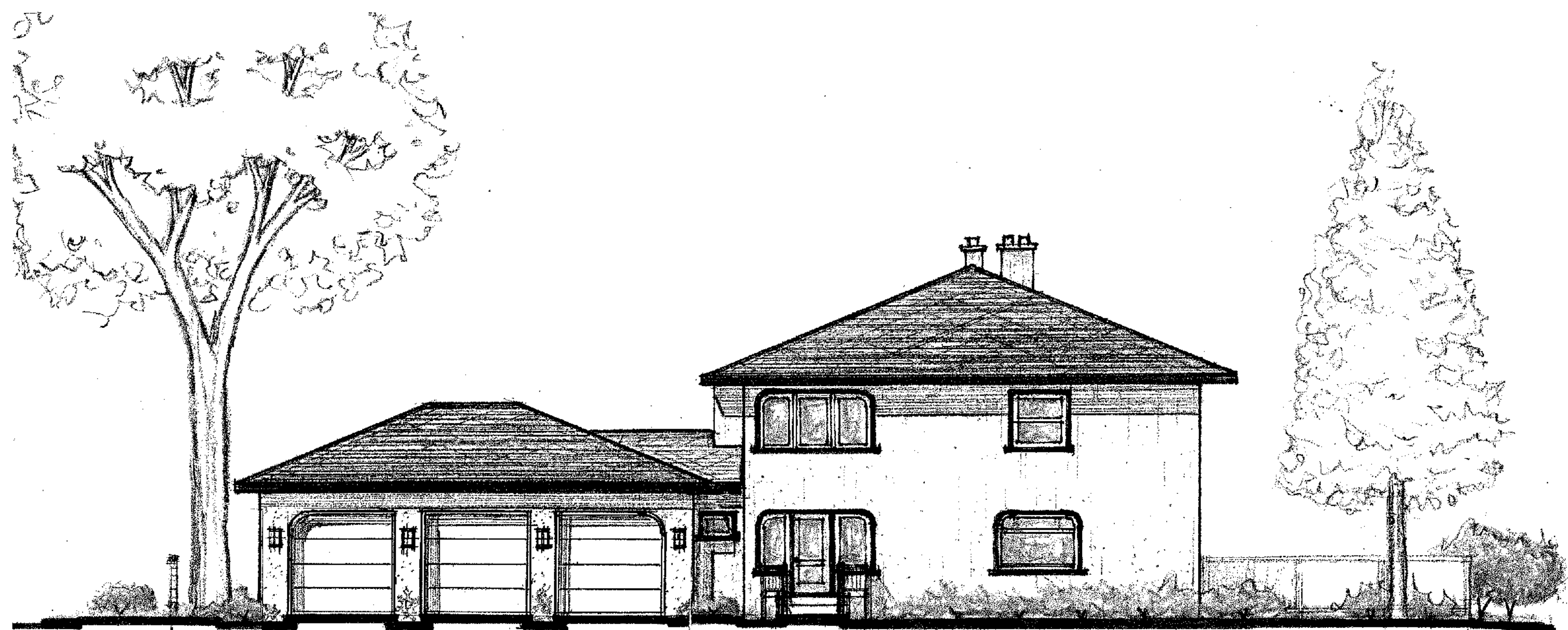
SCALE: 1/8"=1'-0"



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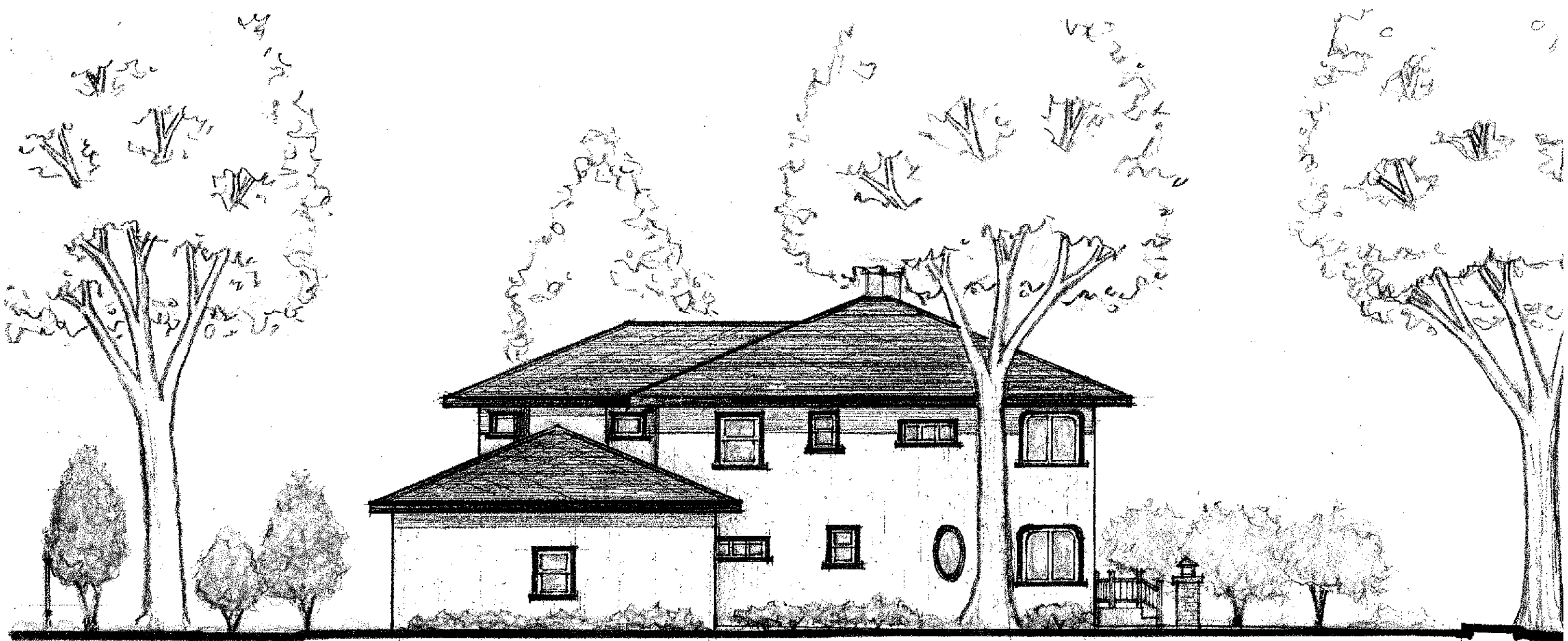
SOUTH ELEVATION $\frac{1}{8}'' = 1'-0''$
MULLEN RESIDENCE 9/28/11



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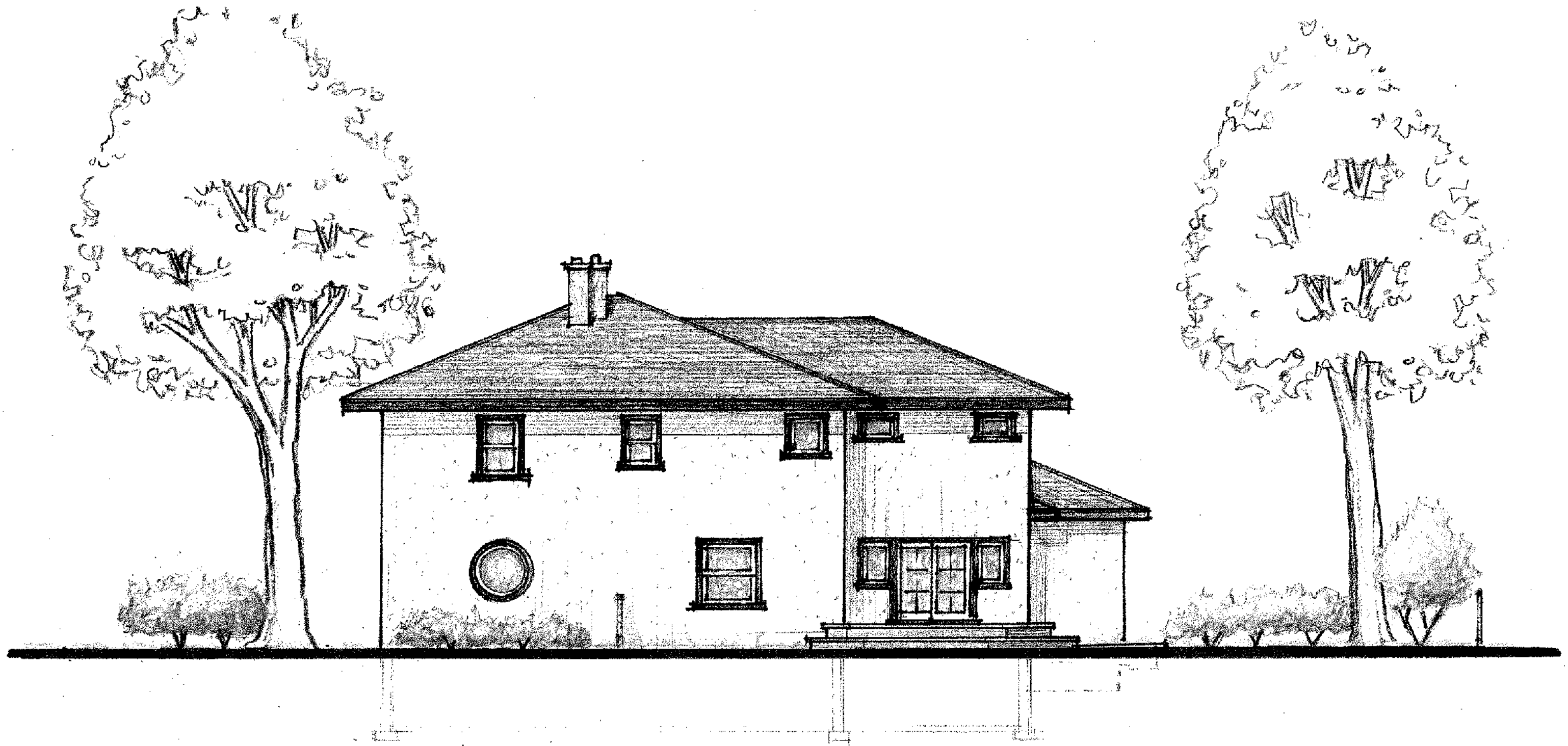
SOUTH ELEVATION $\frac{1}{8}''=1'-0''$
MULLEN RESIDENCE 9/28/11



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WEST ELEVATION $\frac{1}{8}'' = 1'-0''$
MULLEN RESIDENCE 9/28/11



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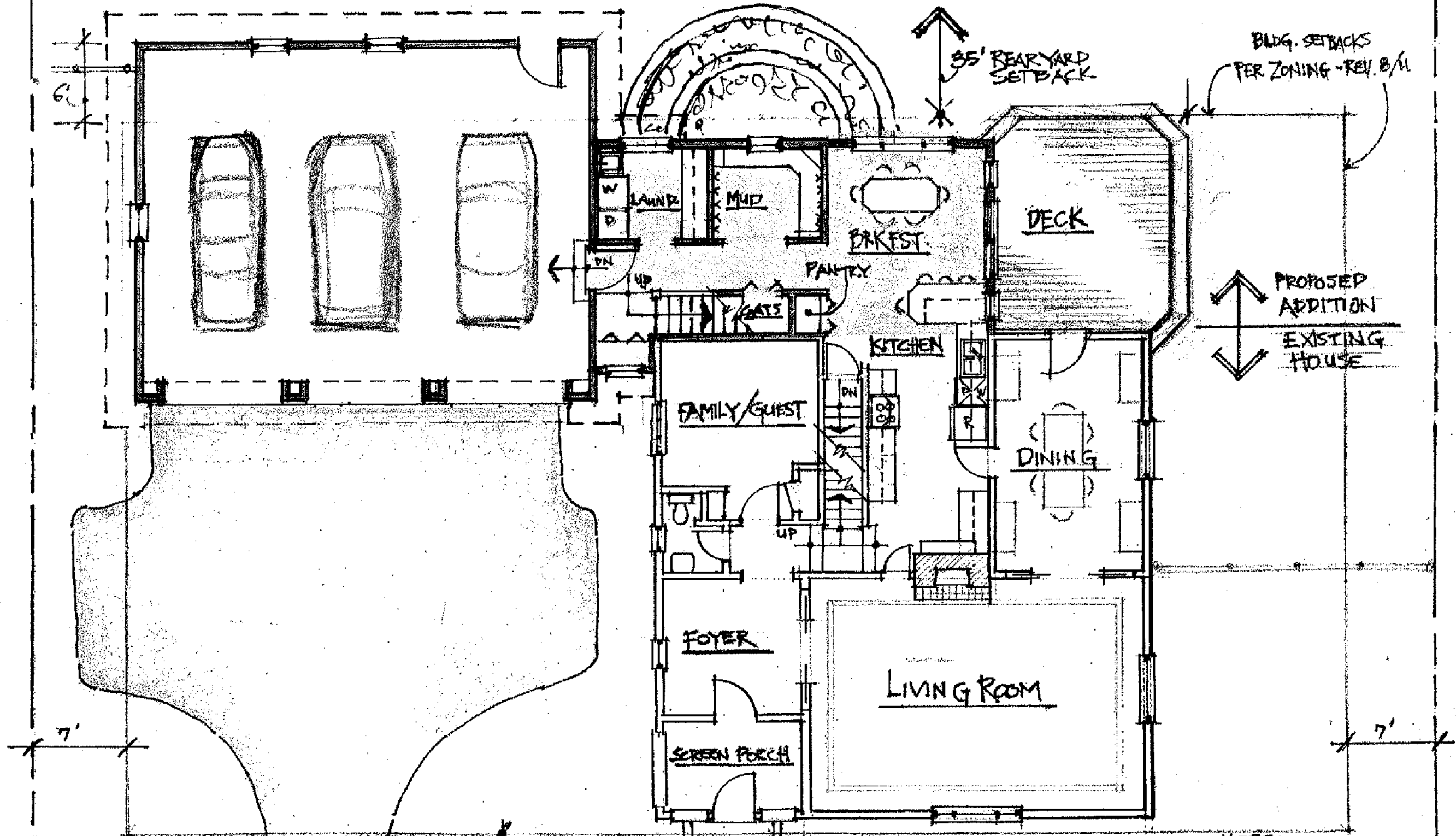
EAST ELEVATION $\frac{1}{8}''=1'-0''$
MULLEN RESIDENCE 9/28/11



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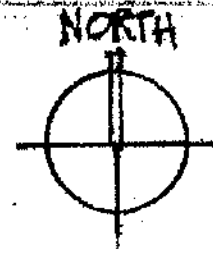
NORTH ELEVATION $\frac{1}{8}'' = 1'-0''$
MULLEN RESIDENCE 9/28/11

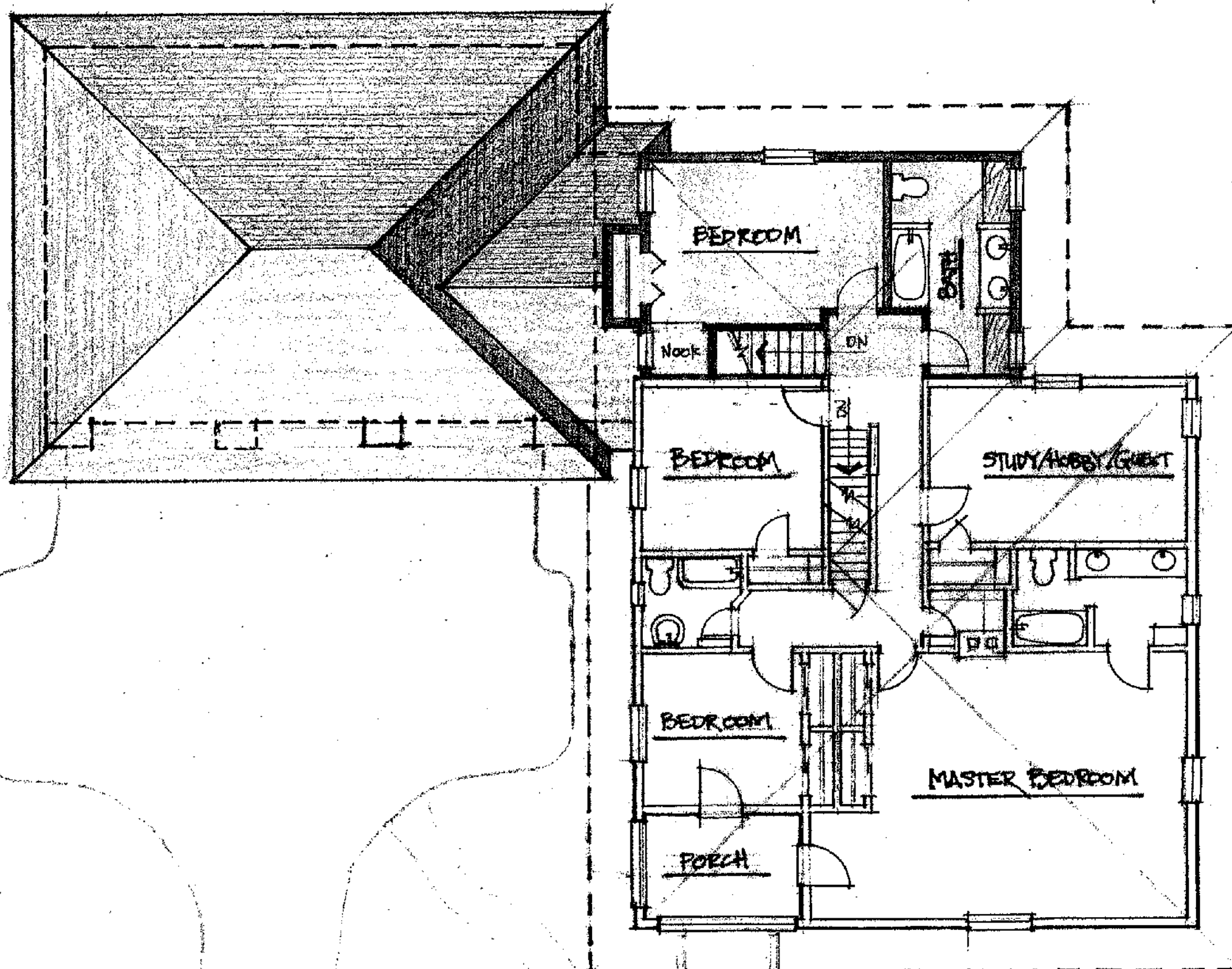


**EDWARD KUHARSKI, ARCHITECT
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FIRST FLOOR 1/8" = 1'-0"
MULLEN RESIDENCE 9/25/11
• 450 FINISHED SQ. FT.

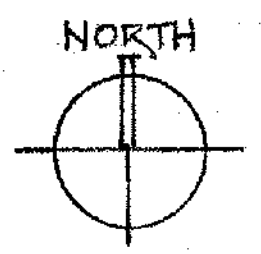
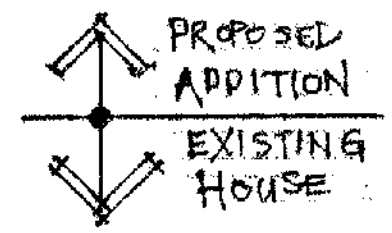
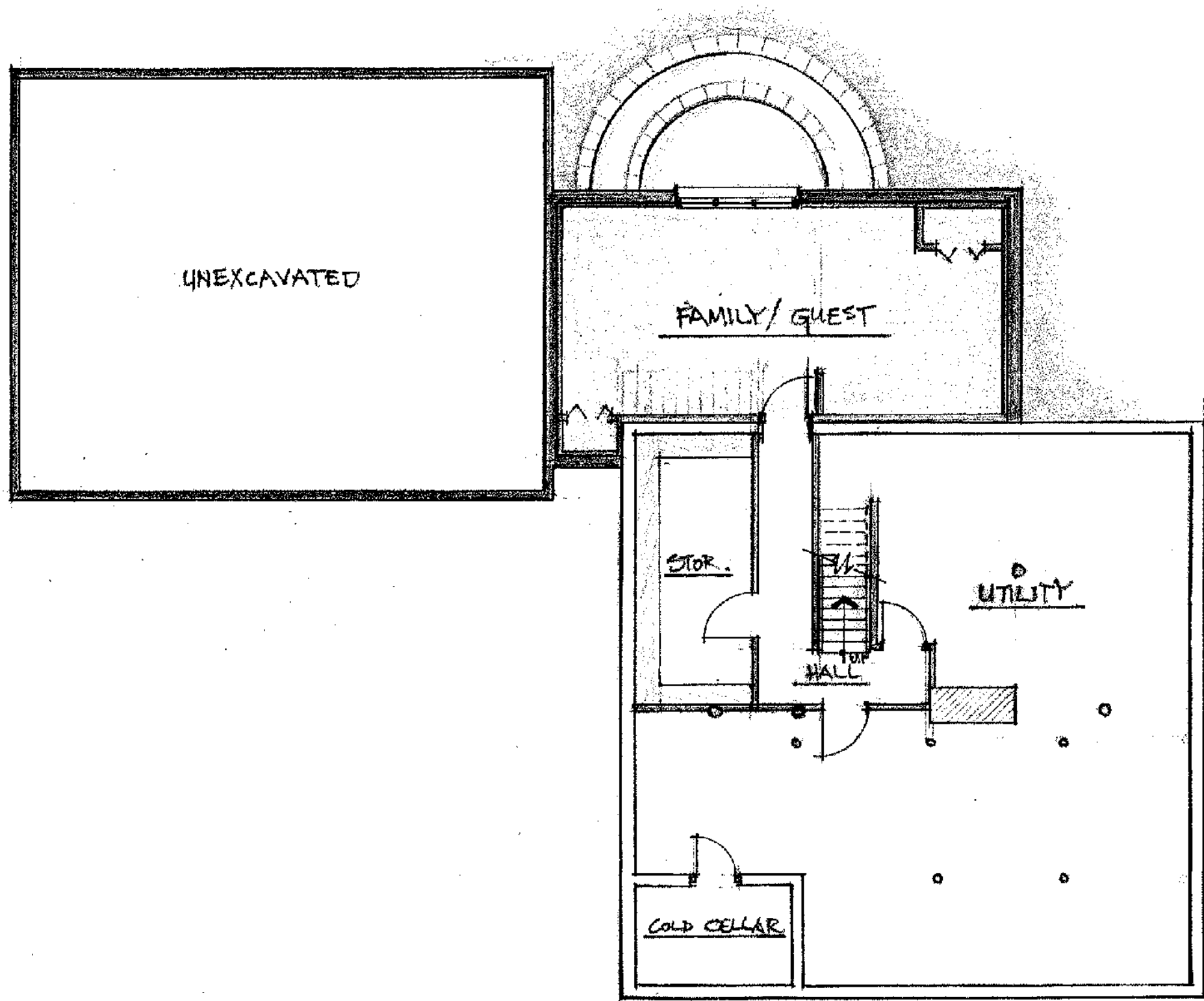




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SECOND FLOOR 1/8" = 1'-0"
MULEN RESIDENCE 9/28/11
 • 390 FINISHED SQ. FT.





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BASEMENT $\frac{1}{8}'' = 1'-0''$
MULLEN RESIDENCE 7/28/11

• 450-ADDITION SQ. FT.