



6 Fuller Drive
Madison, WI 53704
Ph 241-2967 Fax 241-0083
www.tzofmadison.com

June 29, 2009

To: Rebecca S. Cnare ASLA
RE: Remodel of home located at 2137 Chadbourne Avenue, Madison, WI 53726
Owners: Juliet Page and Phillip Hollander


The owners recently purchased the home at 2137 Chadbourne Avenue and would like to finish off the 2nd floor which is currently a large unfinished attic area.

The original stairs leading to the 2nd floor do not have adequate head clearance. This requires that a small dormer be constructed on the Allen Street side of the roof (see photos and plans). The finished plan details will be similar to the existing homes exterior detail with stucco, wood trim, and colors to match as close as possible to existing.

As a result of creating a master bedroom, study and master bathroom, additional glass area will be required. The majority of this would be created by addition of 3 small skylights to the east side of the home.

In addition, the window on the front of home would have to be enlarged slightly to provide egress per building code requirements. This new window would be similar to existing – proposing a Marvin wood exterior, paint and trim same as existing with lead pattern on inside of new glass.

Lastly, I have included photos of homes within a block of 2137 Chadbourne Avenue that show dormer and skylight modifications made to existing homes similar to what is being requested today.


Larry Taff, CR, GCP, CAPS
President
TZ of Madison, Inc.



larry@tzofmadison.com



New View



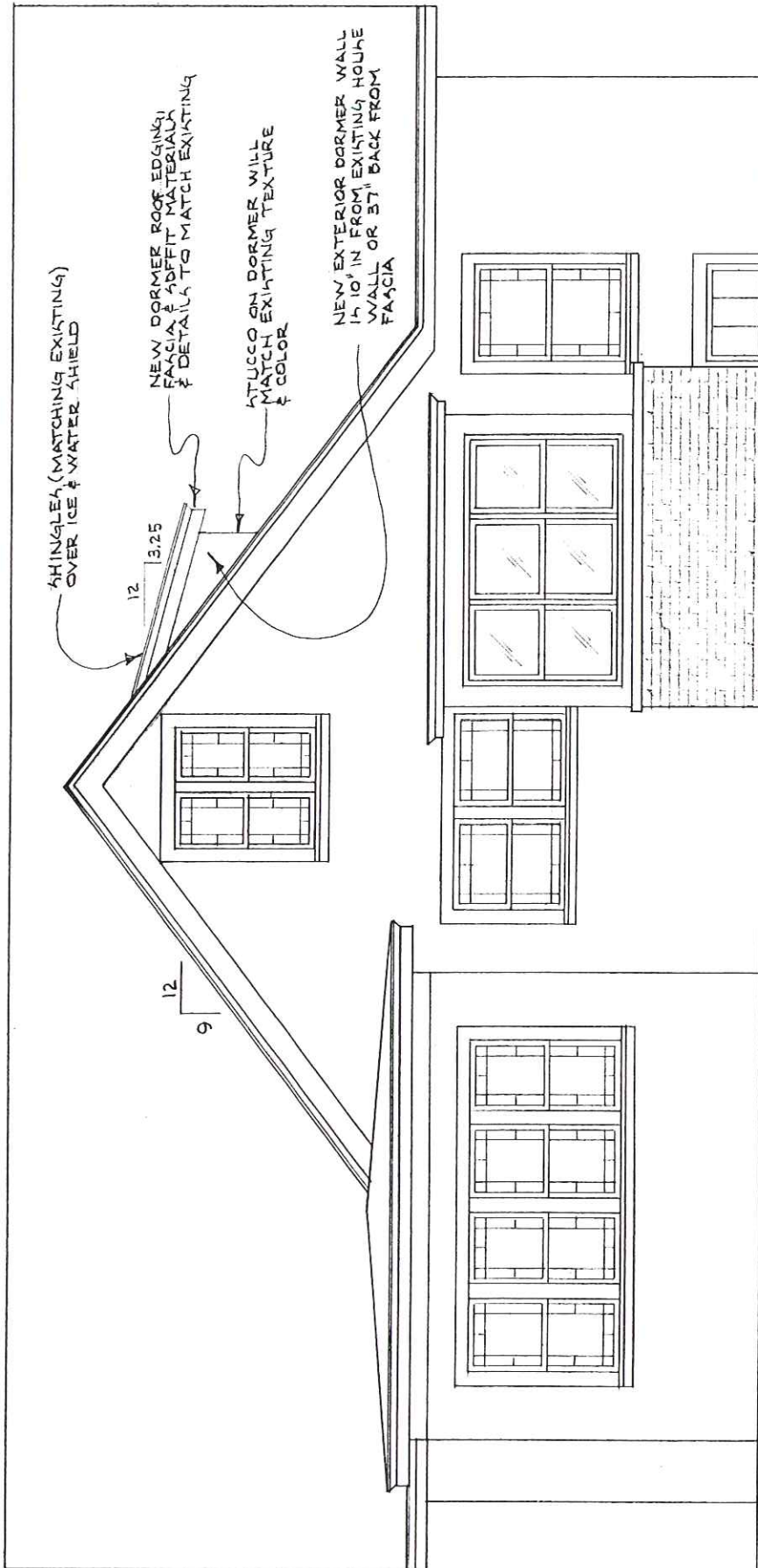
*Front of
Home
from
Chadbourne*

View where Corner Proposed Allen St.

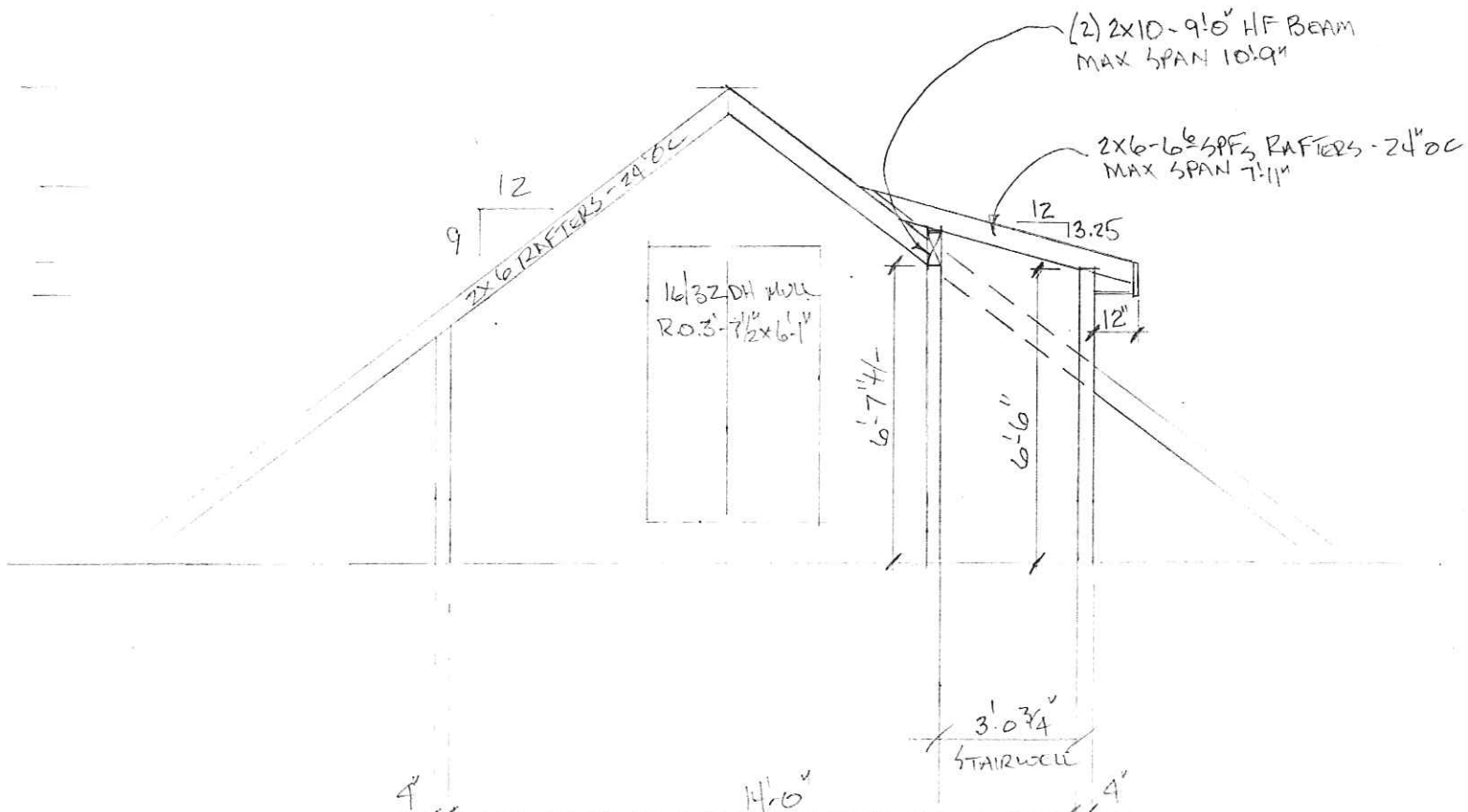


Other Existing homes





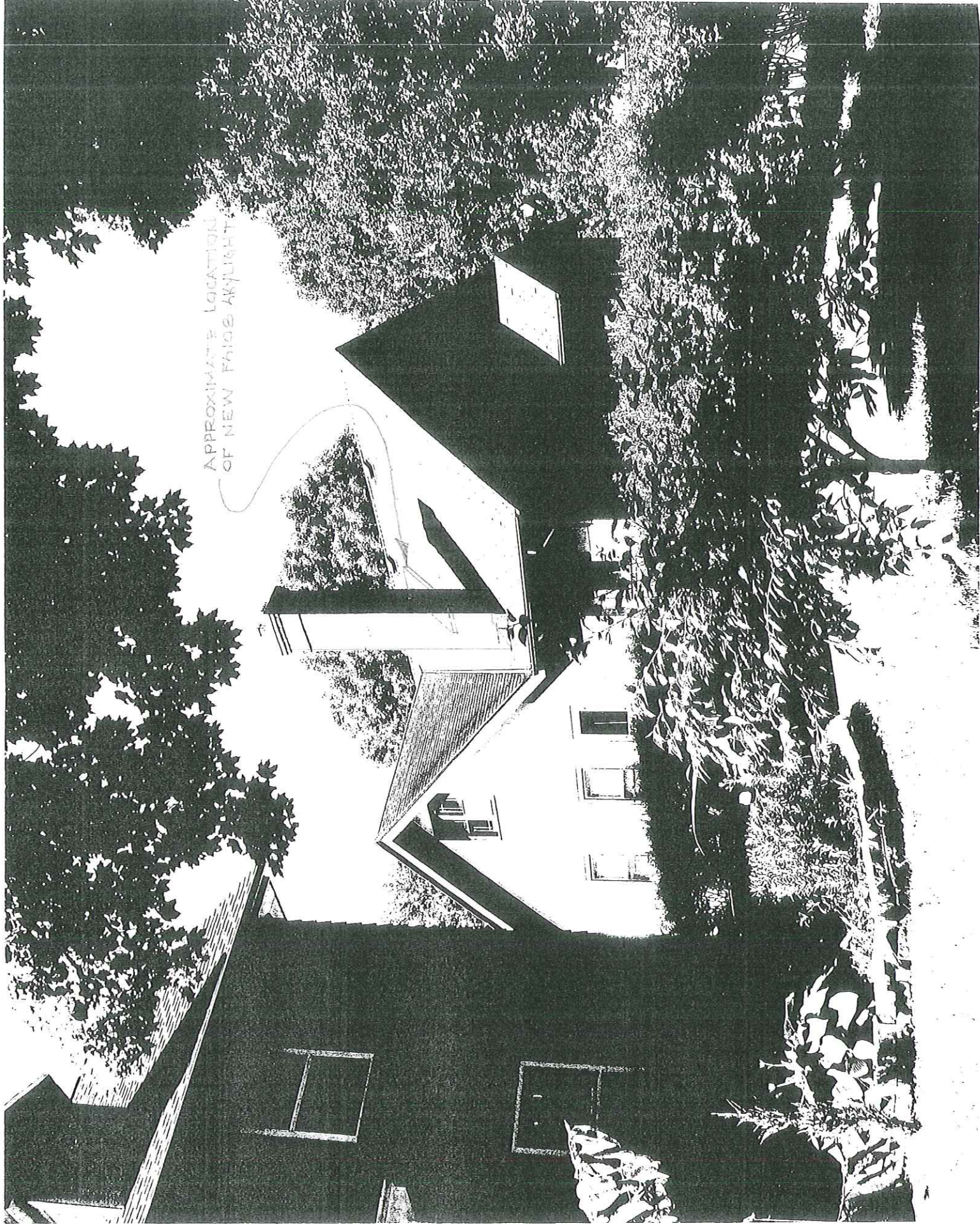
RIGHT (N. ALLEN ST.) ELEVATION
SCALE: 1/4" = 1'-0"

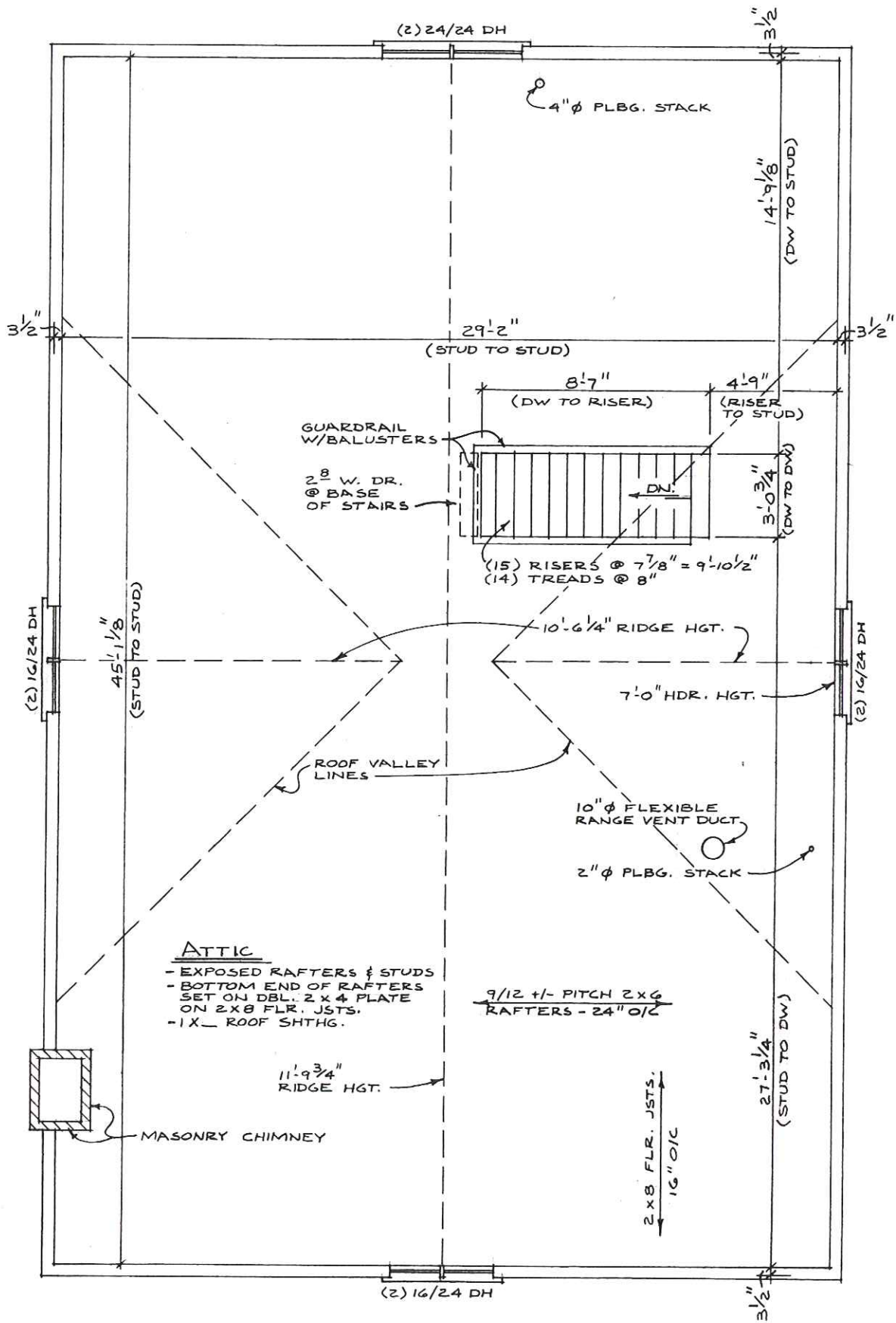


DORMER SECTION
 1/4" = 1'-0"

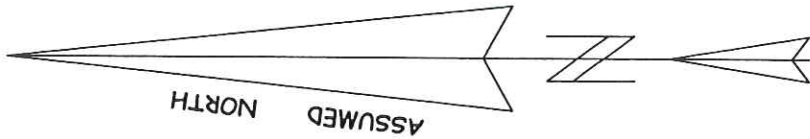
PHILIP HOLLANDER
 & JULIET PAGE

APPROXIMATE LOCATION
OF NEW FRONT AIRLIGHT

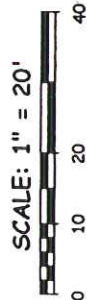




EXISTING ATTIC FLOOR PLAN

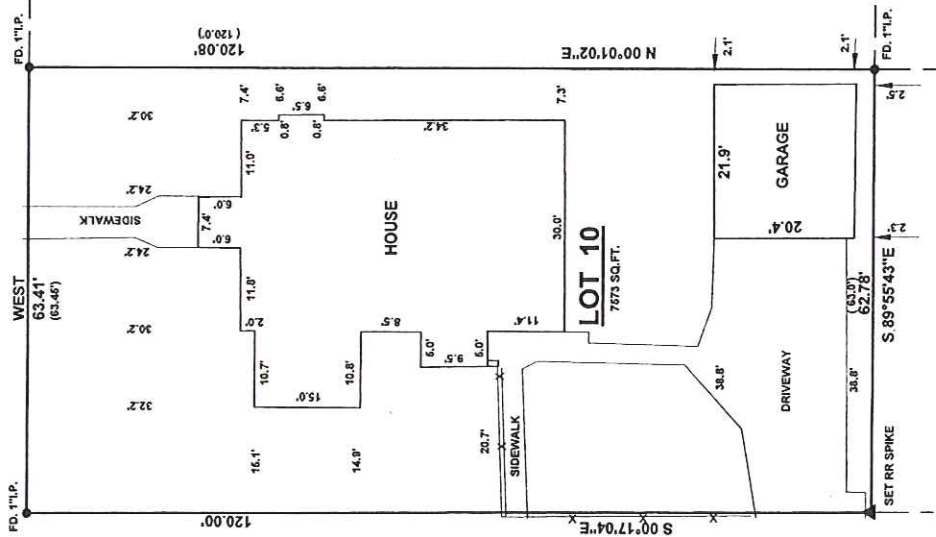


BEARINGS ARE REFERENCED TO THE SOUTH LINE OF CHADBOURNE AVENUE ASSUMED TO BEAR WEST



- LEGEND
- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
 - () RECORDED AS INFORMATION

CHADBOURNE AVENUE



LEGAL DESCRIPTION:

LOT 10, BLOCK 23, UNIVERSITY HEIGHTS, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

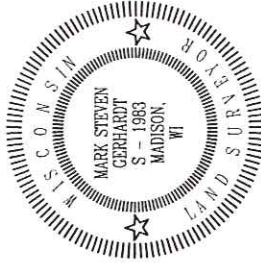
SUBJECT TO EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

SURVEYOR'S CERTIFICATE:

I, Mark Steven Gerhardt, Wisconsin Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date: May 27, 2009

Mark Steven Gerhardt
 Mark Steven Gerhardt,
 Wisconsin Land Surveyor, S-1983



CAUTION!!!

**CONTACT DIGGER'S HOTLINE
 1-800-242-8511
 BEFORE ANY CONSTRUCTION**

| | |
|---|---|
| BADGER SURVEYING AND MAPPING SERVICE, LLC. <small>625 WEST PRAIRIE STREET, COLUMBUS, WISCONSIN 53025 - (608) 623-2010 - FAX: (608) 623-9810</small> | |
| SCALE 1" = 20" DATE MAY 26, 2009 | APPROVED BY: M. S. GERHARDT <small>REVISOR</small> |
| DRAWN BY: M.S.G. <small>REVISED</small> | |
| <h2>PLAT OF SURVEY</h2> | |
| DRAWING NUMBER <h3>9G-40</h3> | |

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July 2, 2009

To: Rebecca S. Crane ASLA
RE: Remodel of home located at 2137 Chadbourne Avenue, Madison, WI 53726
– Window Clarification
Owners: Juliet Page and Phillip Hollander

I am sorry that my previous note did not include enough specific information on the planned window replacement. I've attached copies of additional information on the windows, including a letter from the homeowner's Juliet Page and Phil Hollander.

The second story front window will be replaced with true leaded glass to match the existing pattern as close as possible. The new front window will be 16" wider and 8" taller to match the frame size of the existing rear windows (see photos and revised cross section). I will bring other interior and exterior photos to the meeting to be able to clarify any questions the commission may have.

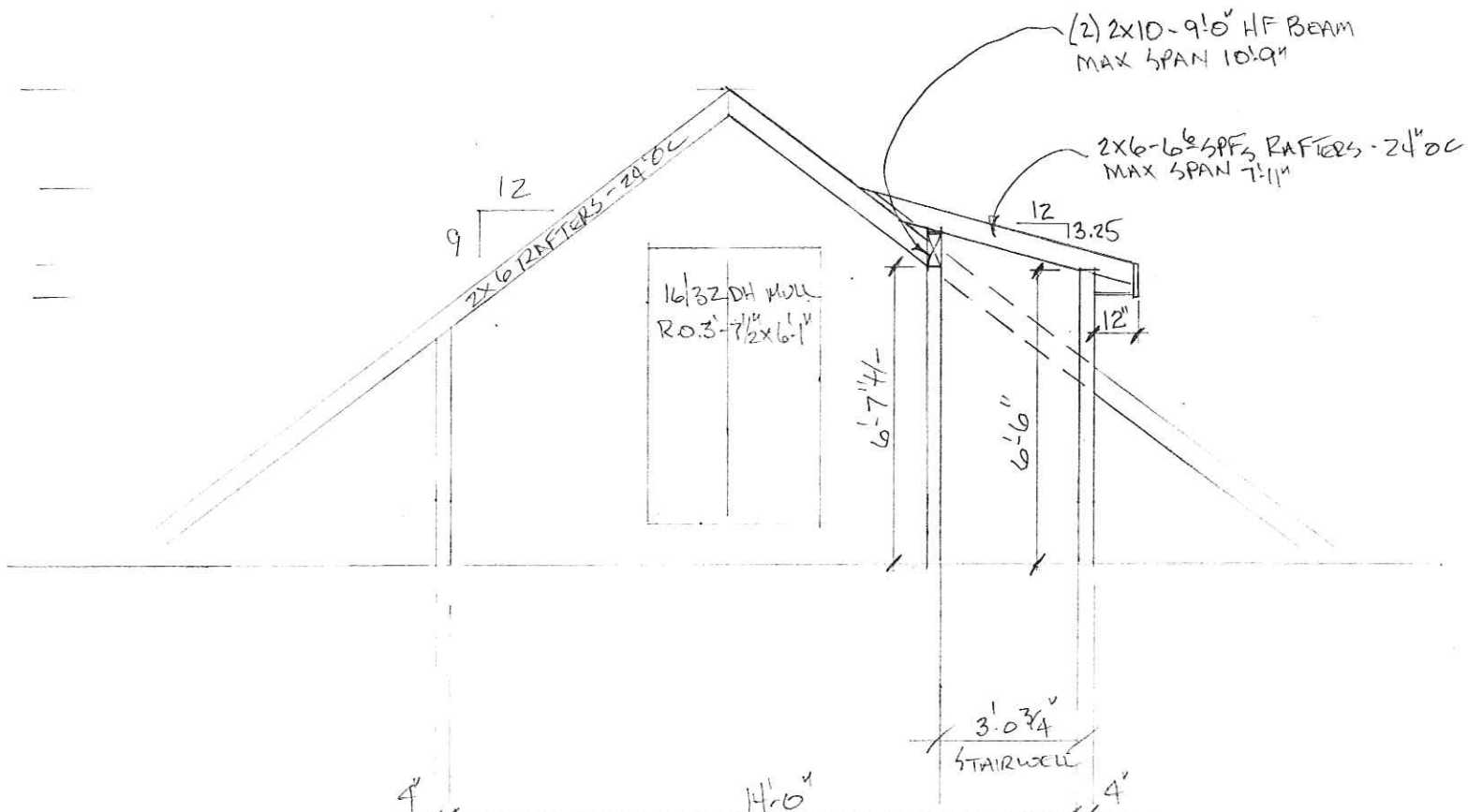
If you need any additional information, please let me know.

Thank you,

A handwritten signature in black ink, appearing to read 'Larry Taff', written over a light blue horizontal line.

Larry Taff, CR, GCP, CAPS
President
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DORMER SECTION
 1/4" = 1'-0"

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Existing Rear Window



Second story front window to be replaced.

Subject: Historic Preservation

From: Juliet Page <julietpage@gmail.com>

Date: Thu, 2 Jul 2009 11:45:22 -0500

To: Larry Taff <larry@tzofmadison.com>

CC: Philip Hollander <philip.hollander@gmail.com>

Dear Larry:

Thanks for coming back this morning to address the preliminary concerns of the Planning Commission. If it's appropriate to share with Ms. Cnare, I'd appreciate it if you were to convey to her that Philip and I are personally quite committed to preserving the historic nature of this house. We intentionally purchased a home within the University Heights Historic District and want to respect and promote the neighborhood's vernacular and unique sense of place.

I sincerely regret that the initial submission didn't include renderings of our plans for historically appropriate windows and hope it didn't send the wrong message about us. We were so focused on the dormer that we got sloppy for the rest! When we meet with Lighthouse Glass, it's our intention to obtain bids to bring the entire house back to its original state. As you know, there is currently a bit of a hodgepodge. (Indeed, we're removing the unsightly air conditioner from the front of the house TODAY.) We'll want throughout the house to have historic leaded glass for the interior windows and similarly appropriate exterior windows for winter. That, too, will come before the commission before any action is taken. We'll also be retaining an architect with historic preservation credentials to review the drawings; I just didn't commit to that expense until we had initial feedback from the Planning Commission.

In my professional life, I consult to the Rockefeller Foundation where I am engaged to advise and manage grants primarily for affordable housing in New Orleans that is historically and ecologically appropriate to the city. And prior to that, I was a member of the founding management team and the director of development for New York's High Line, which is a large-scale adaptive reuse project supported by the National Trust for Historic Preservation and the New York State Office of Parks, Recreation and Historic Preservation.

I apologize that I can't come before the commission myself, as I'll be traveling for work on the 13th, but Philip grew up in a similarly historic section of Rochester, NY, has always had an affection for early to mid-20th Century architecture, and is equally proud to have purchased the Klein House.

Let us know what we can do to better convey our commitment and intentions.

Warm regards, Juliet

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