



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: 423 N. Carroll St. Aldermanic District: 2

## 2. PROJECT

Date Submitted: 6/16/15

Project Title / Description: exterior alterations including garage removal

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

## 3. APPLICANT

Applicant's Name: Dan Scoley Company: Steve Brown Apartments  
 Address: 120 W. Corham St. City/State: Madison, WI Zip: \_\_\_\_\_  
 Telephone: 608-255-7100 E-mail: dscoley@stebrownapts.com  
 Property Owner (if not applicant): \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Property Owner's Signature: Dan Scoley (Agent) Date: 6/16/15

### 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](mailto: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.



June 16, 2015

Madison Landmarks Commission  
Department of Planning and Development  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985 Madison, WI 53701-2985

Re: Project Narrative – 423 N. Carroll St. Improvements

Dear Commissioners:

The house at 423 N. Carroll St. is an Italianate building constructed of sandstone and built in 1853 for David Johnson. For a short period of time ca. 1891, it was used as St. Antonius Hospital; the first hospital in Madison to serve the general public. Steve Brown Apartments purchased the house more than 100 years later in 1995 and currently maintains it as a single unit rental.

We'd like to make the following four improvements:

**Rebuild Front Porch:** The front porch structure has sustained water damage and is in need of significant repair with the box beam supporting the front roof system and support columns as the primary areas concern. It is obvious that the support columns have been previously replaced and, at some point (likely between 1948 and 1974), were changed from a rounded profile column to a square profile. What appears to be an original rounded column can still be seen where the porch meets the house. We propose removing the entire wooden porch structure and rebuilding it in its current form, however we would replace the four (4) non-conforming square profile columns with four (4) rounded columns constructed to match the existing.

**Remove "breeze-way" at Rear:** At some point a breeze-way was added to the rear kitchen entrance of the house. This structure is clearly not original and lacks any type of foundational footing, rather the wooden structure is set on cinder blocks. We propose removing the structure entirely, making any necessary repairs to the newly exposed exterior of the building and painting it to match.

**Remove Garage:** The garage structure is semi-attached to the house but is inaccessible from it and while it can be seen in the image from 1948, it is not original to the 1853 construction. Although a new roof was installed in 2014 (along with the rest of the house), failing concealed gutters have resulted in the need for significant tuck-pointing of the brick. In addition to the needed repairs, the garage is not functional in that the vehicle opening is too narrow to conveniently and safely fit most vehicles. We propose removing the garage, making any necessary repairs to the newly exposed exterior of the building and painting it to match. In the

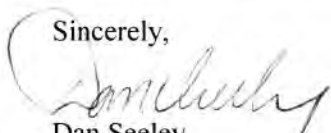


place of the garage, we would provide a newly seeded/sodded lawn and potentially incorporate an outdoor patio or other landscaping feature. We would also pave the existing gravel driveway while narrowing its footprint and introducing landscaping along the side of the house. In conjunction with this work, the existing fire escape would be reconfigured to wrap around the rear of the house and tie into the existing 2<sup>nd</sup> floor platform.

**Remove Concealed Gutters:** The concealed gutter system on this house has been repaired numerous times and continues to fail. The majority of the neighboring properties have incorporated K gutters to more efficiently shed water from the structures. We are proposing to remove the existing concealed gutters and replace them with galvanized half-moon gutters and matching round downspouts. The gutters would be installed so that no architectural features or details would be damaged or removed.

We appreciate your consideration of our proposal. We welcome your feedback and we look forward to working with you to achieve these improvements.

Sincerely,



Dan Seeley  
Director of Development and Special Projects  
Steve Brown Apartments



**423 N. Carroll St. - 1853  
David Johnson/Hobbins House**

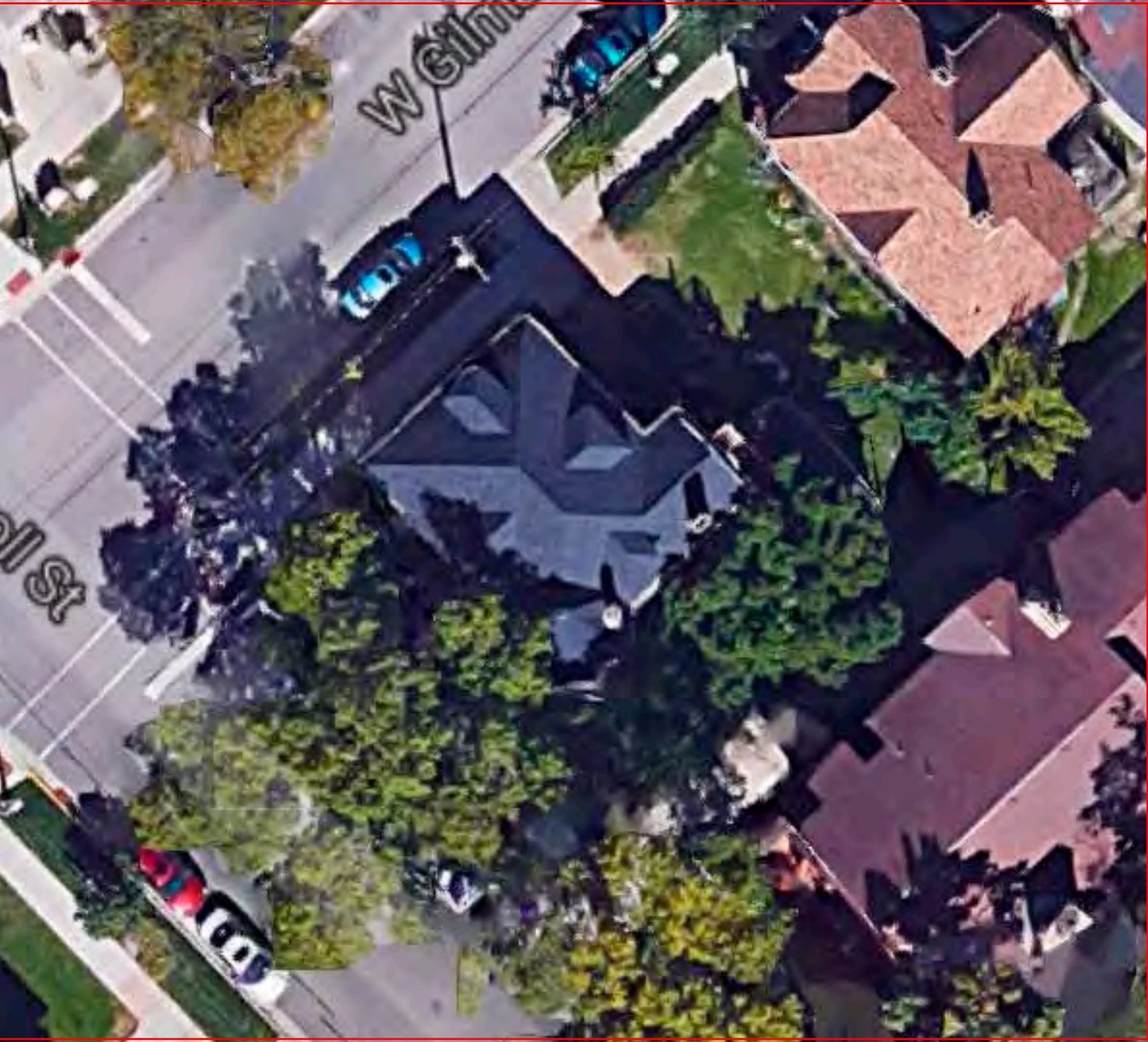








CHT Apartment Rentals



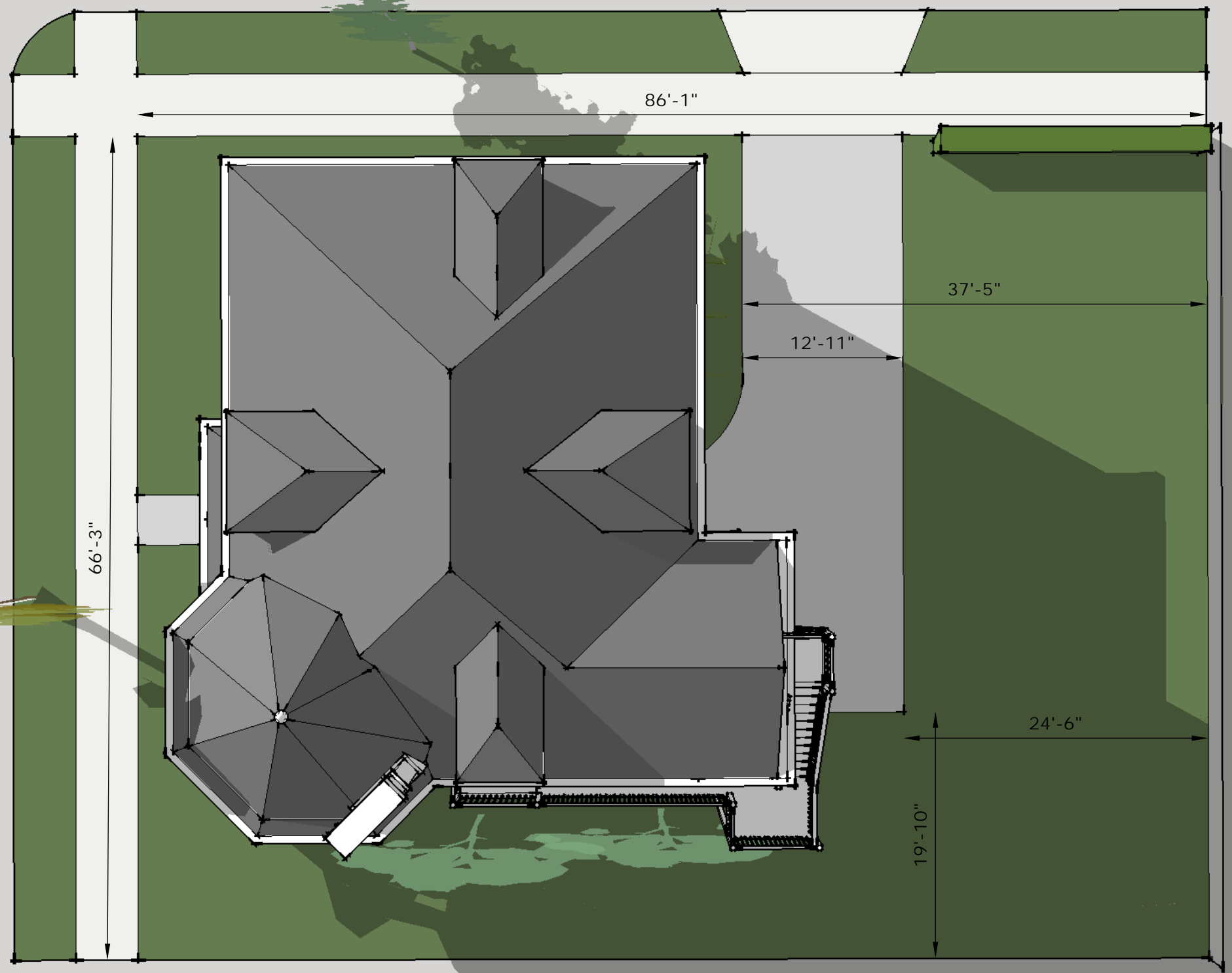
W Gilman St

N Carroll St









86'-1"

66'-3"

37'-5"

12'-11"

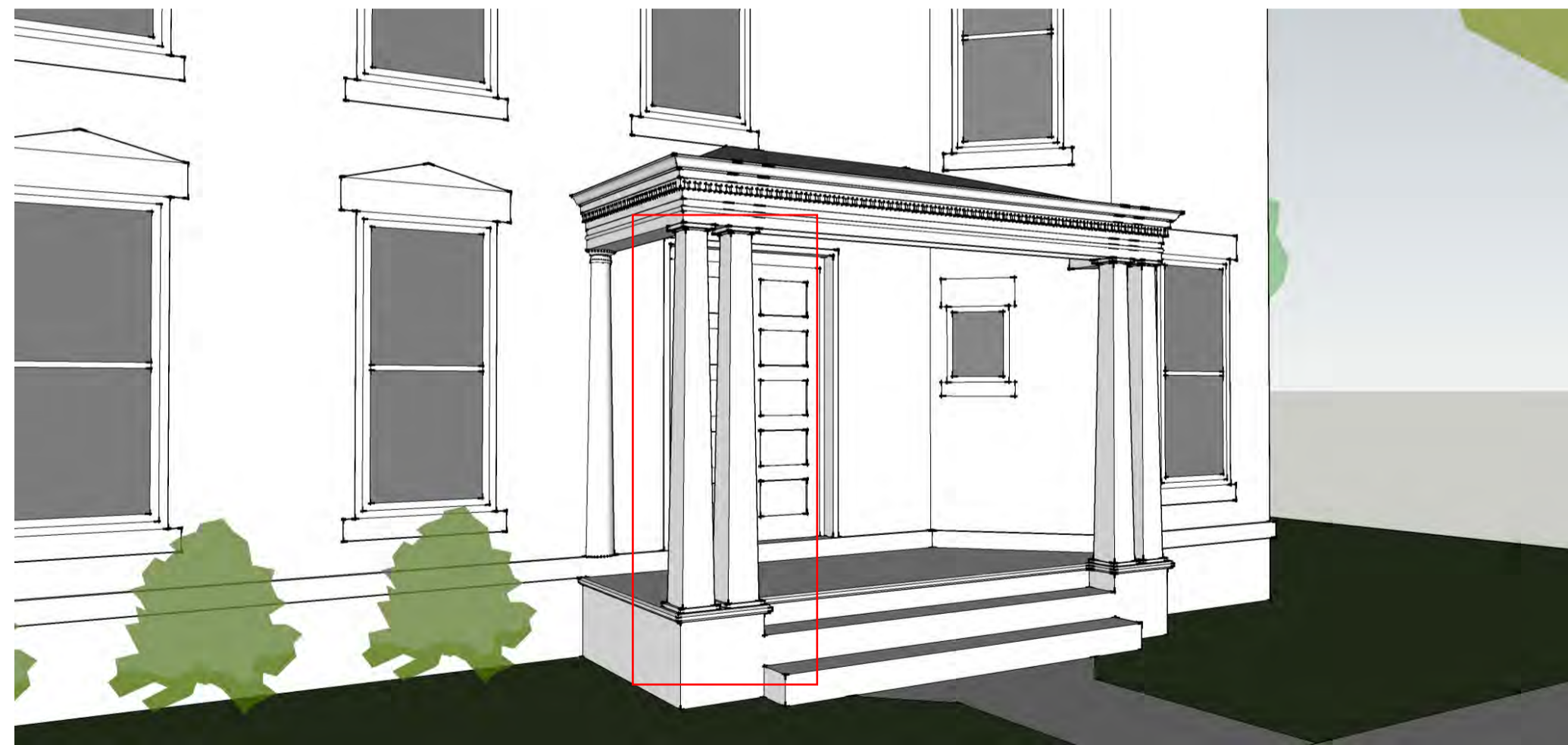
24'-6"

19'-10"

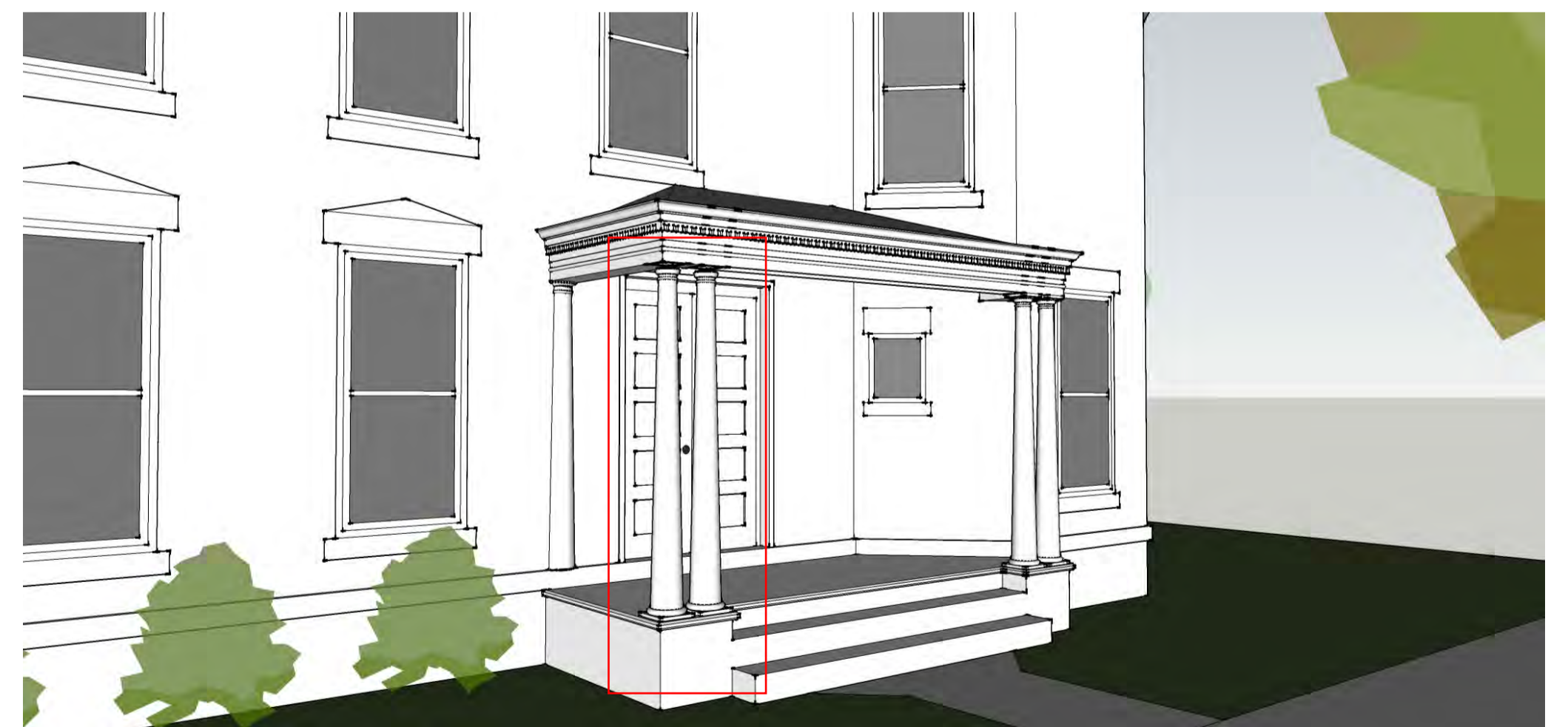




View from corner N. Carroll and W. Gilman



Existing Condition

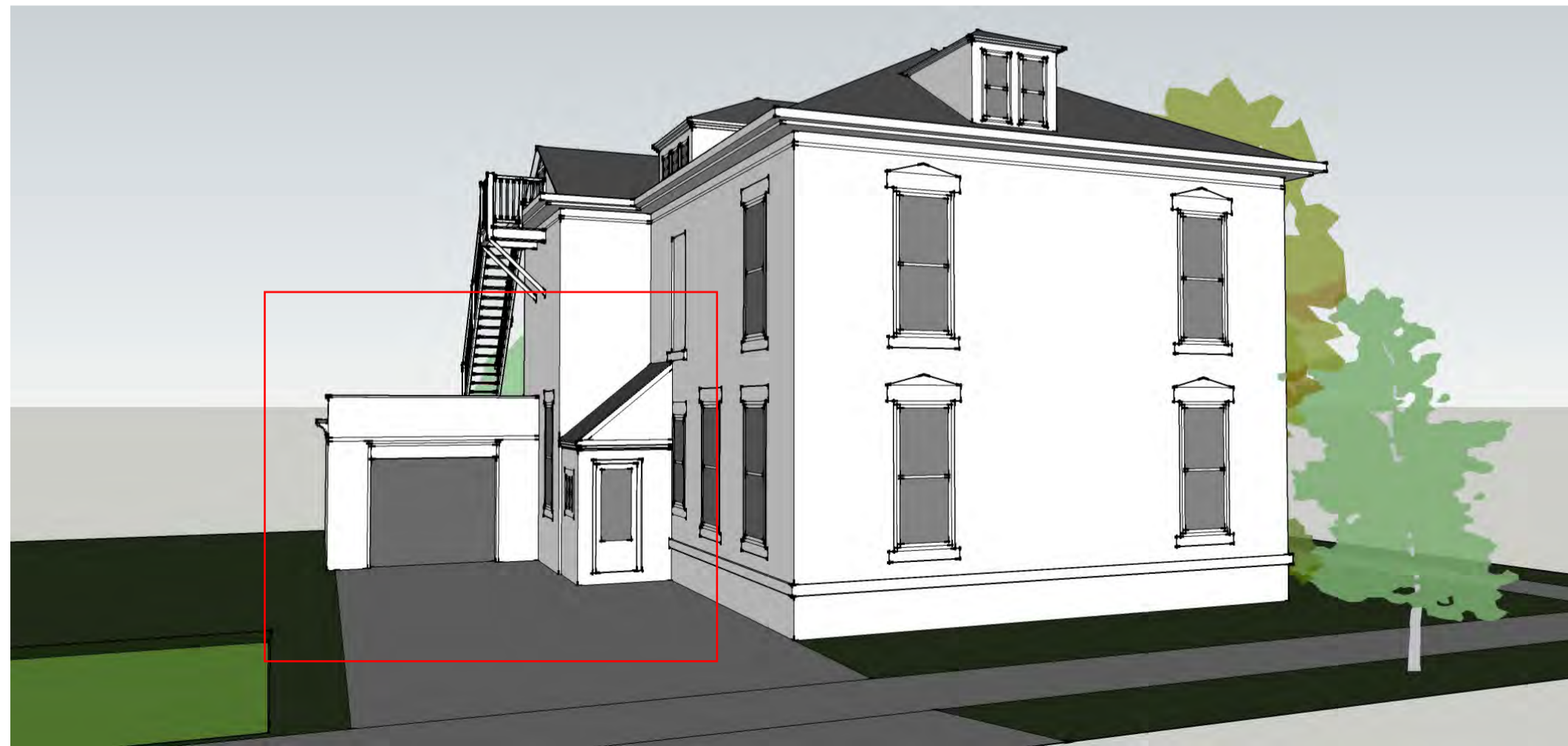


Proposed Condition

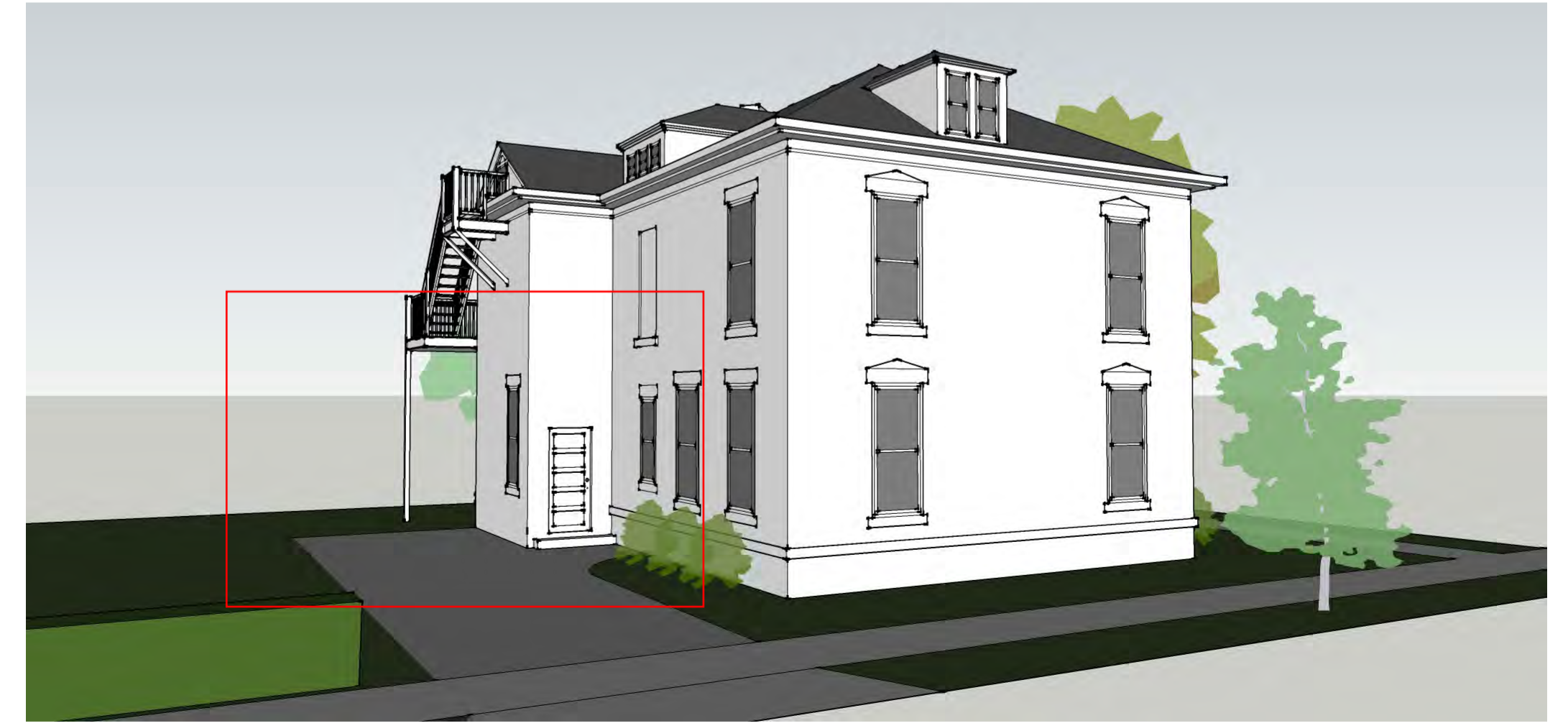




View from Gilman St.



Existing Conditions



Proposed Conditions





View from N. Carroll St.



Existing Conditions

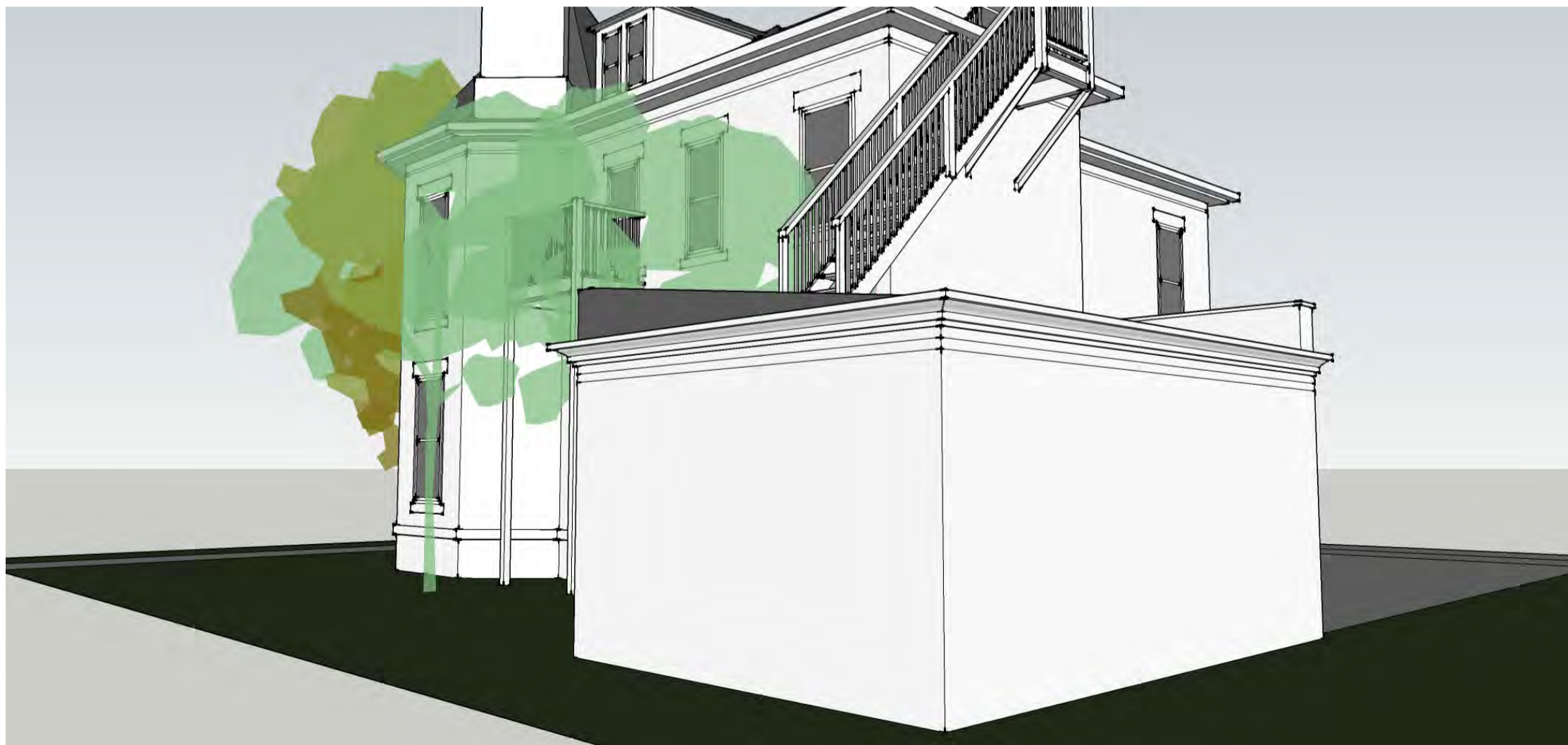


Proposed Conditions





View from rear of property



Existing Conditions



Proposed Conditions





48'-1"

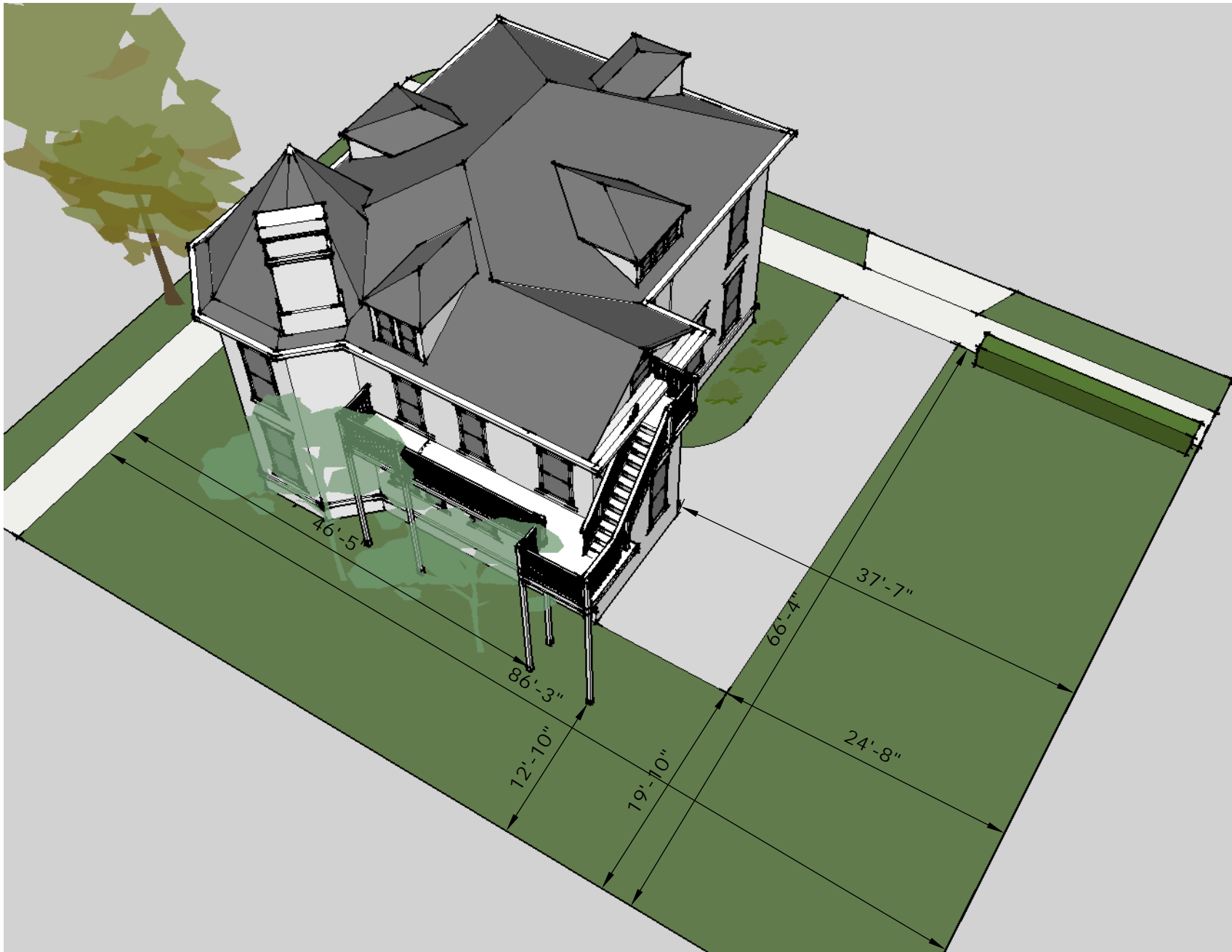
43'-7"

24'-3"

20'-2"

14'-1"

6"





K Gutters on 18 W. Gilman



K Gutters on 401 N. Carroll  
Breese Stevens House



Half Moon Gutters on 510 N. Carroll



K Gutters on 511 N. Carroll

Majority of neighboring properties  
do not have concealed gutters



K Gutters on 416/418 N. Carroll



K Gutters on 21 W. Gilman



K Gutters on 415 N. Carroll



K Gutters on 420 N. Carroll  
Mears House