

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: 203 North Allen Street

Aldermanic District: 5

2. PROJECT

Project Title/Description: Garage replacement and house renovations

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

- Alteration/Addition to a building 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):

3. APPLICANT

Applicant's Name: Peter Rott

Company: Isthmus Architecture

Address: 2453 Atwood Ave., #209, Madison, WI 53704

Street

City

State

Zip

Telephone: 608-310-5362

Email: rott@is-arch.com

Property Owner (if not applicant): Kyle and Mary Engelke

Address: 203 North Allen Street, Madison, WI 53705

Street

City

State

Zip

Property Owner's Signature:

Date: 11/18/21

DPCED USE ONLY	Legistar #:
	DATE STAMP RECEIVED 6/23/22 1:34 pm
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

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
203 North Allen Street

To: City of Madison Landmarks Commission
Planning Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

From: Isthmus Architecture
2453 Atwood Avenue #209
Madison, WI 53704

Project House Addition and Garage Replacement
Parcel Number 070922216134

Project Description

The Owners, Kyle and Mary Engelke, are proposing an addition to their home and the demolition and replacement of the existing garage. The property is located within the University Heights Historic District and is a contributing element. Documents for the proposed addition and garage replacement were prepared for the project by Isthmus Architecture.

House addition: The design proposes to add a small two-story addition on the south (side yard) by removing the existing screen porch. The scale and detail of the addition exterior follows the existing architecture with similar roof style, similar window sizing, matching roofing, siding and trim. At the rear, the addition will include a screen porch and an open deck to the back yard.

Garage: The existing garage is original to the property. The garage is a small one-stall style that has some deterioration and has been structurally reinforced internally, resulting in an enclosure that cannot accommodate a mid-sized vehicle. The Owners would desire to replace the garage with one of new construction within the restrictions of the neighborhood that can easily accommodate a mid-sized vehicle with more room for storage.

Materials Submitted for Review on 6/23/2022

Siding: The new construction will be sided with beveled western red cedar wood siding with a 4 ½" exposure to match the exiting siding and will be painted to match. www.realcedr.com .

Roofing: The new construction will be shingled with Owens Corning SureNail textured asphalt shingles to match the shingles existing in the existing house.

Windows: The new construction will include wood window units with insulated glazing to match existing, double-hung or fixed, Marvin Windows, Ultimate Series.

Doors: The new construction will include insulated pre-hung exterior doors in panel configuration to match existing by Jeld-Wen. The overhead sectional garage door will be as indicated on drawings and supplied by Overhead Door.

Approvals Requested

This application is for approval of a house addition and demolition, replacement of garage.

Compatibility

The proposed project strives to meet the overall goals, character, and pattern of development in the University Heights Historic District.

Respectfully submitted,

Peter Rött, AIA, NCARB
Architect / Isthmus Architecture

Attachments:
Existing Condition Images
Project Drawings



Context



PHOTOGRAPHIC LOCATION MAP
UNIVERSITY HEIGHTS HISTORIC DISTRICT



House - Existing Front Elevation



House - Existing Rear Elevation



Garage - Existing Elevation (door cannot close with car inside)



Existing Garage



Garage Interior showing secondary structural support framing that restricts usable area.



Garage Condition Issues

PROPERTY INFORMATION:

Parcel No. 070922216134

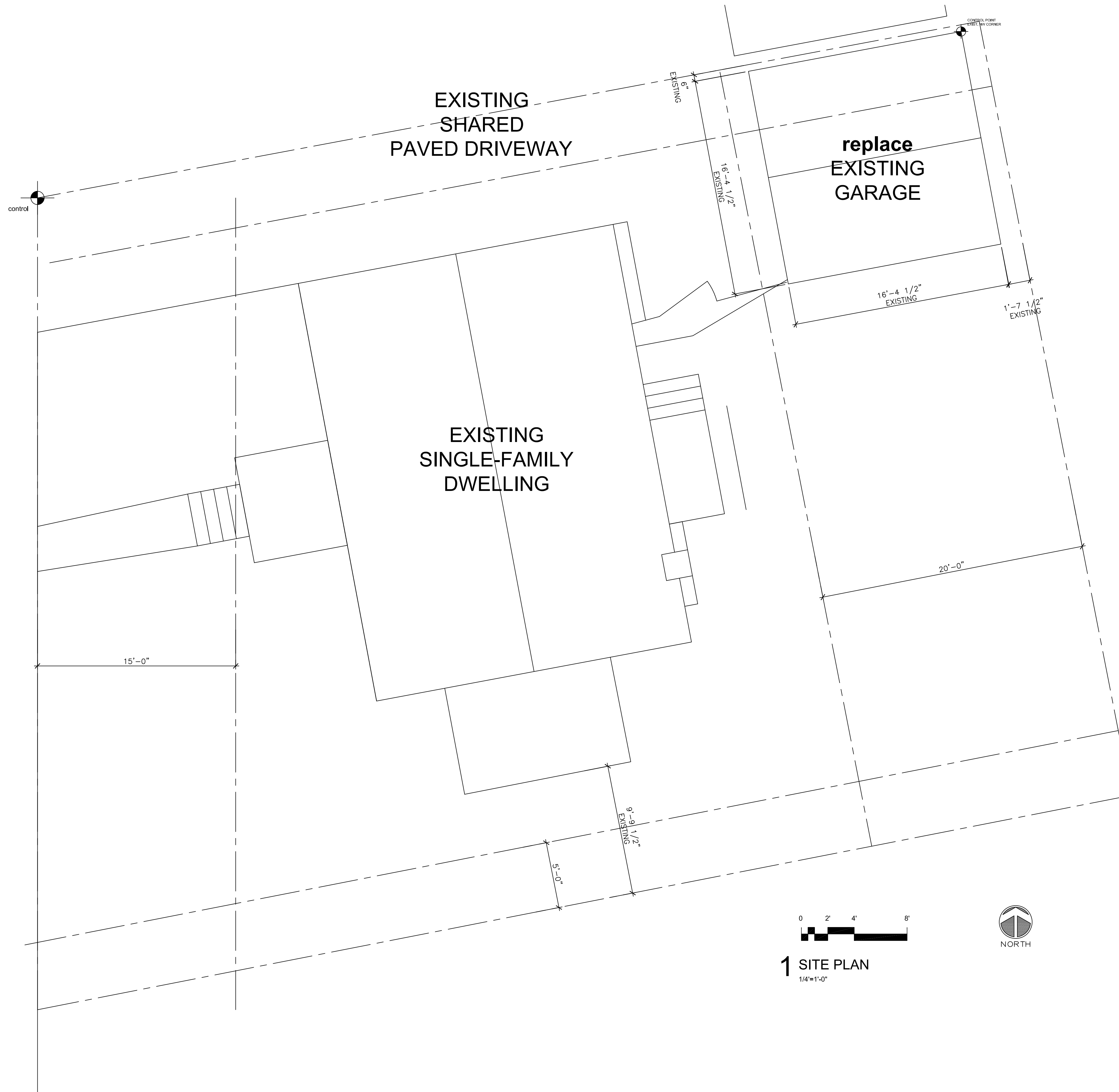
Zoning: HIS-UH, TR-3

Owners:

Kyle W. Engelke, Marylee Engelke.



N. Allen Street



203 N. ALLEN STREET
Madison, Wisconsin

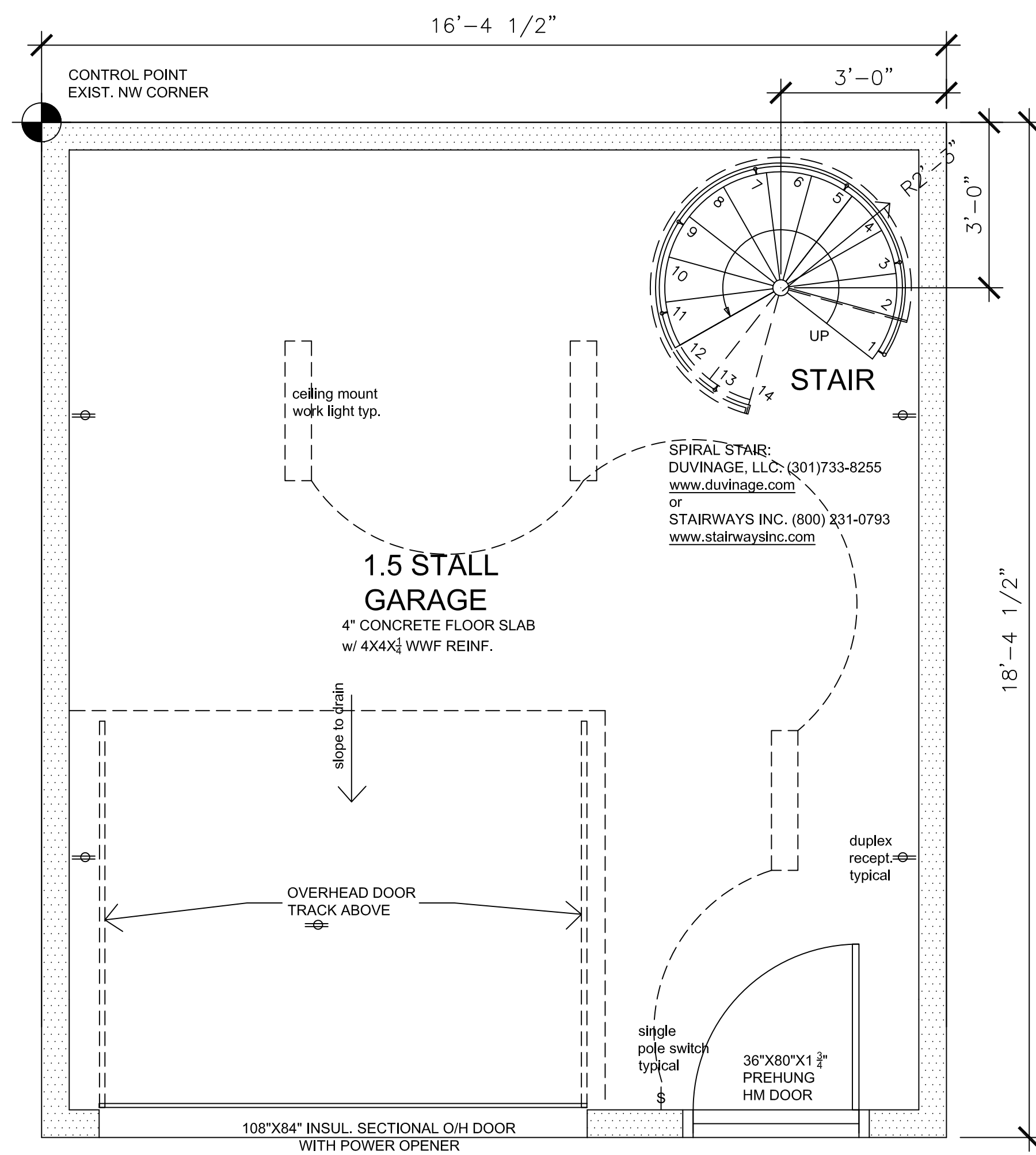
Garage Replacement

Project No: 2108.01

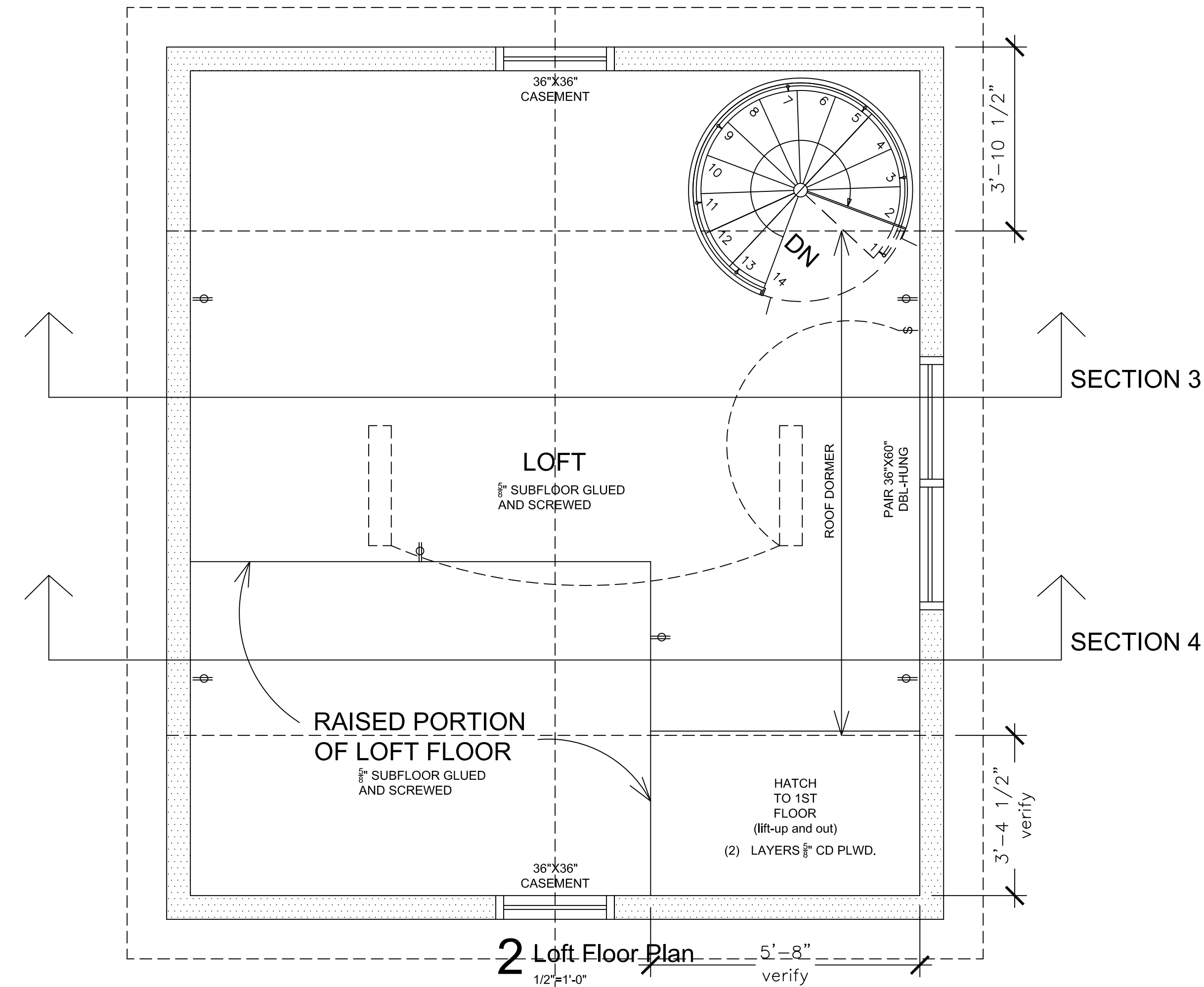
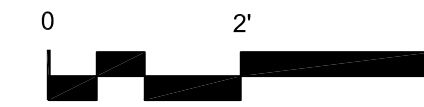
Drawn By: prr

Date: 06/13/2022

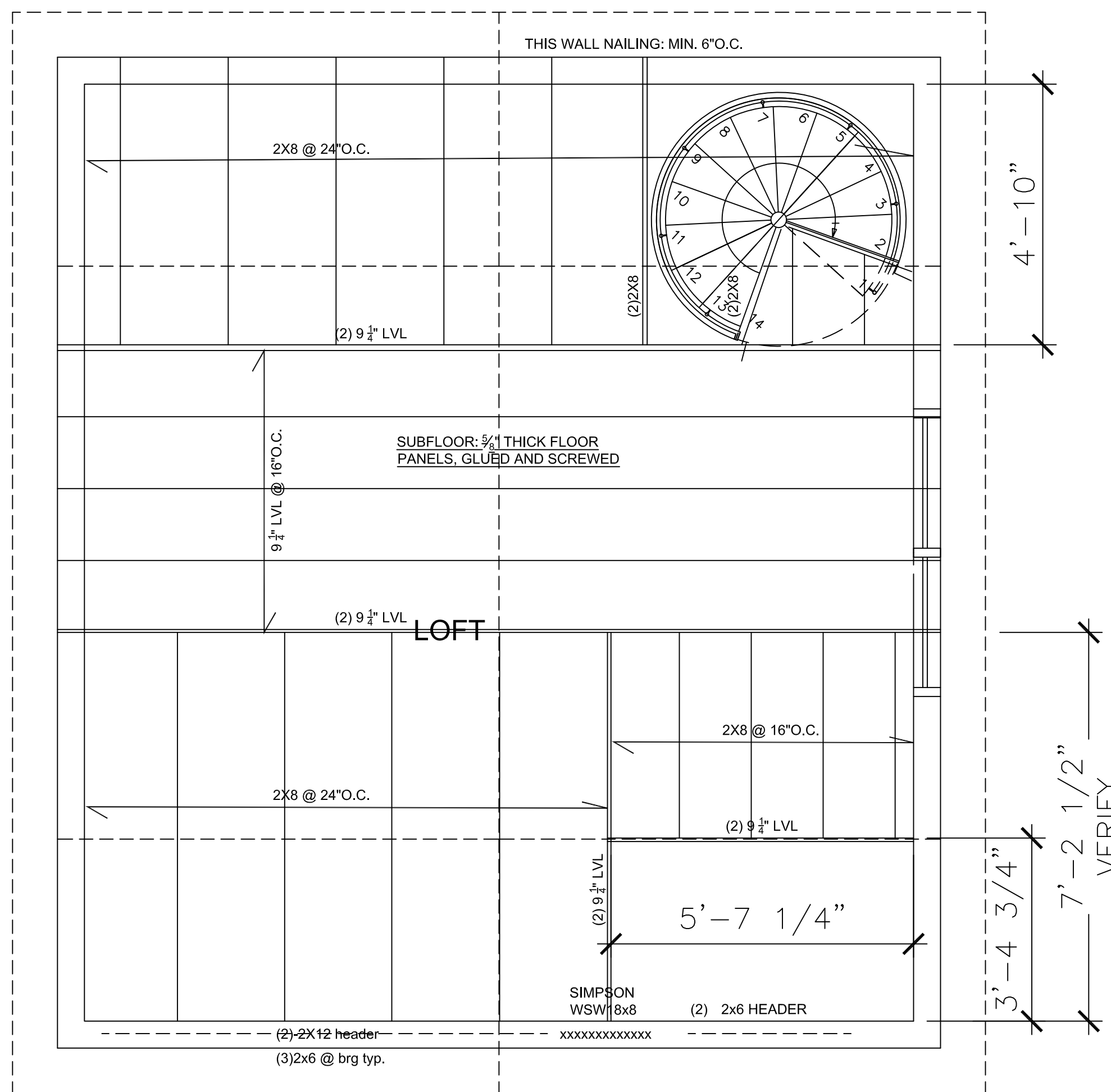
A0



1 First Floor Plan
1/2"=1'-0"

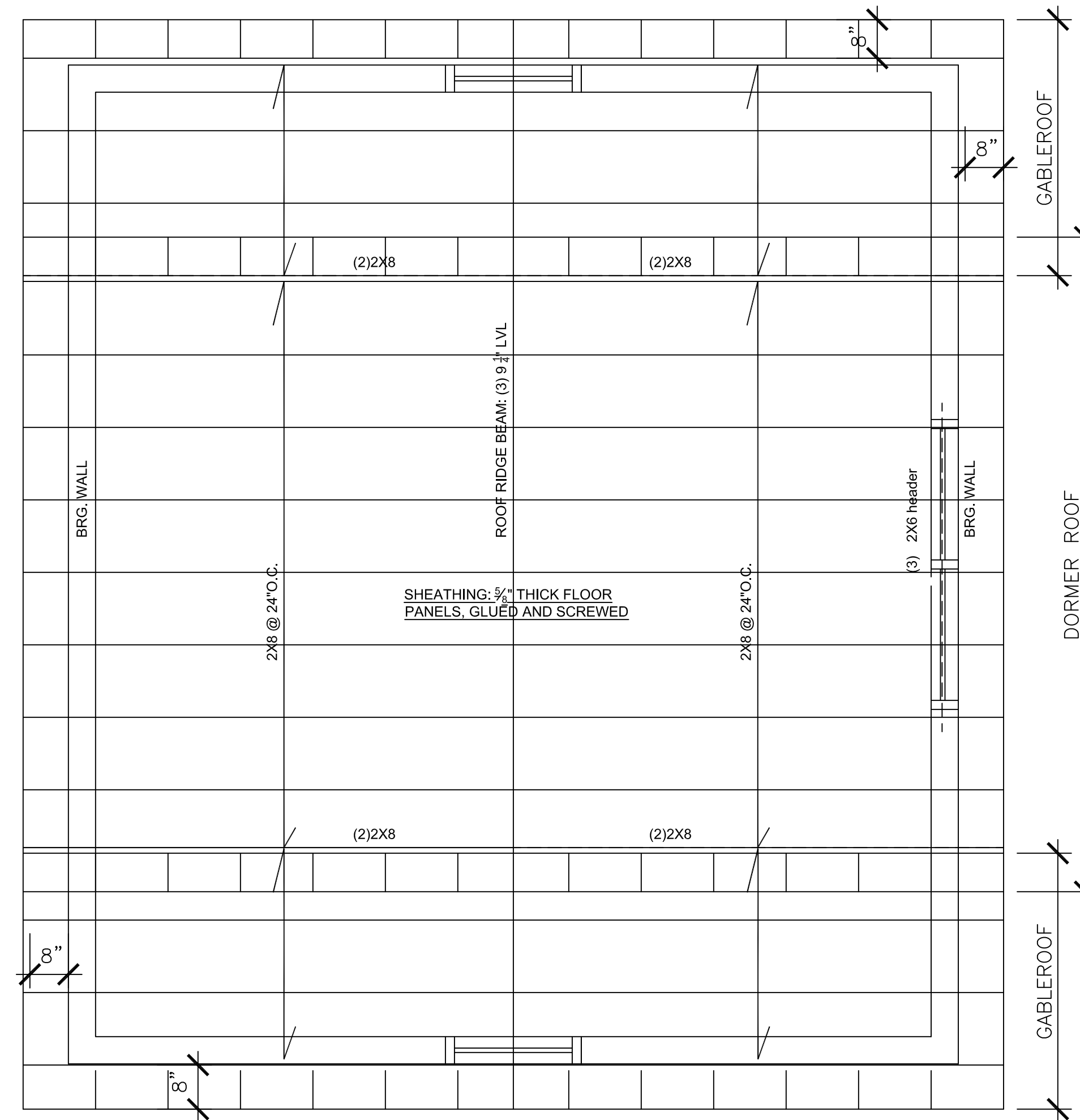


2 Loft Floor Plan
1/2"=1'-0"



3 Loft Floor Framing Plan
1/2"=1'-0"

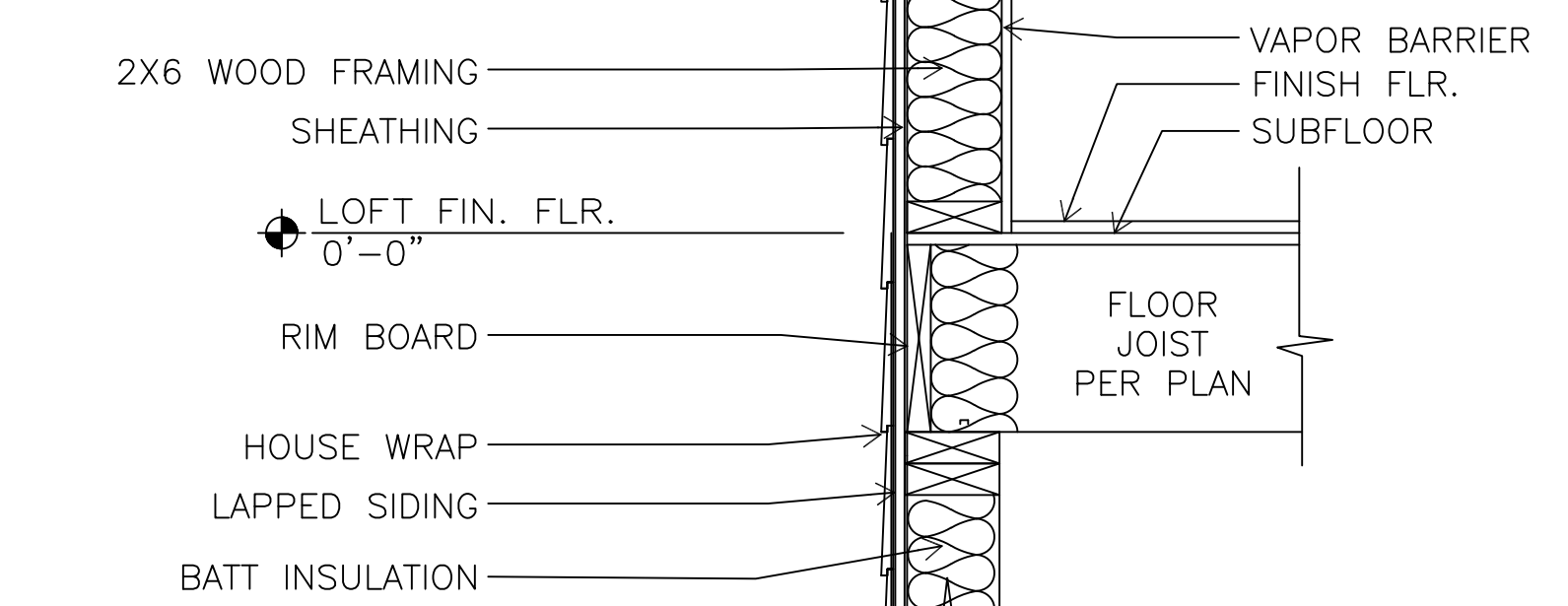
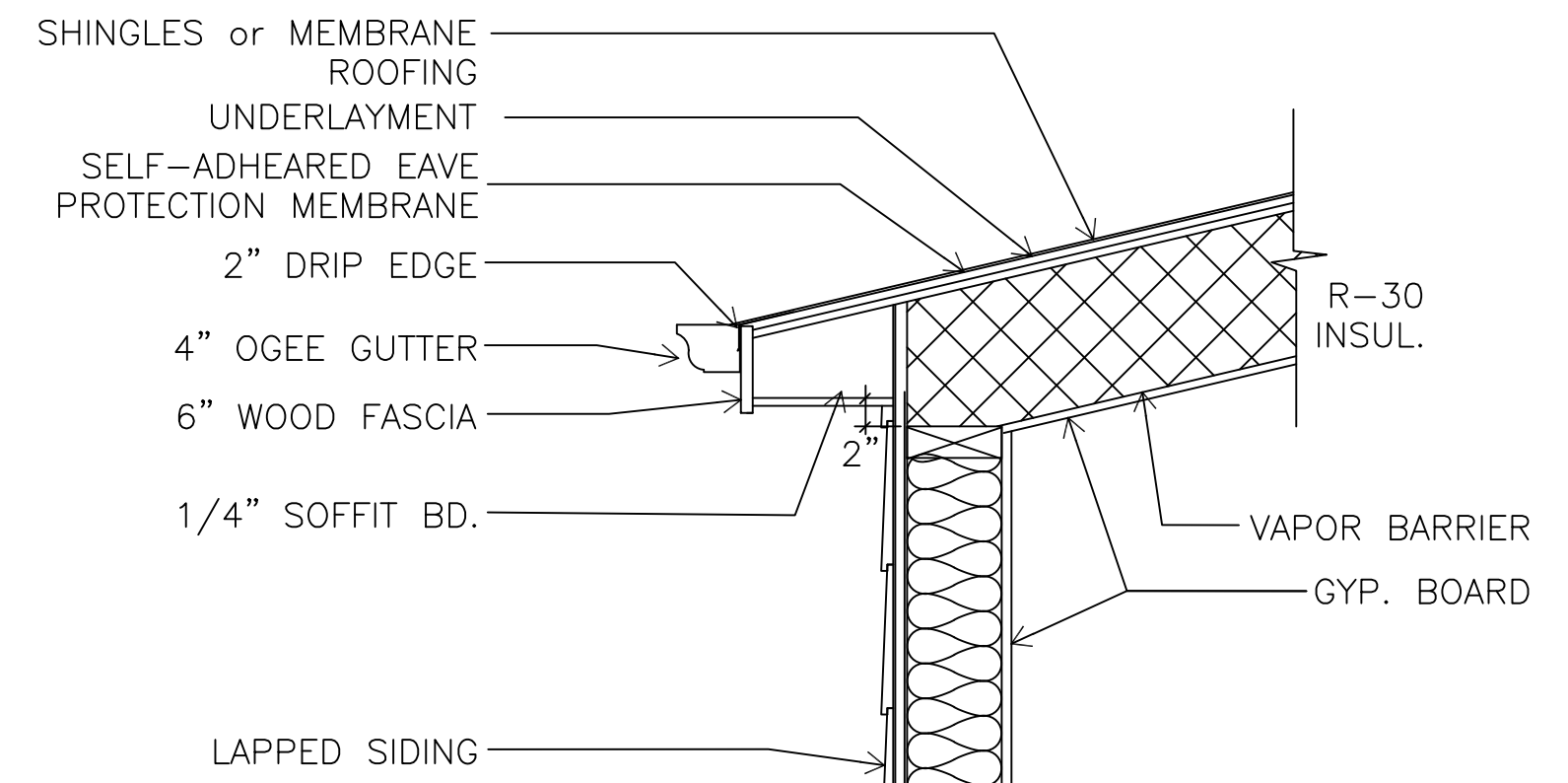
PROVIDE 1/2" DIA. ANCHOR BOLTS AT 4'-0" O.C.



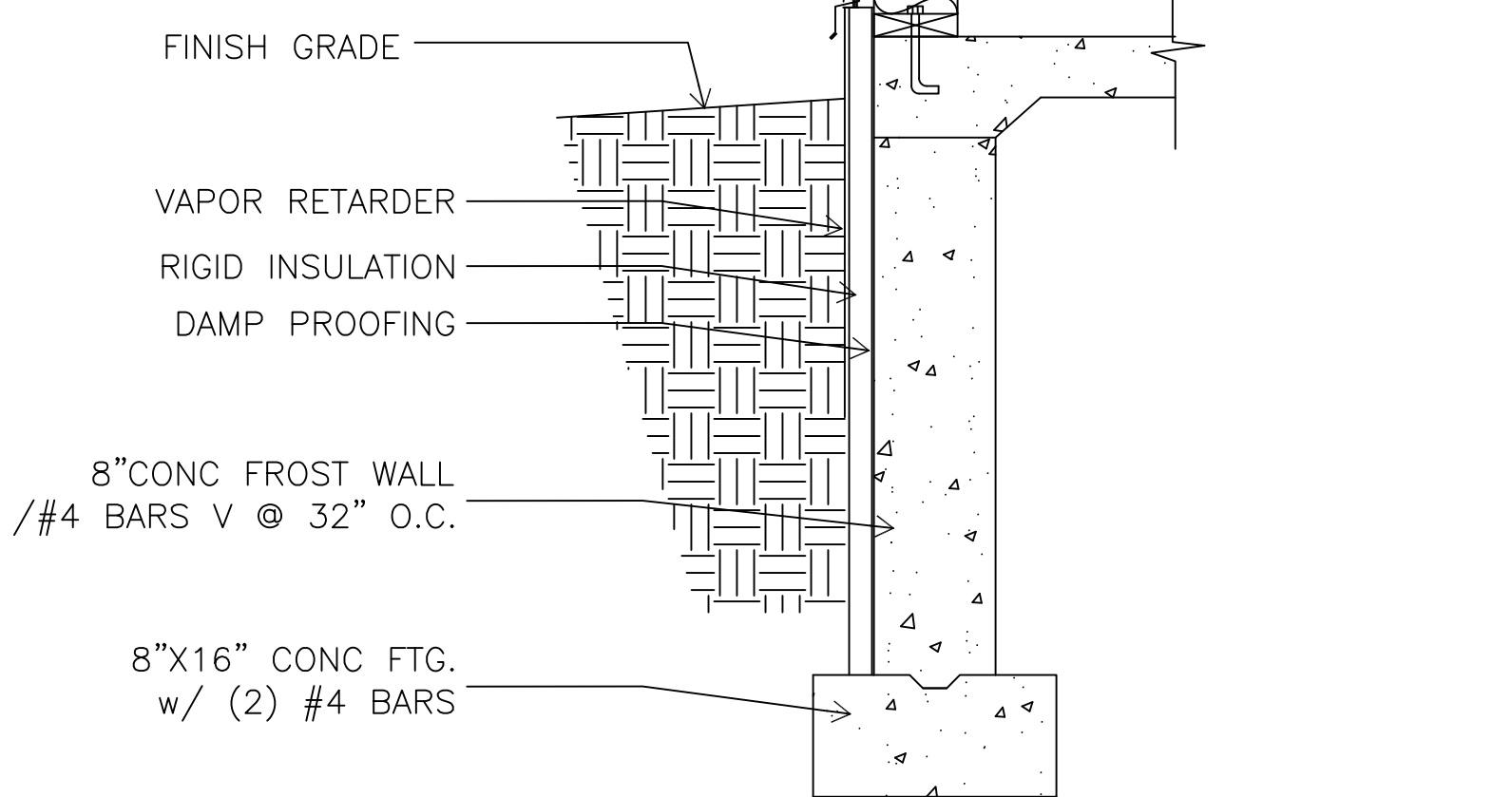
4 Roof Framing Plan
1/2"=1'-0"

NOTES:

- Contact diggers hotline before disturbing the site.
- Construction must conform to plans approved by all Madison jurisdictional departments, including Madison Landmarks Commission.
- All doors are to be insulated.
- Provide electrical service from existing dwelling to garage with new sub-panel. Owners to confirm fixture selections and locations of devices and receptacles with contractor.
- Provide an electrically powered garage door opener with remote control for snug installations.
- Provide all door hardware and weatherstrip to match finish existing in dwelling.
- Exterior paint colors are to match the existing dwelling.
- Shingle roofing is to match color and texture of existing dwelling.
- For structural information consult structural calculations prepared by Cold Spring Design.
- Do not scale the drawings. Confirm all discrepancies with architect.



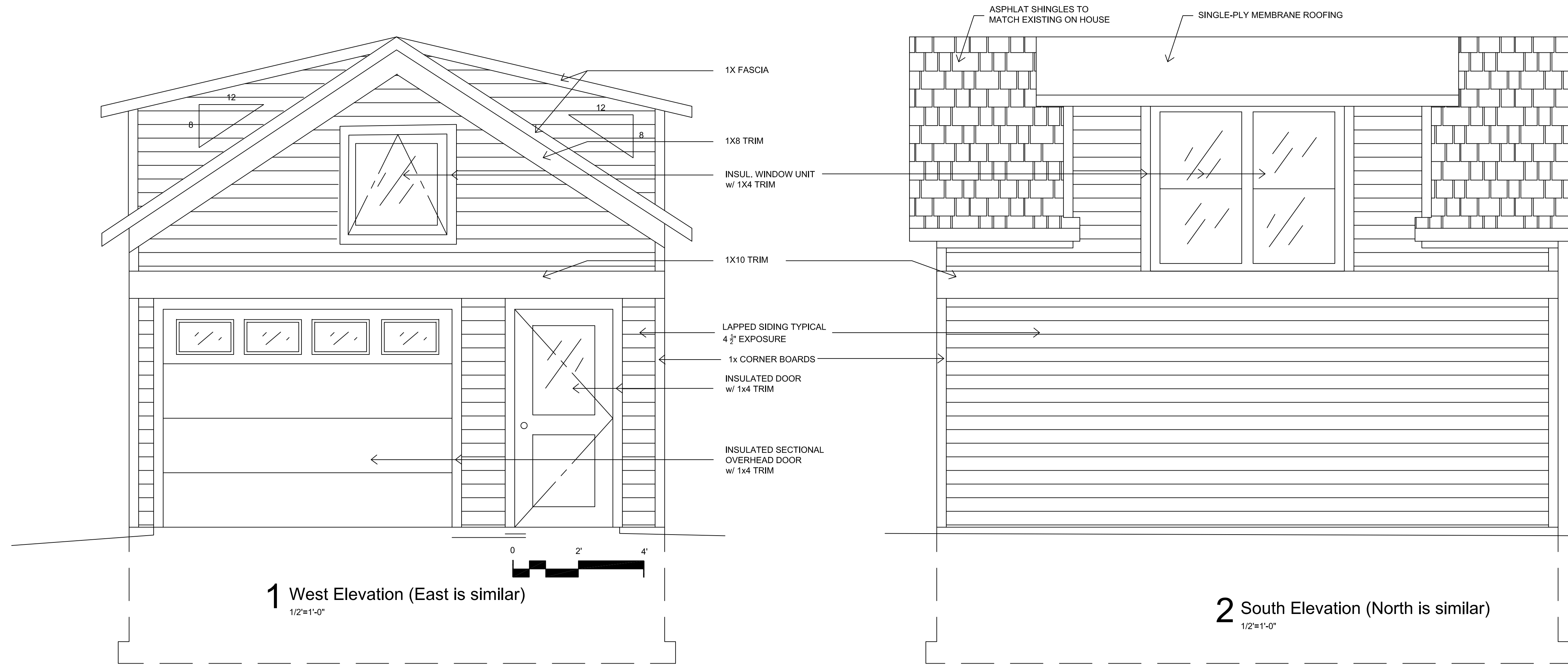
6 Wall Detail
1"=1'-0"



5 Footing Detail
1"=1'-0"

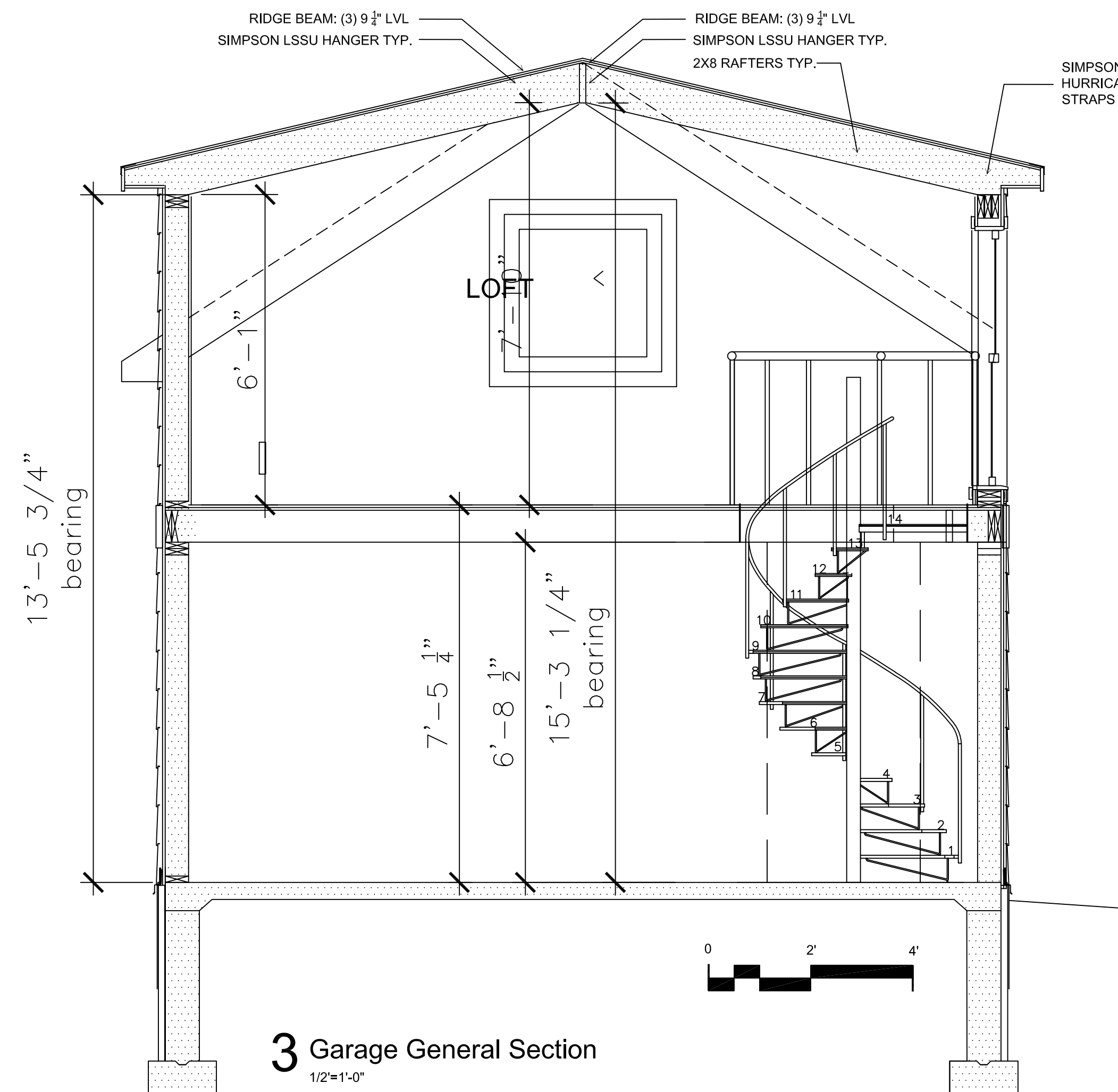
203 N. ALLEN STREET
Madison, Wisconsin
Garage Replacement

Project No: 2108.01
Drawn By: prr
Date: 06/13/2022

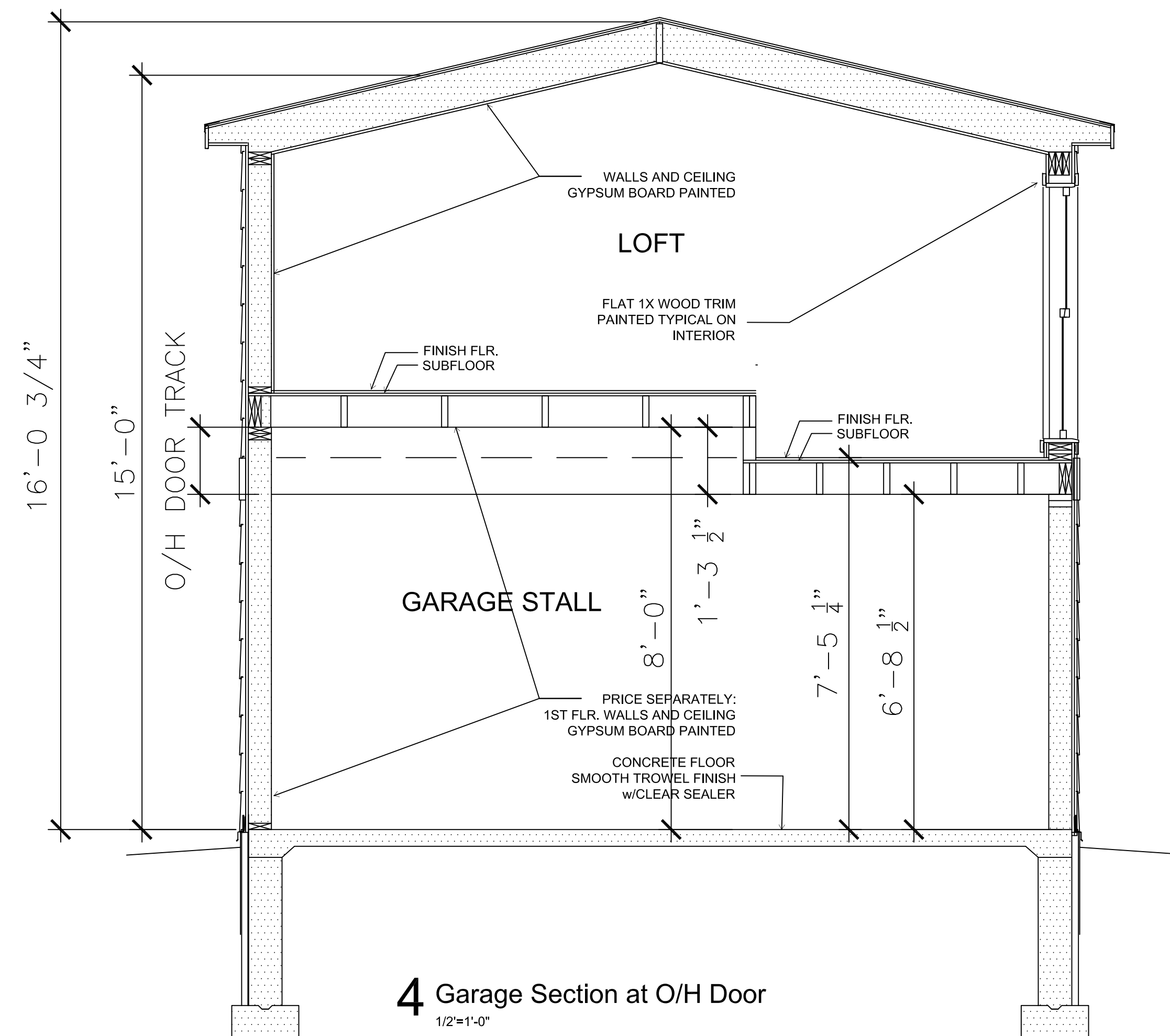


1 West Elevation (East is similar)
1/2"=1'-0"

2 South Elevation (North is similar)
1/2"=1'-0"



3 Garage General Section
1/2"=1'-0"



4 Garage Section at O/H Door
1/2"=1'-0"

203 N. ALLEN STREET
Madison, Wisconsin
Garage Replacement

Project No: 2108.01
Drawn By: prr
Date: 06/13/2022

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com.** Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- **** Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Photographs of examples on another historic resource
 - Manufacturer's product information showing dimensions and materials;
 - Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
 215 Martin Luther King Jr Blvd, Suite 017
 PO Box 2985 (mailing address)
 Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
 (608) 266-6552