



City of Madison Planning Division  
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

**Madison Landmarks Commission  
APPLICATION**

**1. LOCATION**

Project Address: 1845 SUMMIT AVENUE Aldermanic District: 5

**2. PROJECT**

Date Submitted: SEPT. 3, 2013

Project Title / Description: REBUILDING, WITH MODIFICATIONS, OF EXISTING OUTDOOR STAIR

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: Nelly HALZEN Company: \_\_\_\_\_  
 Address: 1845 Summit Ave City/State: MADISON Zip: 53726  
 Telephone: (608) 609 4466 E-mail: nhalzen@wisc.edu  
 Property Owner (if not applicant): \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner's Signature: [Signature] Date: 8-30-2013

**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.

8-29-2013

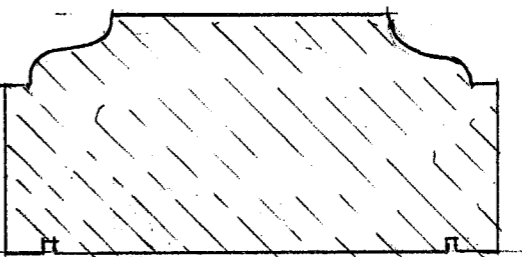
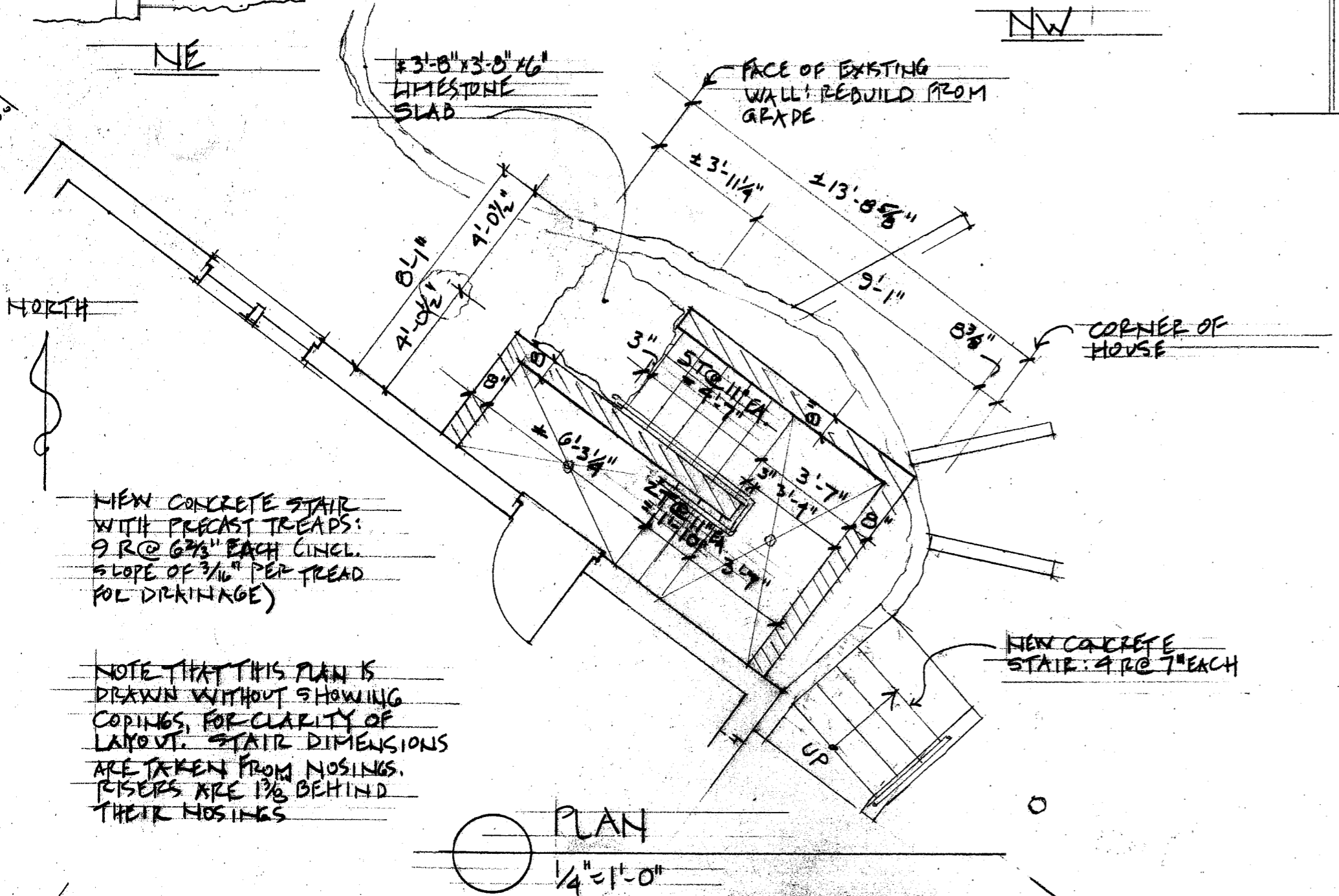
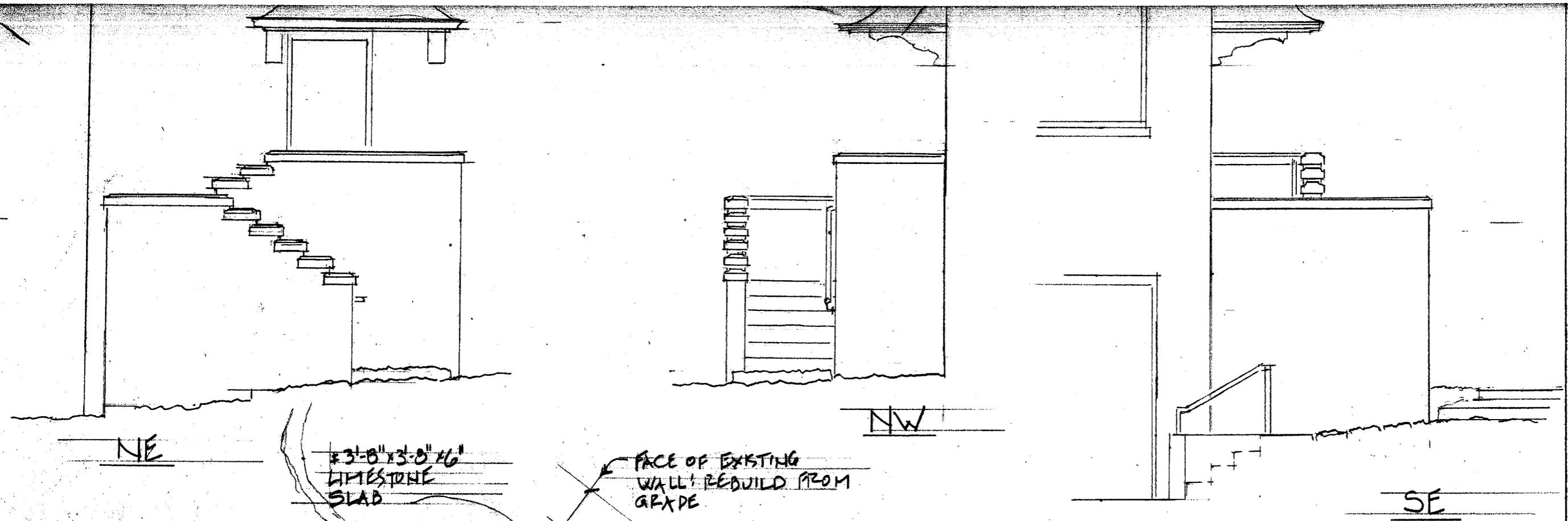
**Brief Narrative Description of the Outdoor Stair Project at 1845 Summit Ave.**

There is a brick & concrete staircase that leads up from the rear garden to an existing door to the kitchen. The existing stair and its sidewalls are in very poor condition and will need to be re-built. In addition, the existing stair is quite steep and does not serve the garden very well. The design shown on the drawing is less steep and leads directly to the outdoor dining area. We believe it will be possible to re-use many of the existing bricks, and we have found a replacement brick that is a reasonable match (see photo). We intend to employ the original brick in the more conspicuous areas, and our mason has done a good job of matching the color of the original mortar. The new limestone coping selected for the new stairway uses a molding profile taken from the limestone around the front door.

John Thompson

Architect of Record

608-238-7509



**HALZEN**  
STAIR TO GARDEN  
1845 SUMMIT AVE  
MADISON, WIS.

JOHN W. THOMPSON, ARCHITECT  
5137 SPRING COURT  
MADISON, WI 53705  
608/238-7509  
#400

AUG. 27, 2013

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1840

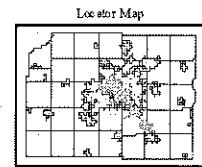
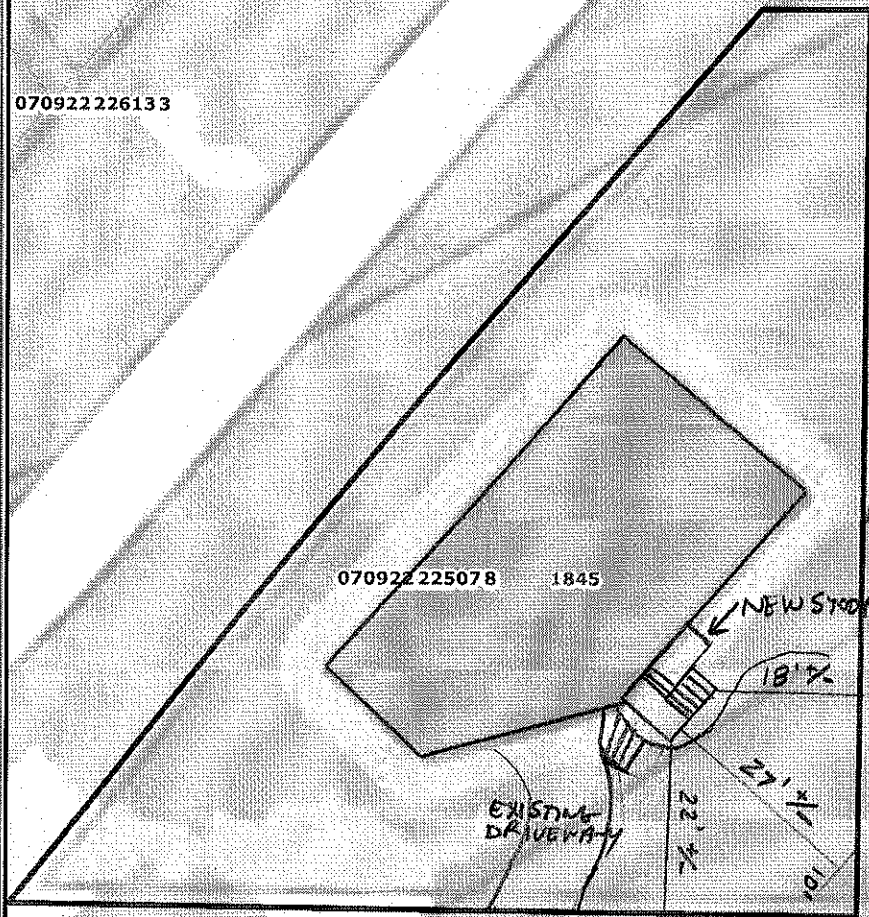
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Plat Unknown - CITY OF MADISON



This map was prepared by the Dane County Land Information Office from records and data located in various public offices. Map information is believed to be accurate but is not guaranteed to be without error. Some data used to compile this map is dynamic and in a constant state of maintenance, correction and update. This map does not represent a field survey and is not intended to be used as one. For general cartographic and reference purposes only.

9-3-2013

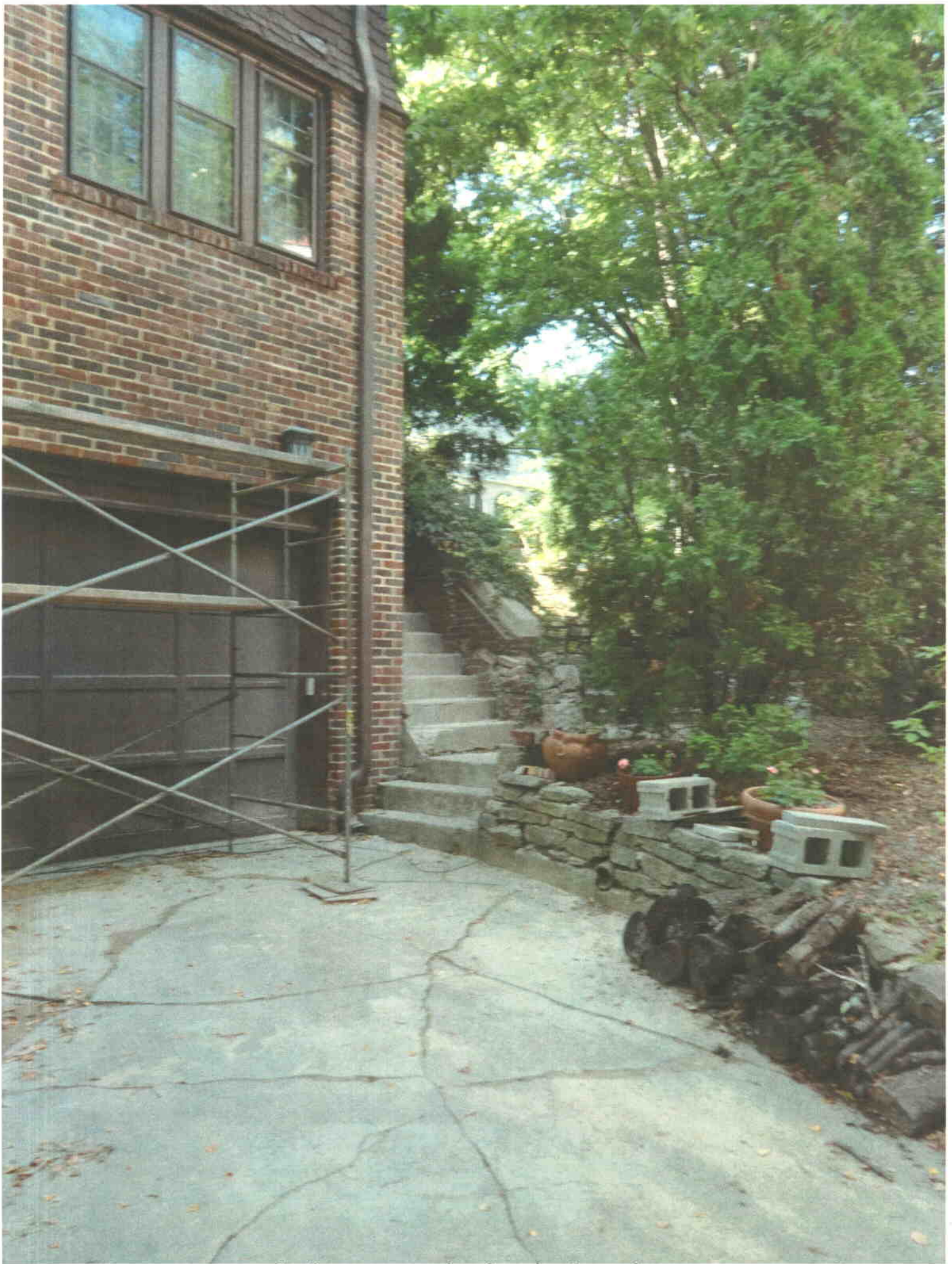
1845 SUMMIT AVE.





8-28-2013 VIEW FROM VAN HISE AVE.





8-28-2013 EXISTING STOOD FROM DRIVEWAY





P-28-2013 EXISTING STOOP DETAIL.





8-28-2013 EXISTING STOOP DETAIL





R-28-2013 EXISTING STAIR DETAIL

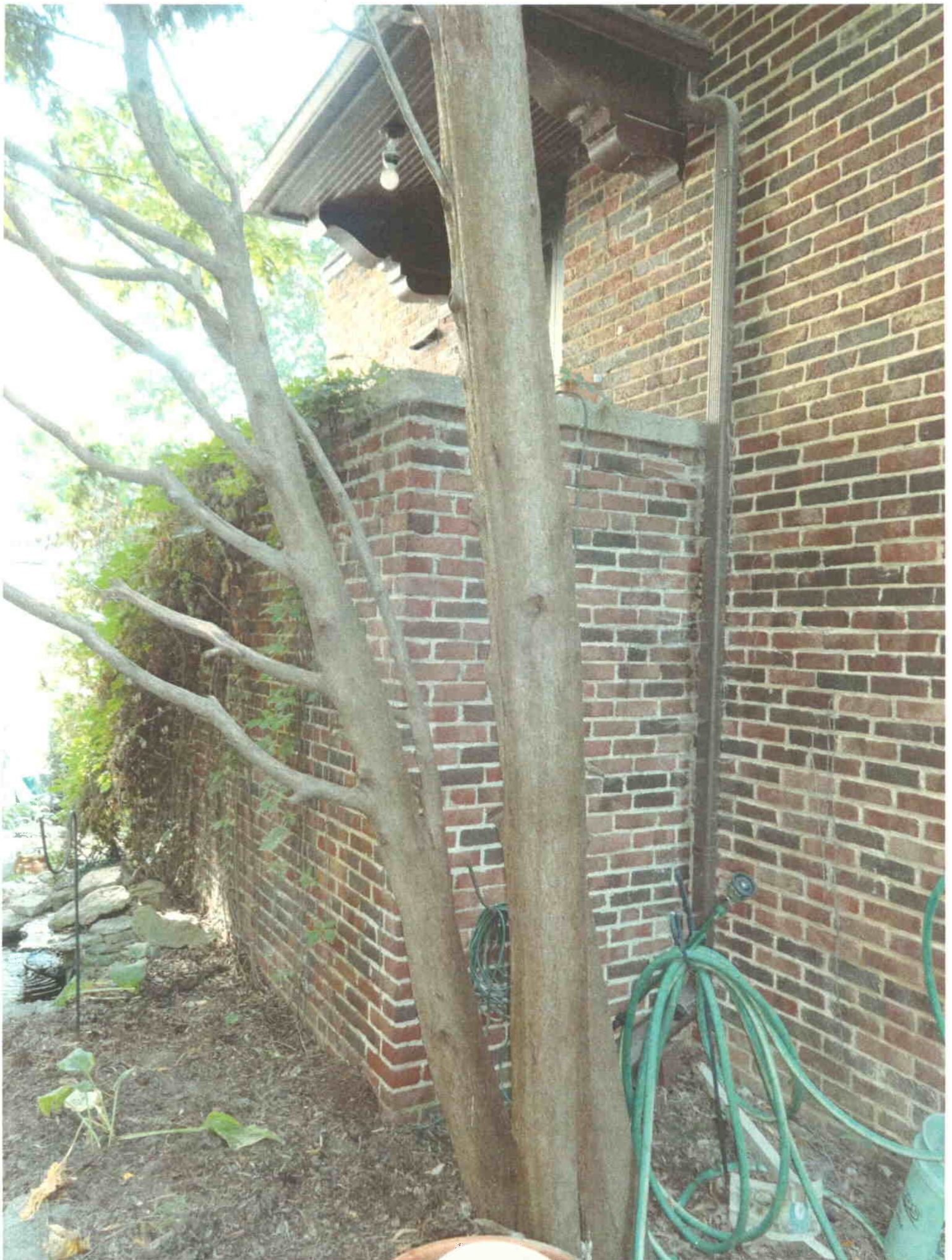




8-28-2013

EXISTING STOOP REAR ELEVATION





8-28-2013 EXISTING STUOP SIDE ELEVATION





8-28-2013 SAMPLE OF NEW BRICKS TO MATCH EXISTING