

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: _____ Alder District: _____

2. PROJECT

Project Title/Description: _____

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**
- Development 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.)
- Informational Presentation**
- Other** *(specify):* _____

DPCED USE ONLY	Registrar #:
	DATE STAMP 3/13/23 10:38 am

3. APPLICANT

Applicant's Name: _____ Company: _____

Address: _____
Street City State Zip

Telephone: _____ Email: _____

Property Owner *(if not applicant)*: _____

Address: _____
Street City State Zip

Property Owner's Signature: _____ 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 12:00pm 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

March 13, 2023

City of Madison Landmarks Commission
Heather Bailey, Preservation Planner
215 Martin Luther King, Jr. Blvd. Suite 017
Madison, WI 53701

LETTER OF INTENT – 112 South Hancock St.

Landmarks Commission,

The owner of the property at 112 South Hancock Street seeks to renovate the three-story building into five new apartment rental units. The property is located within the First Settlement Historic District in downtown Madison.

The house was built in 1905 by architects Claude and Starck and is known as the “Ida Tiedemann Two-Flat Residence.” The house was originally two stories with a basement, and at some point in the history of the property the attic space was converted to a living space, which is now the third floor. Prominent architectural features of the house include a two-story corner turret, steeply sloped hipped roofs with flared eaves, large windows, and projecting bays.

The multi-tenant building was damaged by fire in July 2022. The fire originated from the kitchen of the second-floor unit and damaged the second-floor unit and third floor units on the rear of the building. Some additional damage was sustained by fire-fighting operations, with all the units having some damage in them. The building currently sits vacant due to fire damage.

Along with restoring the property, the project will alter the three original unit layouts to increase the density of the project. The goal is to provide a total of five new units which is achieved by subdividing the first and second-story units in half front to back. The third floor will remain one unit with up to four bedrooms. One of the rental units on the first floor will be a ‘Type B’ ADA accessible unit.

There are two major modifications planned to the structure:

1. Addition of gable dormers to add headroom to the third-floor
2. After removal of charred roof framing, the replacement roof on the rear will be constructed as a gable rather than a hipped roof, and a new staircase will be built to provide better egress from the units

The house is categorized stylistically as a Queen Anne. All proposed modifications have taken into consideration the historic character and features of the house and have aimed to create a compatible new third floor roof form. Reference materials used for the Queen Anne style

include guidelines from "A Field Guide to American Houses" by Virginia McAlester (1984) for that particular style of home as well as similar homes within the First Settlement Historic District. All proposed roof forms visible from the public right-of-way would have been appropriate forms for that style of house.

Other proposed work includes:

1. Renovating the front balconies back to an original state depicted in photos ca. 1970;
2. Addition of a new window in the existing bay on the east elevation on the first and second floors (in a location matching the other bay);
3. Addition of a new window opening in a former door location in the front elevation indicated in historic photos;
4. Modification of the sill heights of two windows on the east elevation to accommodate new kitchen counters at 3'-0" (which are not visible from the public right-of-way);
5. Addition of two new balconies at the rear of the building, one at the first floor level and one at the second floor level.
6. Addition of a new accessible ramp at the rear of the building to access the 'Type B' unit.
7. Rehabilitation of the exterior envelope.

This letter precedes demolition work of the vinyl siding. The project will do one of the two following renovations after removal of the vinyl is complete:

- a. If the original wood siding is present and in restorable condition, the team would opt to strip the old paint and restore the original siding, replacing with matching where damaged beyond repair.
- b. If the original wood siding is damaged beyond repair, then we may opt to replace it with clapboard siding that has the closest profile match achievable based on today's material availability.

We plan to leave existing, undamaged windows in place at this time. Replacement windows, where necessary, will have a matching stile, rail and sash dimension and profile. New storm windows may be manufactured to provide thermal efficiency for the single-pane windows left in place.

We appreciate your consideration of our application.

Sincerely,



Douglas Pahl, AIA

Aro Eberle Architects, Inc.



112 S. Hancock - view from across the street



North Elevation



Turret / East Side



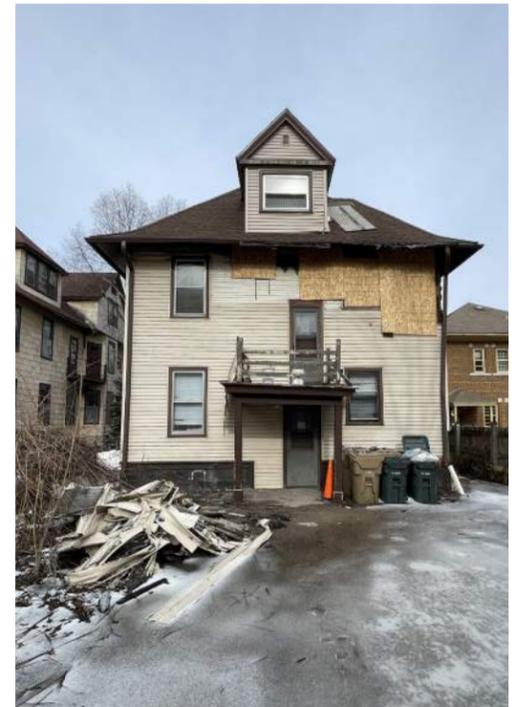
West Elevation



East Elevation



East Elevation



South Elevation

112 South Hancock EXISTING CONDITIONS - Exterior



Entry



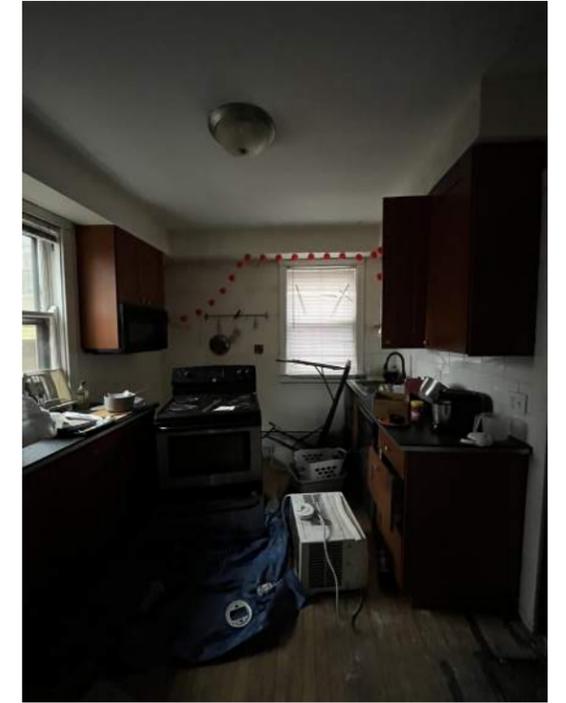
Living room



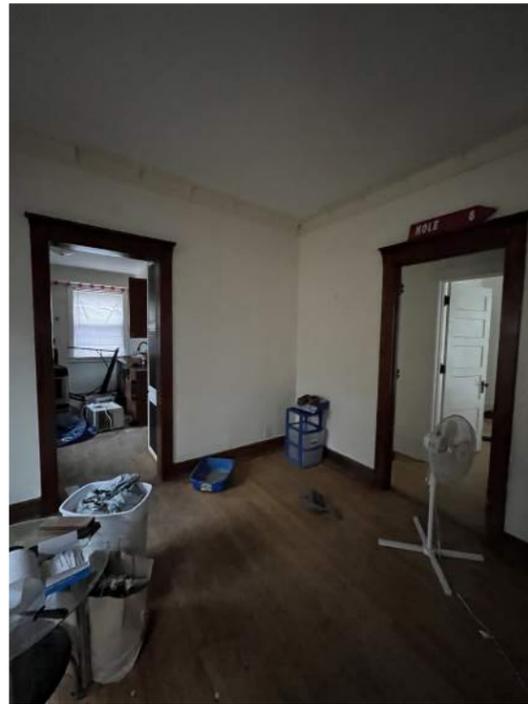
Living / Dining



Dining / Living



Kitchen



Dining



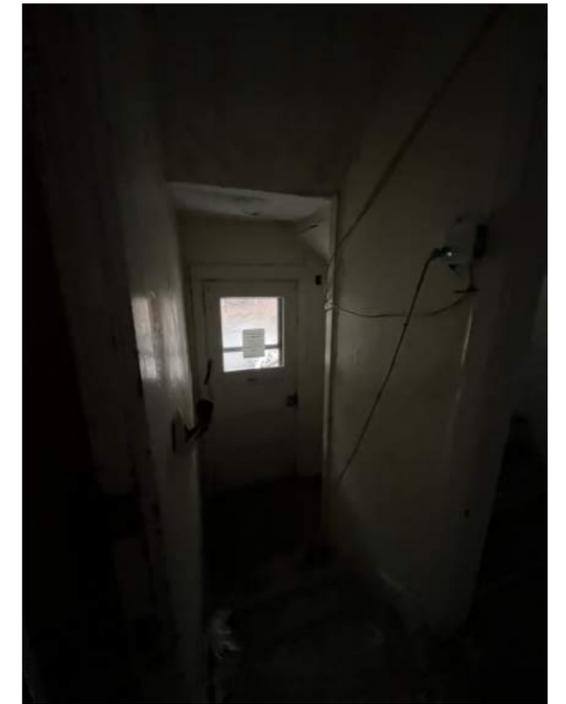
Corridor



Bedroom



Bedroom



Exit to south

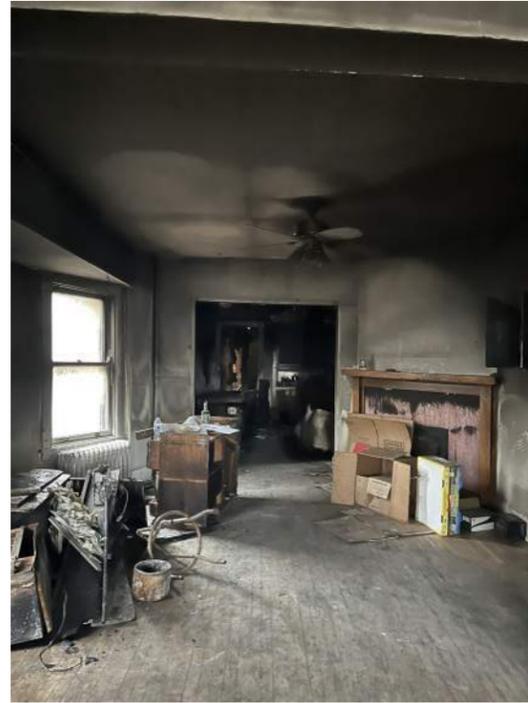
112 South Hancock
EXISTING CONDITIONS - Interior - 1st Floor



Stair up to second floor



Bedroom



Living



Dining



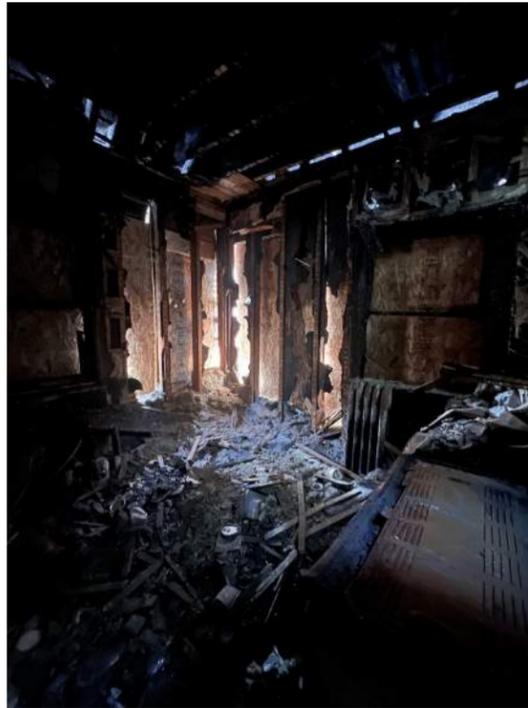
Living



Bedroom



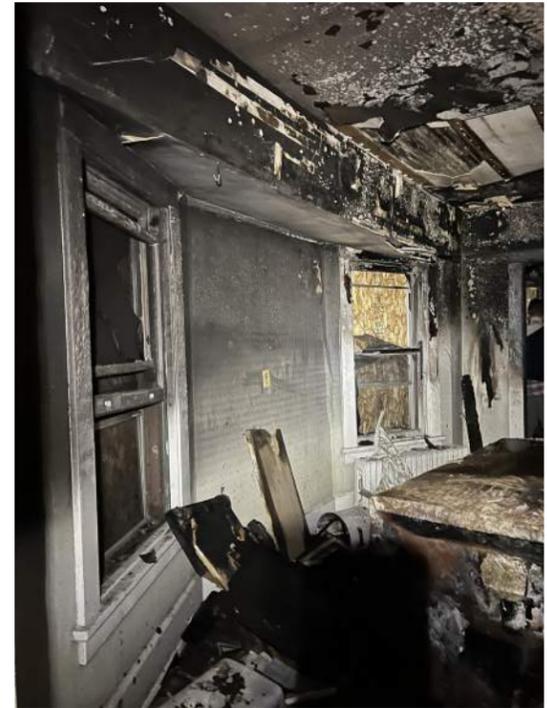
Kitchen



Kitchen



Dining

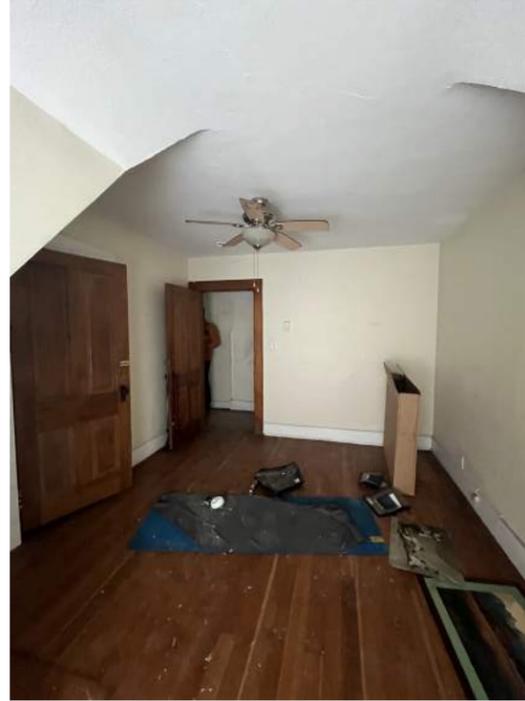


Dining

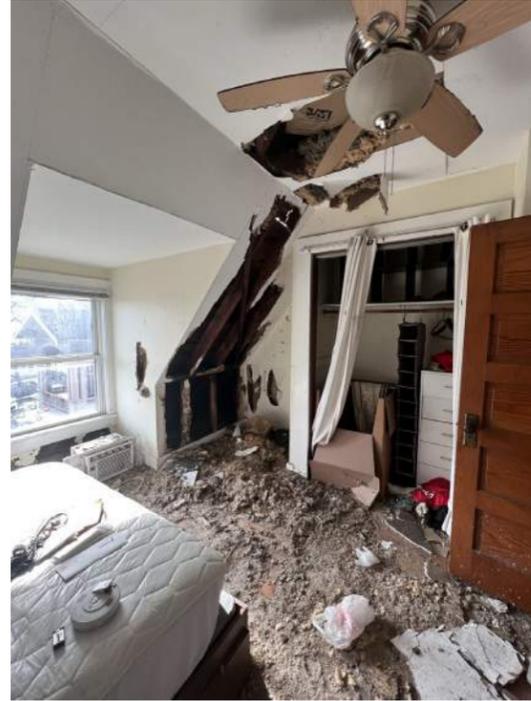
112 South Hancock
EXISTING CONDITIONS - Interior - 2nd Floor



Living



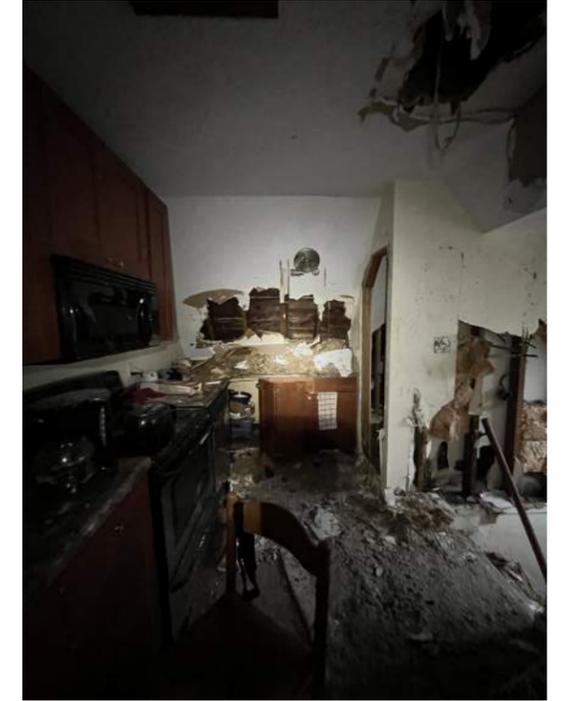
Living



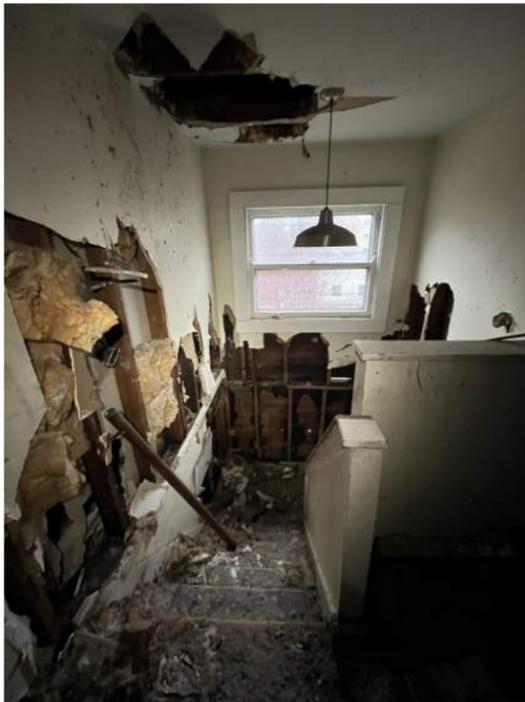
Bedroom



Kitchen



Kitchen



Stair down



Basement



Basement

112 South Hancock
EXISTING CONDITIONS - Interior - 3rd Floor & Basement



West side yard



West side yard



Parking area looking north



Driveway looking north



Driveway looking north



Parking area looking east



Parking area looking south



Parking area looking west

112 South Hancock
EXISTING CONTEXT - Site



112 South Hancock
HISTORIC PHOTOS



407 E. Main St.



109 S. Hancock St.



111 S. Hancock St.



113 S. Hancock St.



115 S. Hancock St.



119-121 S. Hancock St.



125 S. Hancock St.



127-129 S. Hancock St.



135 S. Hancock St.



139 S. Hancock St.

112 South Hancock
HISTORIC RESOURCES WITHIN 200'



141 S. Hancock St.



106 S. Hancock St.



110 S. Hancock St.



118 S. Hancock St.



120-122 S. Hancock St.



126 S. Hancock St.



128 S. Hancock St.



132-138 S. Hancock St.

112 South Hancock
HISTORIC RESOURCES WITHIN 200'

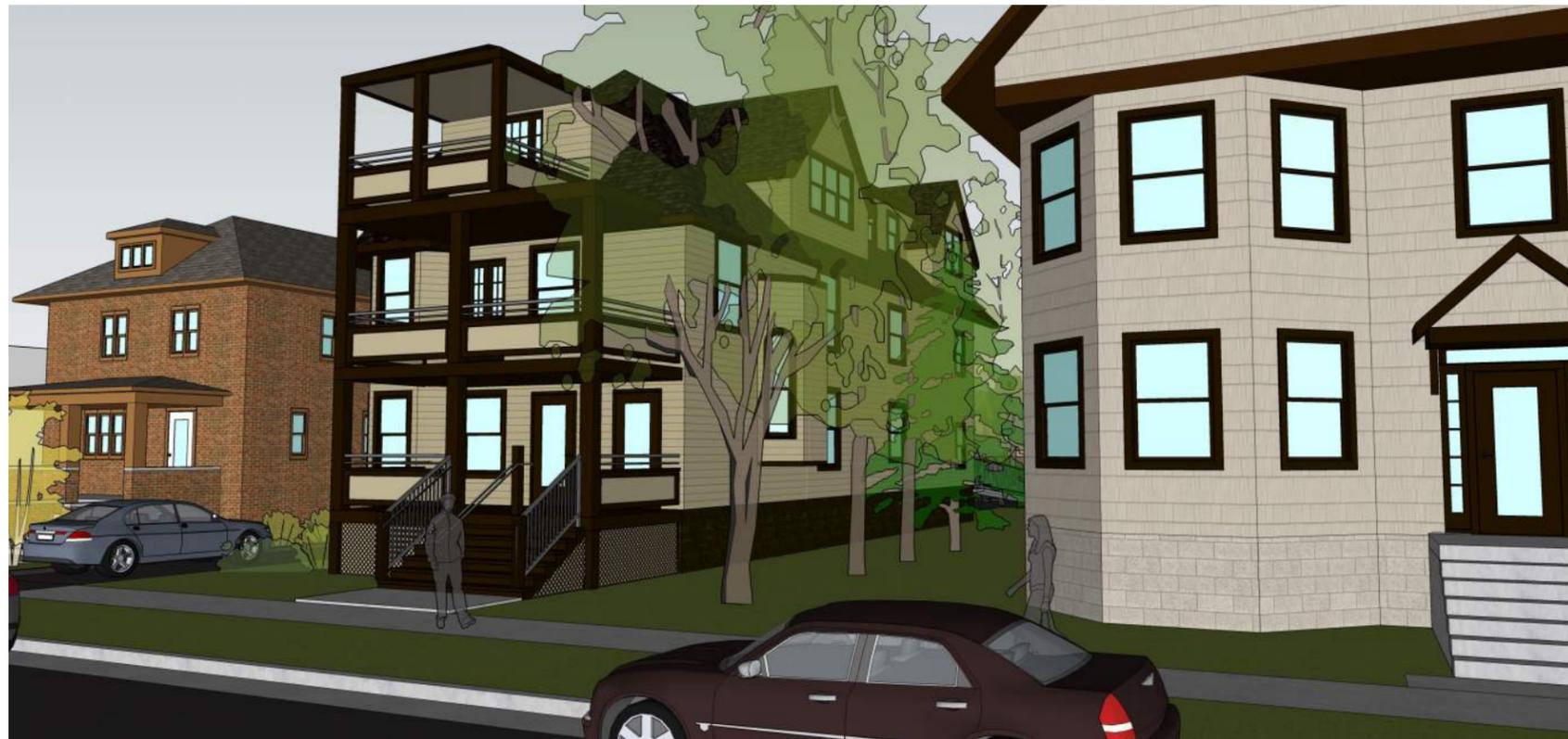


112 S. Hancock St. - Straight on view

112 South Hancock
STREET VIEW PERSPECTIVES



112 S. Hancock St. - View looking west



112 S. Hancock St. - View looking south

112 South Hancock
STREET VIEW PERSPECTIVES

112 South Hancock
SITE PLAN - OVERALL

895'

PROJECT TRUE
NORTH NORTH



Site Plan - OVERALL

1" = 20'-0"



S. HANCOCK STREET

8'-3"
DRIVEWAY

SIDEWALK

118

120-122

FENCE

FENCE

FENCE

24'-0"
DRIVE AISLE

9'-0" TYP.

18'-0" TYP.

112 S. HANCOCK

BALCONY

BALCONY

PARKING
(2) STALLS
(1) ADA STALL



RAMP UP

FENCE

FENCE

110

PROJECT
NORTH



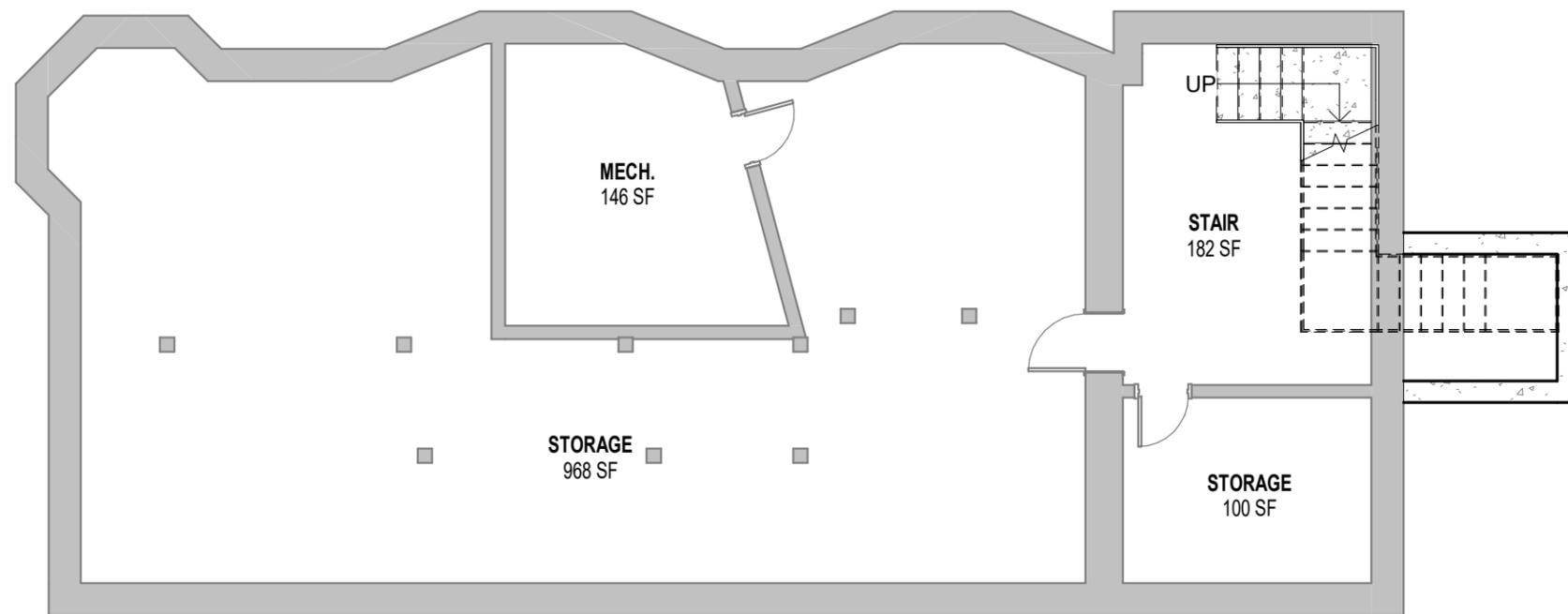
TRUE
NORTH

Site Plan - ENLARGED

1" = 10'-0"

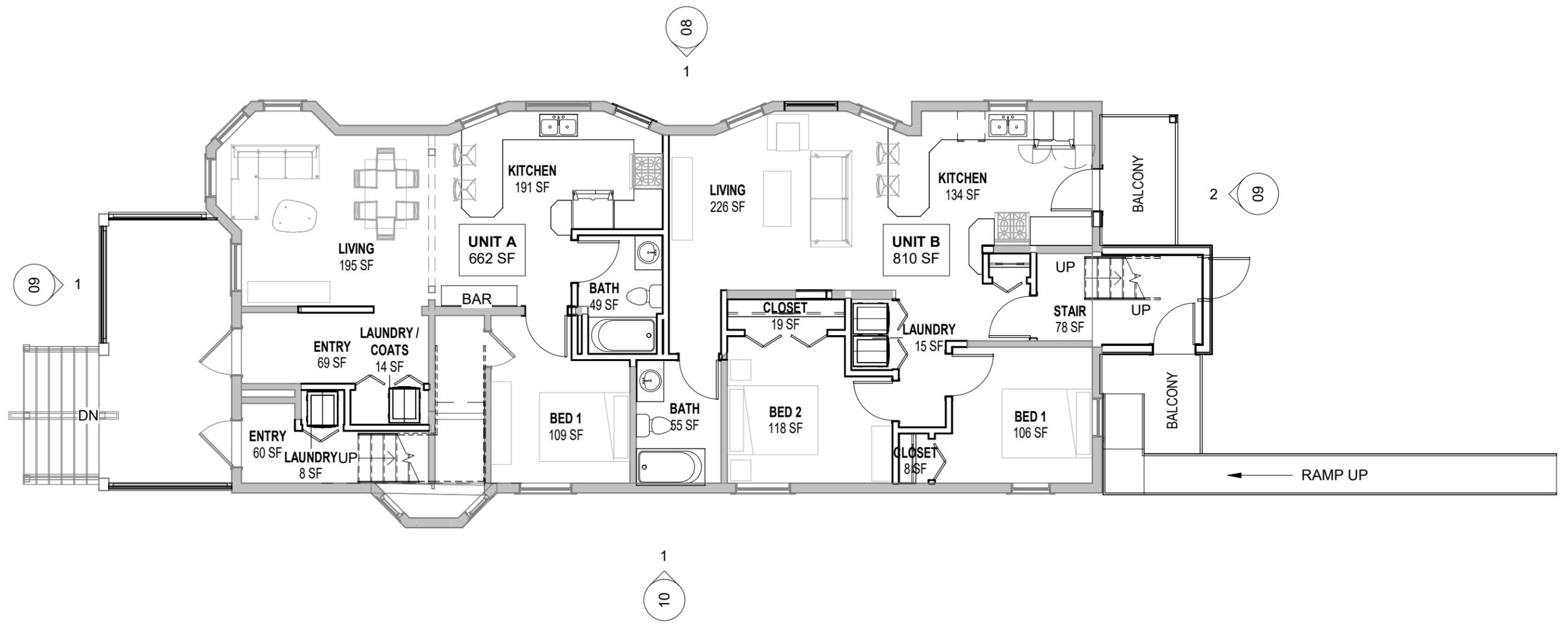
112 South Hancock
SITE PLAN - ENLARGED

 **ARO EBERLE**
ARCHITECTS

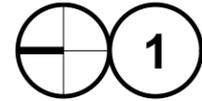


BASEMENT PLAN

1/8" = 1'-0"



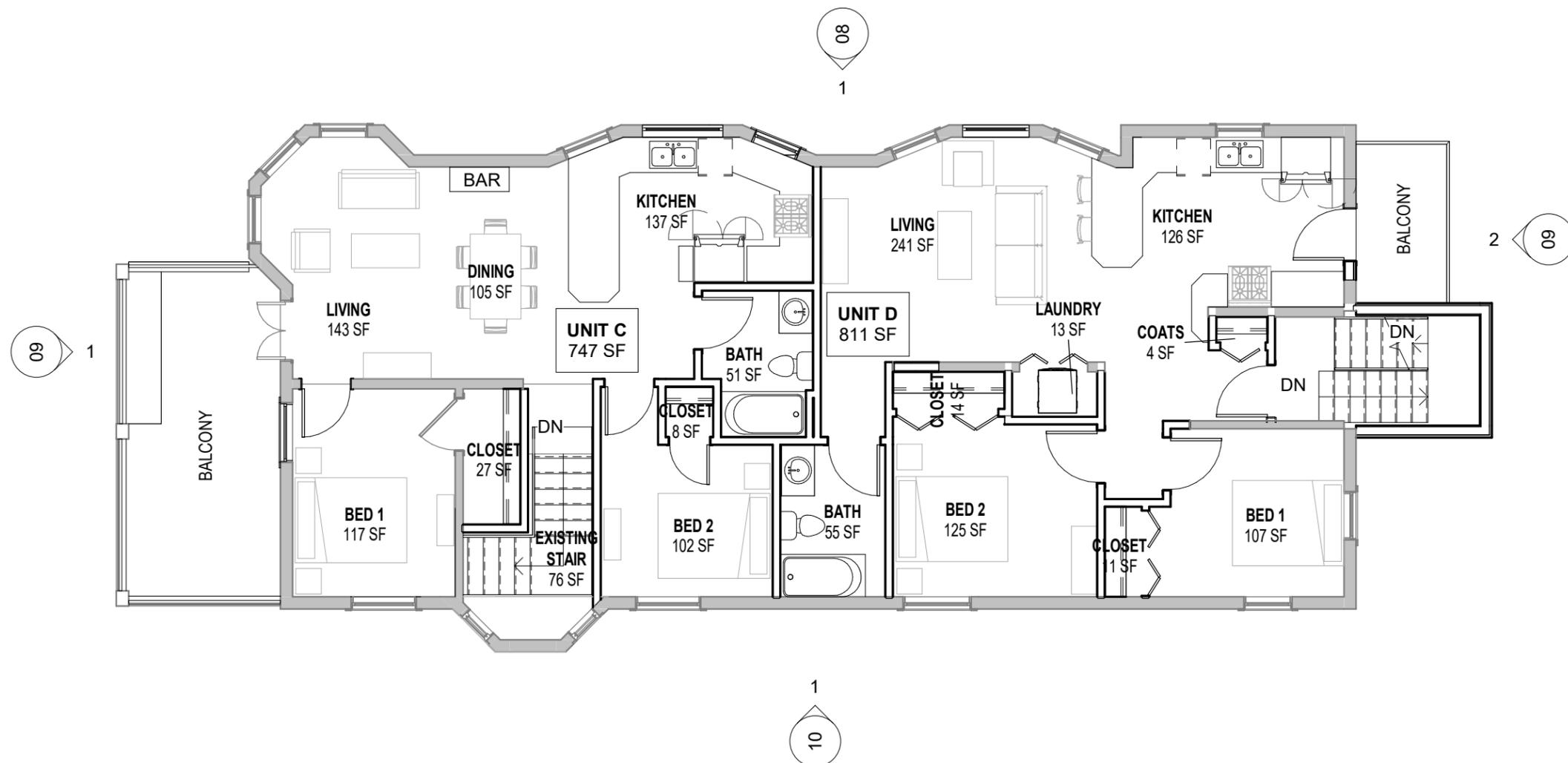
NORTH



FIRST FLOOR PLAN

1/8" = 1'-0"

112 South Hancock
FIRST FLOOR PLAN



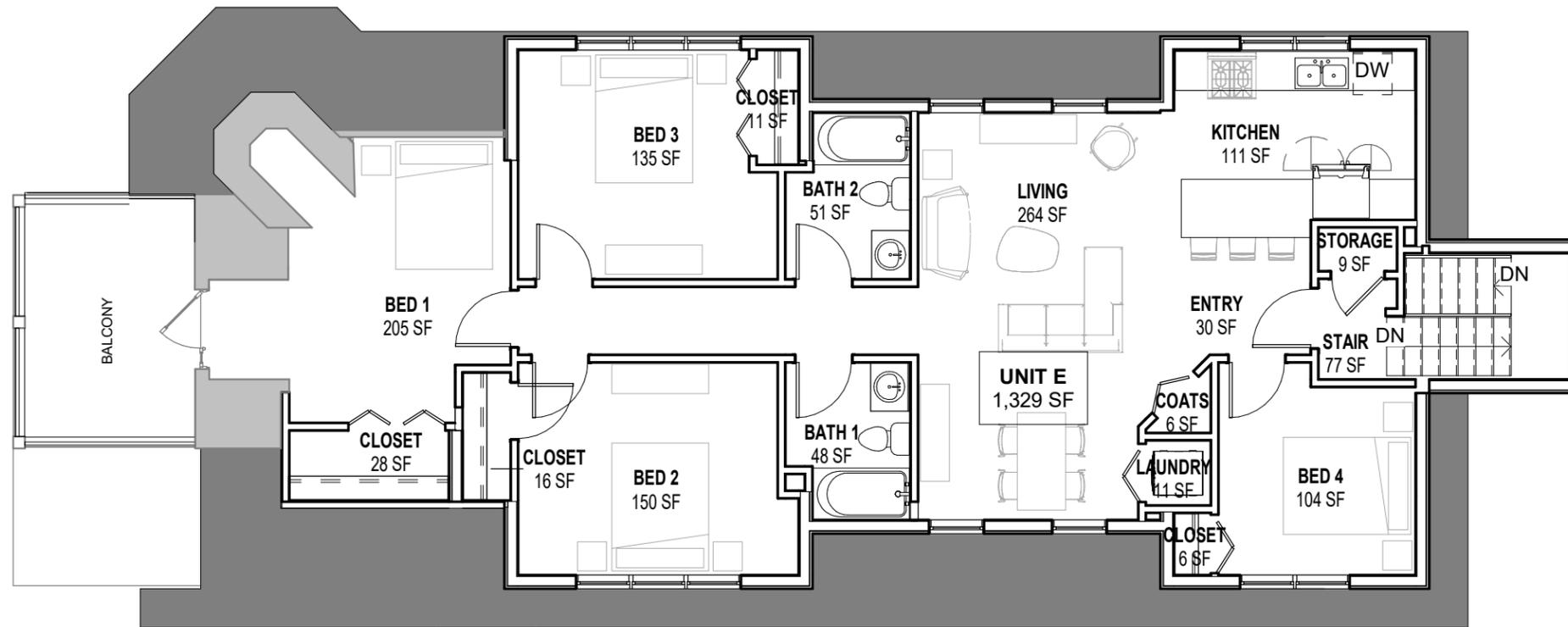
NORTH



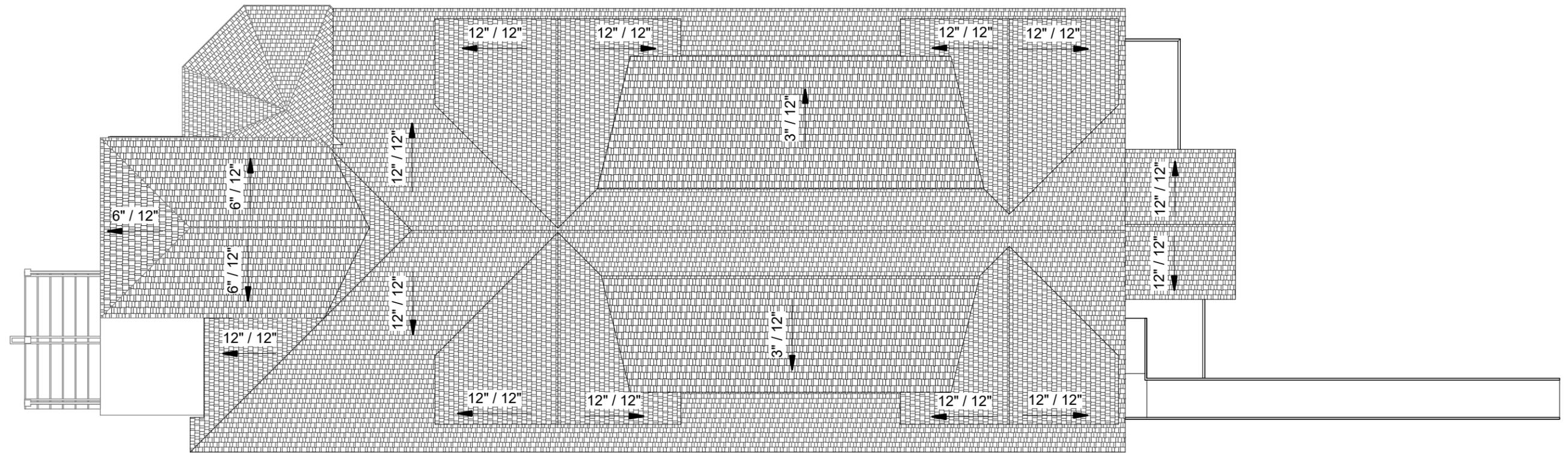
SECOND FLOOR PLAN

1/8" = 1'-0"

112 South Hancock
SECOND FLOOR PLAN



NORTH
 **1** **THIRD FLOOR PLAN**
 1/8" = 1'-0"



NORTH



ROOF PLAN

1/8" = 1'-0"

112 South Hancock
ROOF PLAN



1 EAST ELEVATION
 1/8" = 1'-0"

112 South Hancock
 EXTERIOR ELEVATIONS



ROOF
138' - 6"

FOURTH FLOOR
134' - 0"

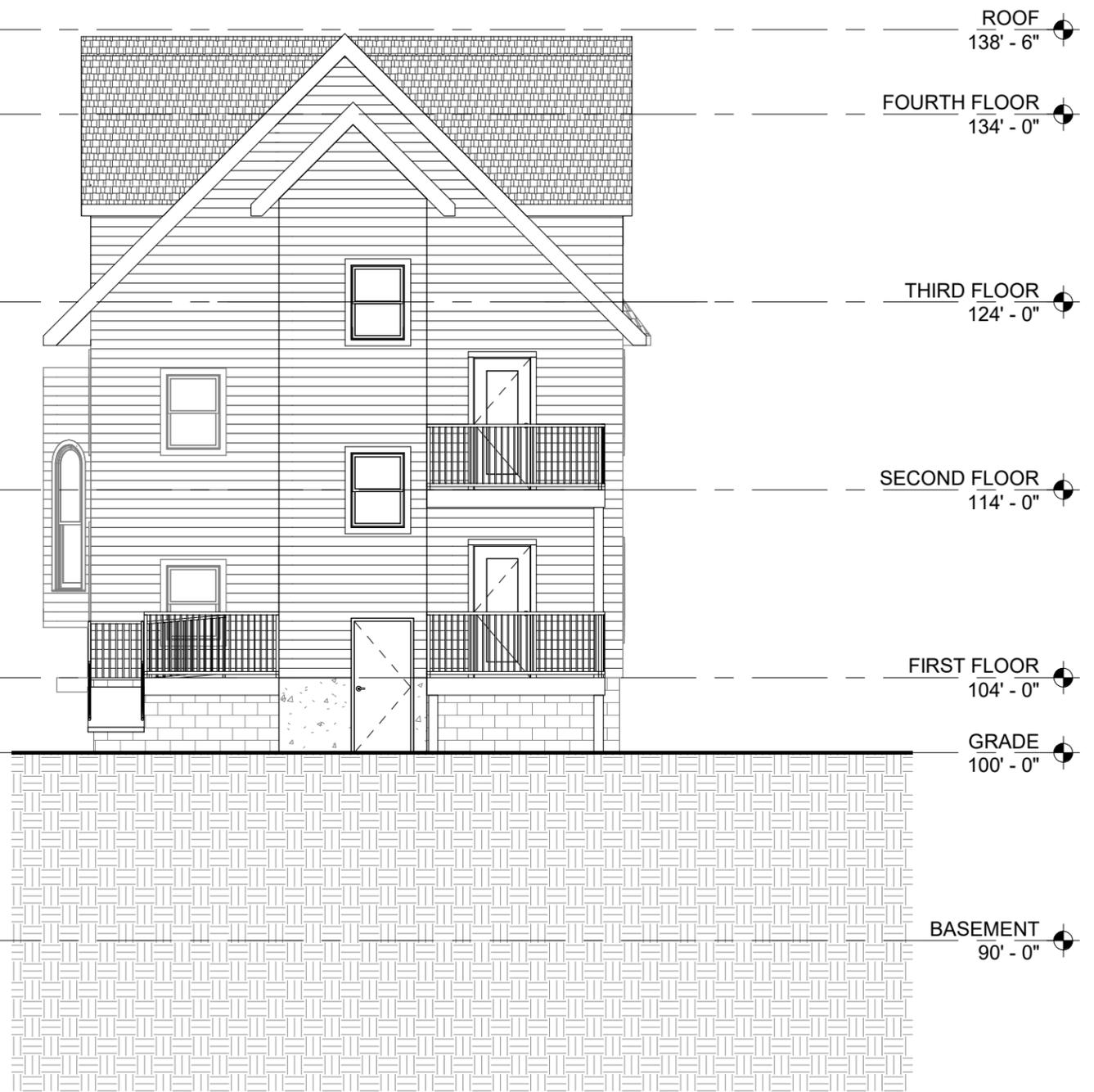
THIRD FLOOR
124' - 0"

SECOND FLOOR
114' - 0"

FIRST FLOOR
104' - 0"

GRADE
100' - 0"

BASEMENT
90' - 0"



ROOF
138' - 6"

FOURTH FLOOR
134' - 0"

THIRD FLOOR
124' - 0"

SECOND FLOOR
114' - 0"

FIRST FLOOR
104' - 0"

GRADE
100' - 0"

BASEMENT
90' - 0"

1 NORTH ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
 1/8" = 1'-0"