



A Home for John Balz and Erica Simmons
25 North Prospect Avenue - Madison, Wisconsin
17 December 2012 - Addendum

Thomas Phifer and Partners

December 17, 2012

To the Members of the
Madison Landmarks Commission
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Room LL.100
P.O. Box 2985
Madison, Wisconsin 53701-2985

Dear Members of the Landmarks Commission,

On May 14, 2012, Erica Simmons, John Balz and I presented our design concept to you for 25 North Prospect Avenue in University Heights. The parcel at 25 North Prospect, currently vacant, is Lot 2 on the Certified Survey Map dated March 01, 2010 (Survey Map #12716). We were grateful to receive your approval and Certificate of Appropriateness at the May meeting.

As we continue to work with Erica and John to construct a home on this site, minor adjustments have been made to the exterior profile of the house as a result of developing the detailing during the construction documentation phase of the project. The enclosed addendum drawings to our original submission reflect those minor changes to the exterior profile for your reference.

Since developing the design in more detail, we have been able to address the following:

1. The driveway to the basement garage is designed to minimize the amount of paved area visible from the street. The required guardrail serves to obscure views of the pavement and the garage door. The material of the guardrail and canopy is complementary to the palette of brick used for the exterior of the house and will be dark metal, such as found on the Bradley House nearby.
2. The front door entrance will be recessed in a wood frame without any additional canopy projections.
3. Skylights are low profile and of approximately the same height as the building parapet, making them barely visible from street level.
4. The garage door will be a residential sectional steel garage door, painted in a dark color to minimize its visual impact and will be further obscured by the submerged driveway and guardrail elements.

During the May meeting, many neighbors were enthusiastic about the contribution the home would make to the architecture of the block and supported the overall design concept of John and Erica's home. All recent design development has been in line with the original design intent and the adjustments to the exterior profile of the house have been insignificant to the overall design.

We continue to believe that the proposed design would be a respectful and sensitive addition to the University Heights neighborhood. The home will be grounded in both the architectural history of the block and the natural history of the lot itself.

Sincerely,



Thomas Phifer

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Garage/Basement

Driveway Access
to Garage



Basement/Garage



Garage/Basement



Driveway Access

Garage

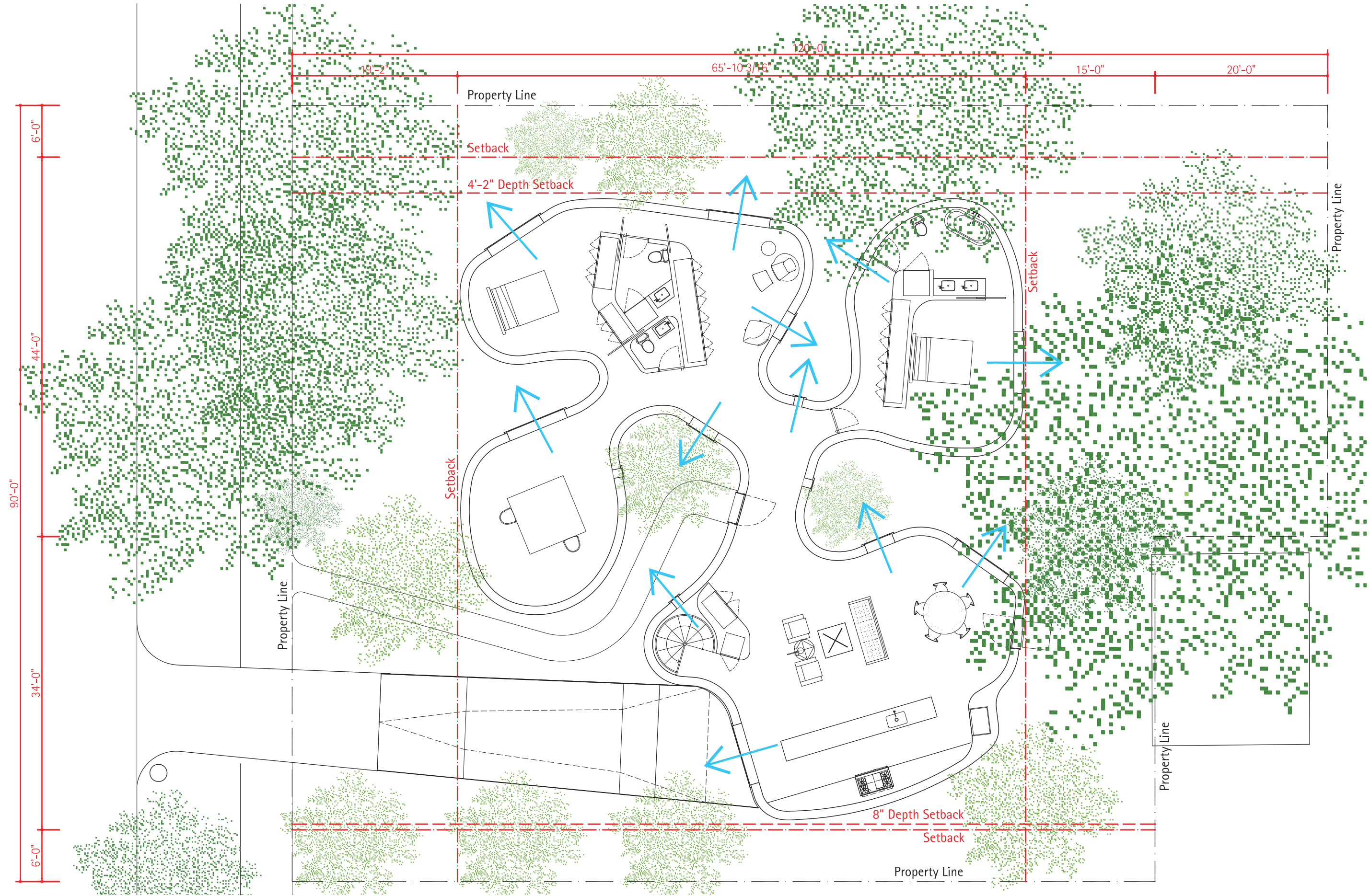


Bradley House Detail



Driveway Access with
Guardrail and Canopy

Garage Below Ground



(A) 15" (dbh) White Oak. Tree appears to be in overall good health .

(B) 15" (dbh) White Oak. Tree appears to be in overall good health.

(C) 11" (dbh) Red Oak. Tree appears to be in overall good health. Although trees foliage is on one side of tree and tree is leaning towards power line.

(D) 13" (dbh) Red Oak. Tree appears to be in overall good health.

(E) 8" (dbh) White Paper Birch. Tree is susceptible to failure has low connecting crotches.

(F) 12" (dbh) White Oak. Tree appears to be in overall good health.

(G) 18" (dbh) White Oak. Tree on property line appears to be in overall good health

(H) 7" (dbh) White Oak. Tree appears to be in overall good health.

(I) 6" (dbh) Apple. Tree is overgrown area. I would consider removing tree.

(J) 7" (dbh) Magnolia. Tree appears to be in overall good health.

(K) 8" (dbh) Magnolia. Tree is in poor condition has collar rot and included bark. Removing tree is recommended.

(L) Buckthorn. Buckthorn is a invasive species and all Buckthorn should be removed.

(M) 25" (dbh) Hackberry. Tree has a couple concerns has some trunk damage, and could use a trim. Overall tree is OK.

(N) 9" (dbh) Crabapple. Tree appears to be in overall good health. Could use a trim and thin out.

(dbh) = diameter at breast height

Only trees located within property lines are surveyed.

○ Tree - Existing to Remain

○ Tree - Proposed to Remove

● Tree - New

