



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: 144 W. Johnson Street, Madison, Wisconsin 53703

Aldermanic District: 4

### 2. PROJECT

Date Submitted: 2/25/2013

Project Title / Description: Lumen House

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: Stephen Mar-Pohl

Company: InSite Consulting Architects

Address: 115 E. Main Street. Suite 200

City/State: Madison, Wisconsin

Zip: 53703

Telephone: (608) 204-0825

E-mail: steve@icsarc.com

Property Owner *(if not applicant)*: Cathedral Parish

Address: 404 E. Main Street

City/State: Madison, Wisconsin

Zip: 53703

Property Owner's Signature: *Paul McGr. [Signature]*

Date: *Feb 25, 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](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.



February 25, 2013

Madison Landmarks Commission Application  
c/o Ms. Amy Scanlon, Secretary of the Landmarks Commission  
Department of Planning and Community & Economic Development  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd., Suite LL-100  
Madison, WI 53703

Dear City of Madison Landmarks Commission,

Please accept the enclosed Madison Landmarks Commission Application and supporting materials. It is our intent that upon review by the Commission and its acceptance that we be granted a Certificate of Appropriateness for the adaptive reuse project currently being proposed for Holy Redeemer School (Lumen House) located at 144 W. Johnson Street, Madison, Wisconsin 53703. We look forward to being included on your agenda, for review and approval, for your meeting dated March 11, 2013.

Please feel free to contact us with any questions you may have.

Sincerely,

InSite Consulting Architects

Stephen E. Mar-Pohl, AIA, NCARB

President

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February 25, 2013

## Holy Redeemer School Adaptive Reuse Project – Lumen House

## Brief Narrative Description of the Holy Redeemer School Adaptive Reuse Project – Lumen House

This Project includes the adaptive reuse of the 1892 Holy Redeemer School to provide new student housing. The project includes the extensive restoration of the existing building and a new addition to the west (historic back) of the school.

All work on the exterior of the original structure will focus on the long-term restoration of the historic building fabric including the wood cornices, decorative scroll work, brick and stone masonry and historic windows.

The new construction, an addition to the west, will accommodate a new egress stair, entry lobby and elevator, along with other program support elements.

The addition is configured in plan and mass to be sympathetic to the original building by minimizing its mass and forms and by matching window sizes, configurations, and rhythm.

The existing structure was designed in the Romanesque Revival style. The new architectural addition will be designed and executed with the basic principles of the Romanesque Revival style in general and the historic structure specifically.

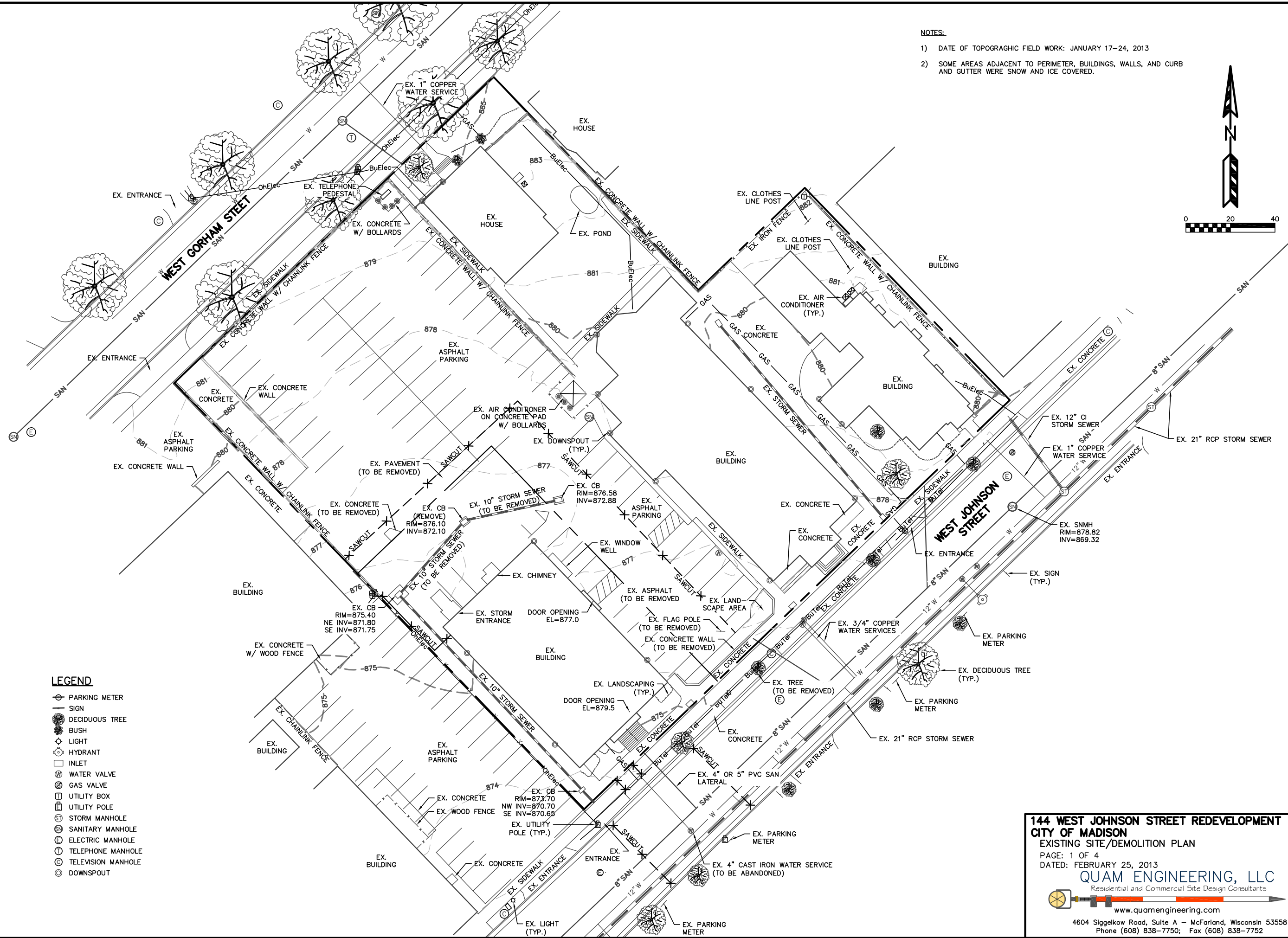
While new construction will include current allowable construction types, the architectural details will be executed in a manner that works in concert with the historic structure:

Relief in the mass of the new façade to compliment the relief in the historic façades.

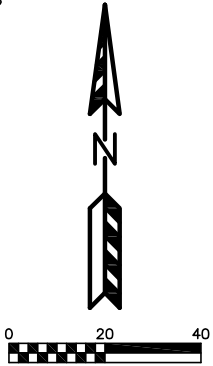
Brick and stone coursing will match the original coursing.

Flat and round arches will be articulated with brick and/or stone including new keystones.

[illegible]



- NOTES:
- 1) DATE OF TOPOGRAPHIC FIELD WORK: JANUARY 17-24, 2013
  - 2) SOME AREAS ADJACENT TO PERIMETER, BUILDINGS, WALLS, AND CURB AND GUTTER WERE SNOW AND ICE COVERED.



LEGEND

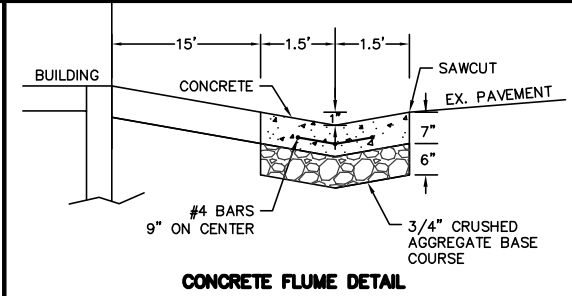
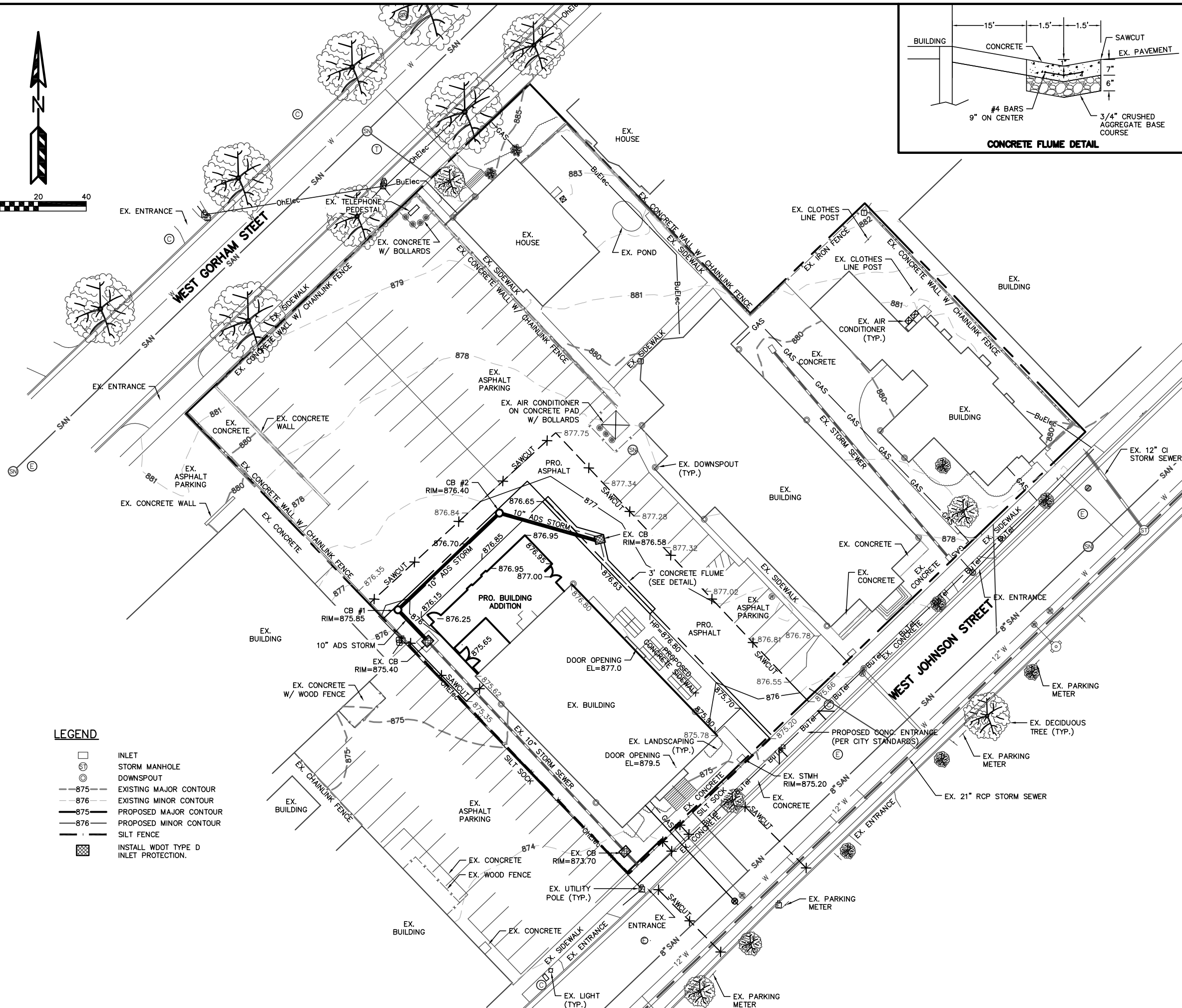
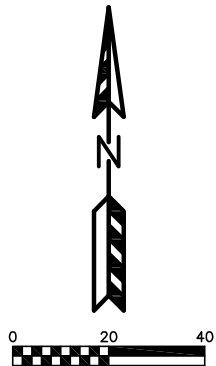
- PARKING METER
- SIGN
- DECIDUOUS TREE
- BUSH
- LIGHT
- HYDRANT
- INLET
- WATER VALVE
- GAS VALVE
- UTILITY BOX
- UTILITY POLE
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEVISION MANHOLE
- DOWNSPOUT

**144 WEST JOHNSON STREET REDEVELOPMENT**  
**CITY OF MADISON**  
EXISTING SITE/DEMOLITION PLAN  
PAGE: 1 OF 4  
DATED: FEBRUARY 25, 2013

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752





#### EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

#### TIME SCHEDULE:

DATE	ACTIVITY
JULY 1, 2013	INSTALL INITIAL EROSION CONTROL DEVICES.
JULY 1, 2013 - JULY 1, 2014	CONSTRUCT BUILDING ADDITION AND RESTORE PERVIOUS DISTURBED AREAS.

#### RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

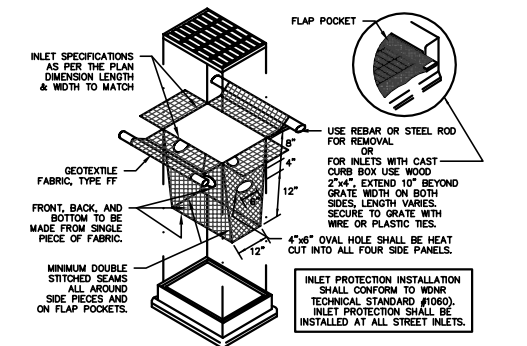
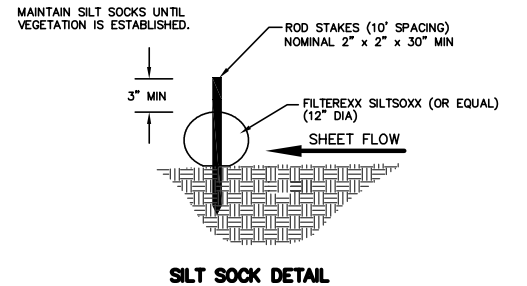
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

#### OWNER:

THE CATHEDRAL PARISH  
ATTN: MONSIGNOR HOLMES  
144 WEST JOHNSON STREET  
MADISON, WI

#### ENGINEER:

QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGGELKOW ROAD, SUITE A  
MCFARLAND, WI 53558



#### TYPE D INLET PROTECTION DETAIL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

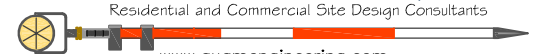
#### 144 WEST JOHNSON STREET REDEVELOPMENT CITY OF MADISON

#### GRADING & EROSION CONTROL PLAN

PAGE: 3 OF 4

DATED: FEBRUARY 25, 2013

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Johnson St. View









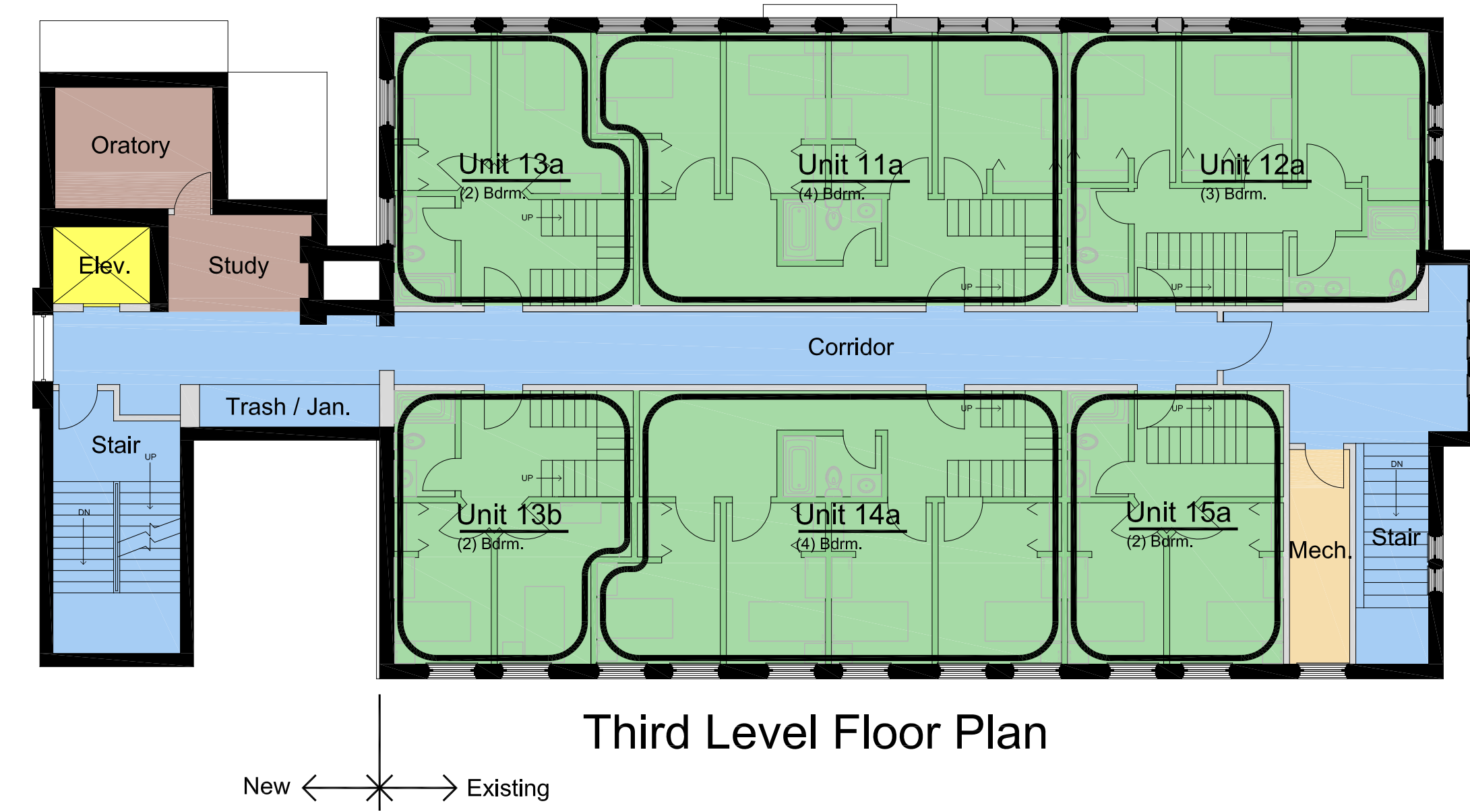
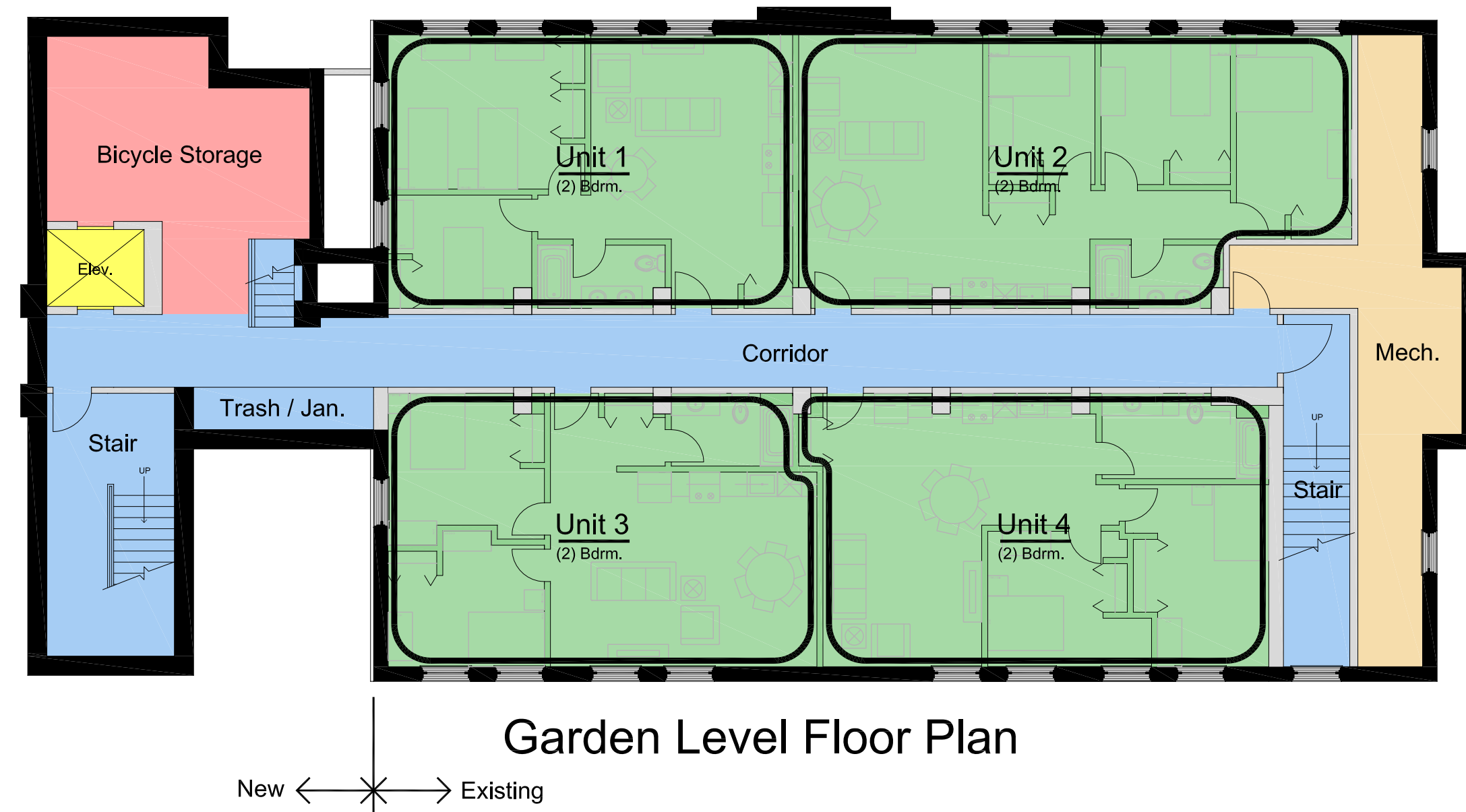
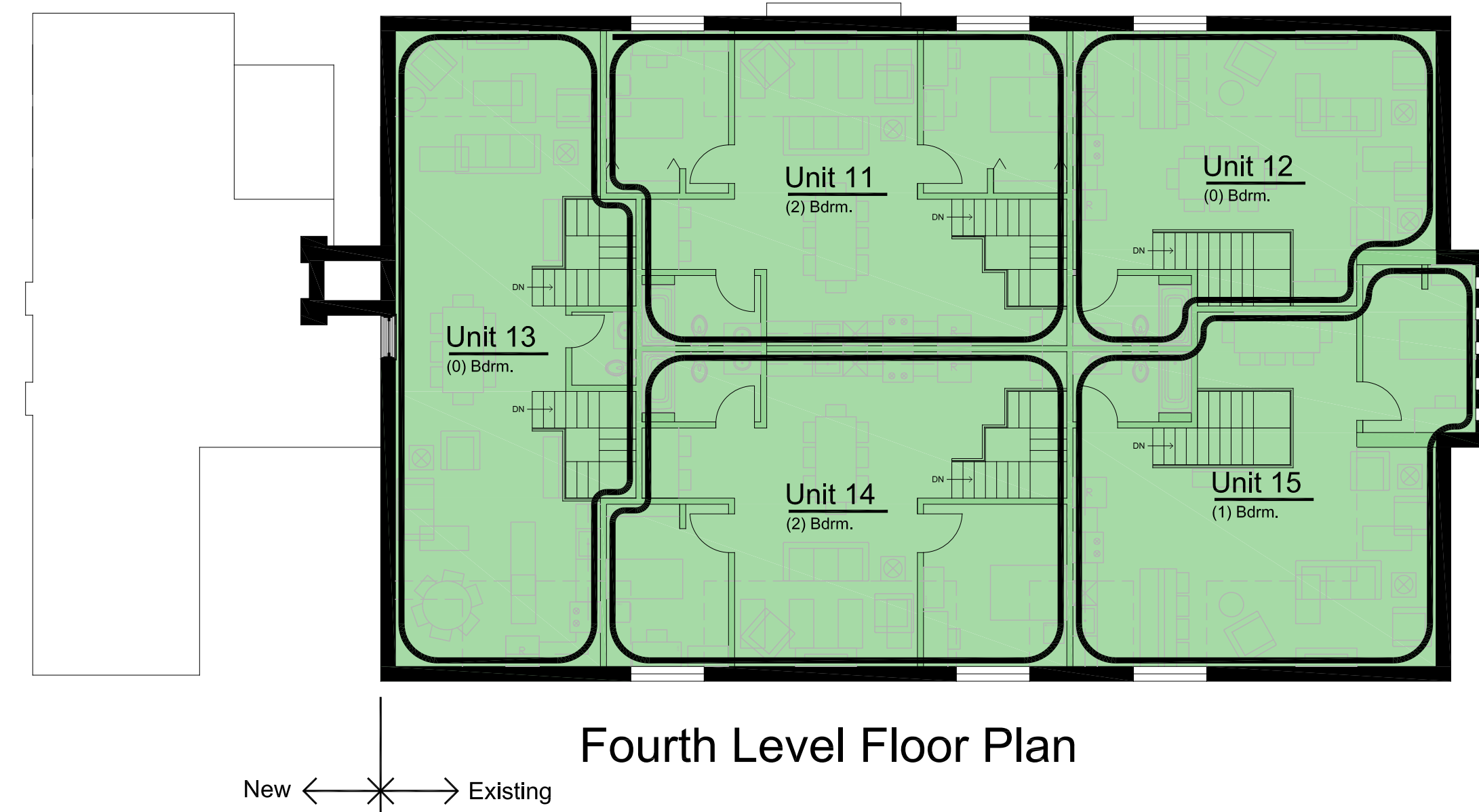
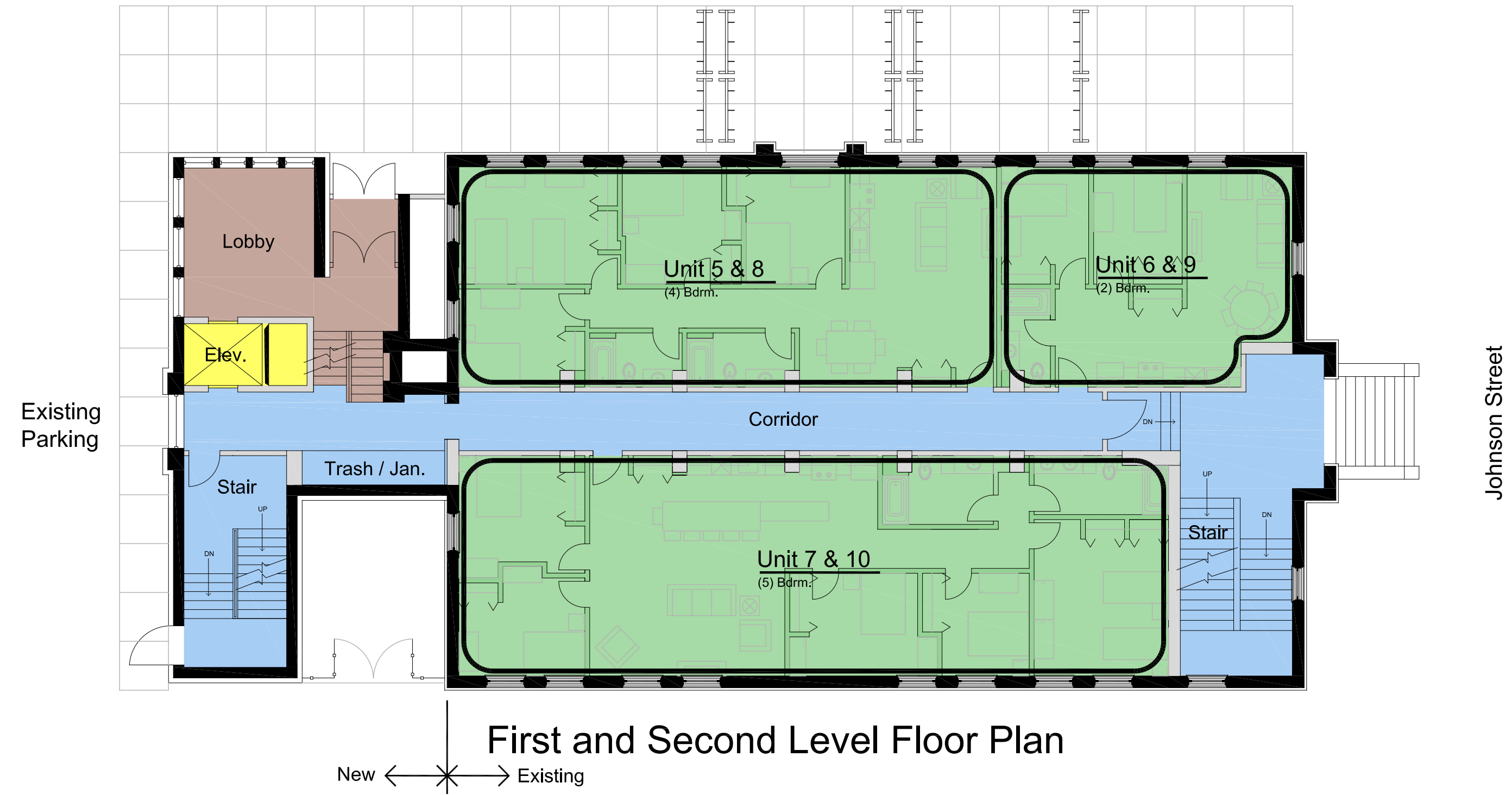


## Lumen House - Proposed Adaptive Reuse

Madison Landmarks Commission Application







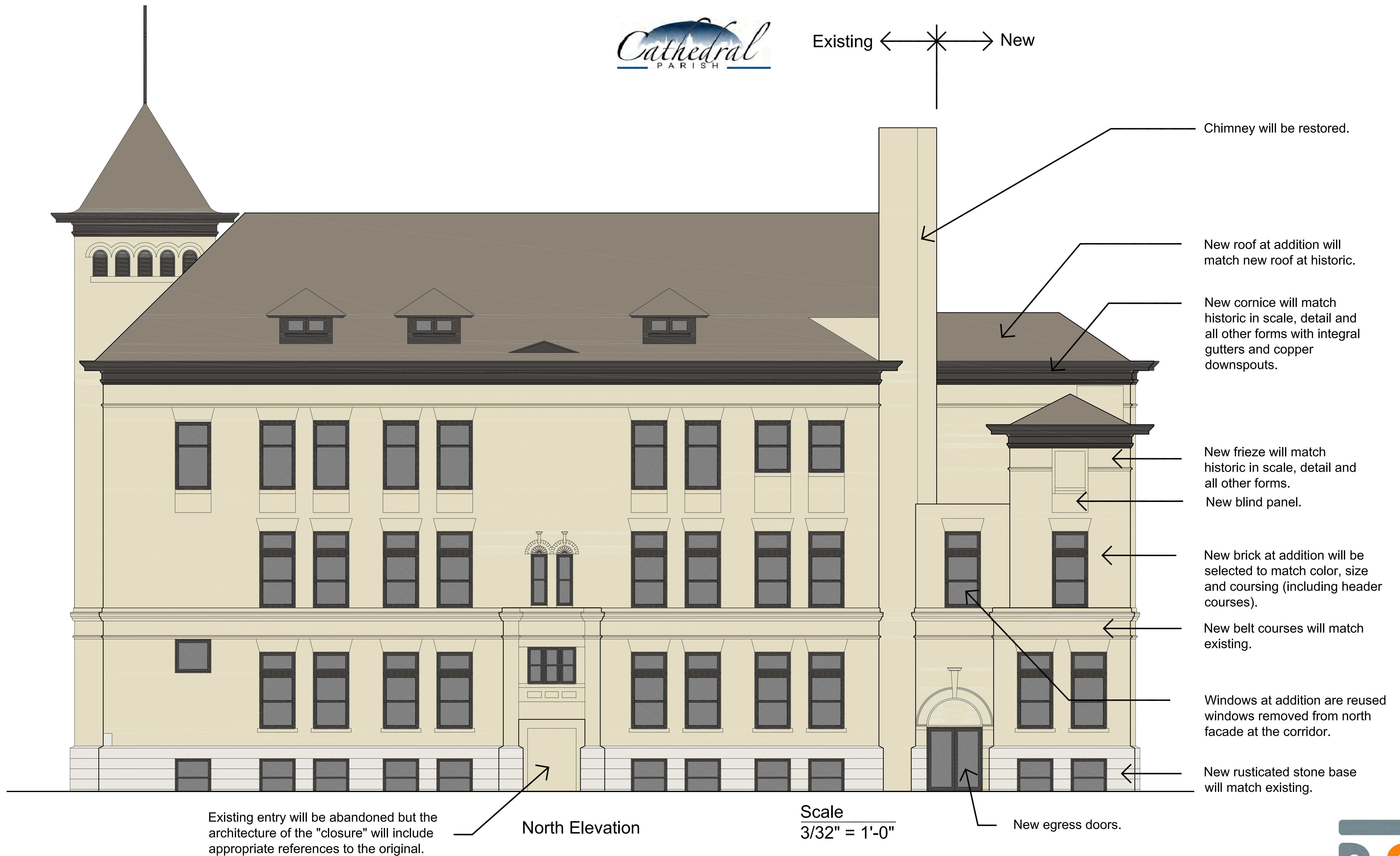
Plan Actual

Scale  $\frac{3}{16}'' = 1'-0''$





Existing ← \* → New



# Lumen House - Proposed Adaptive Reuse

Madison Landmarks Commission Application





New asphalt shingle roof, matching historic in essential form - replicating wood shingle.

New integral gutter system matching historic with new copper downspouts.

New frieze will match historic in scale, detail and all other forms.

Existing brick will be repaired and re-pointed as required using historically correct mortar.

New windows at the addition will be configured to match existing in glass and frame. Organization of windows will be such that the new windows layout/rhythm is executed in the spirit of the style.

Windows at new lobby will be configured to follow the historical "lines".

New lobby

New rusticated stone base will match existing.

Basement windows will be fully restored.

The mass of the new addition is intended to be a diminutive expression in the "spirit" of the original style of the building.

New arched window openings intended to provide a sympathetic hierarchy.

New "tower element" at elevator/stair. Proportioned to offer an understated expression of the style.

New blind panels to break the apparent mass of the addition into scale compatible with the original design.

New belt courses will match existing.

New stair

Egress door

West Elevation

Scale  
3/32" = 1'-0"



New ← \* → Existing



Chimney will be restored.

Dormers will be restored in their entirety.

New roof at addition will match new roof at historic.

New cornice will match historic in scale, detail and all other forms with integral gutters and copper downspouts.

New frieze will match historic in scale, detail and all other forms.

New blind panel.

New brick at addition will be selected to match color, size and coursing (including header courses).

New belt courses will match existing.

Windows at addition are reused windows removed from north facade at the corridor.

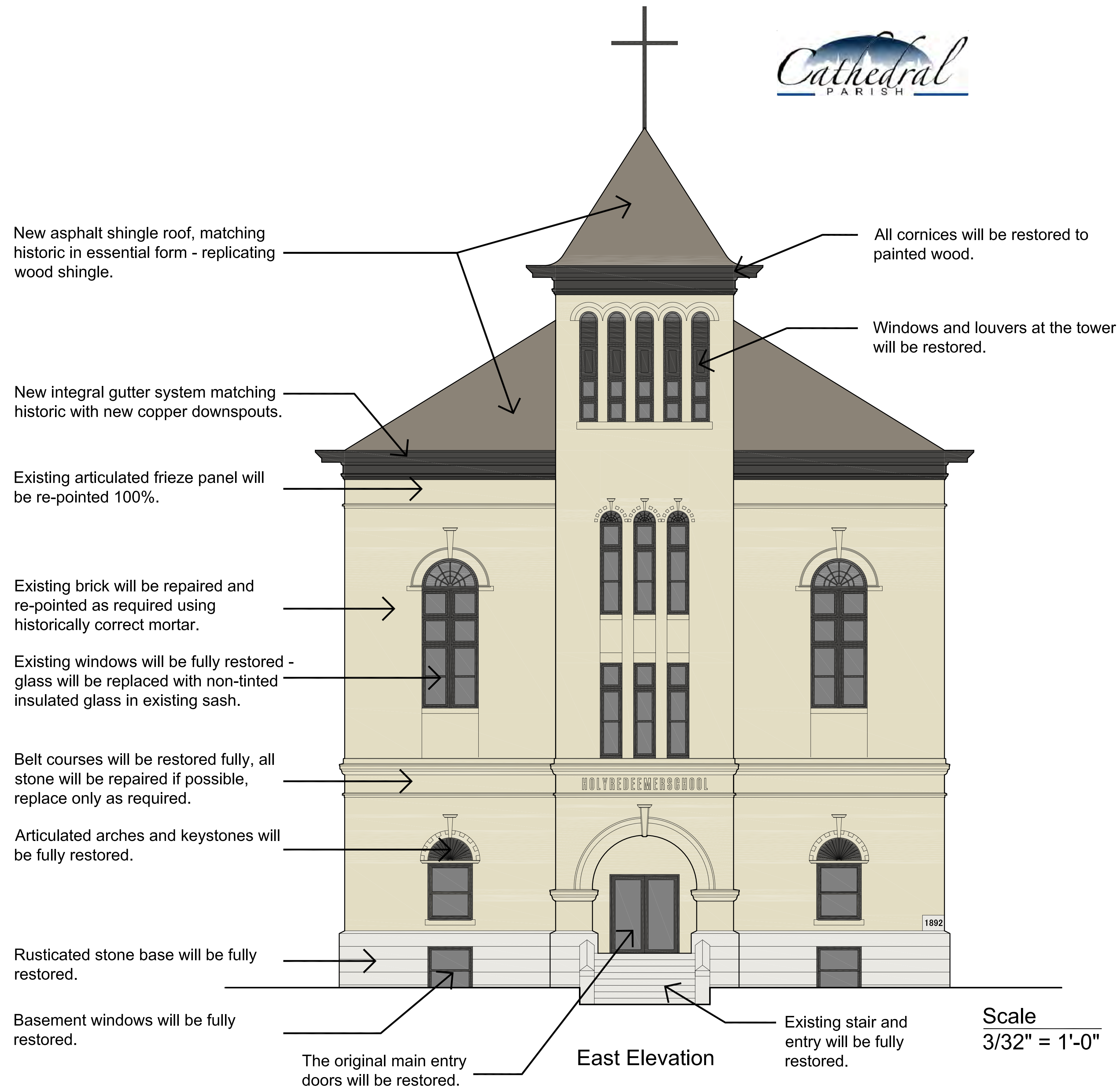
New rusticated stone base will match existing.

Personnel and overhead doors at addition only.

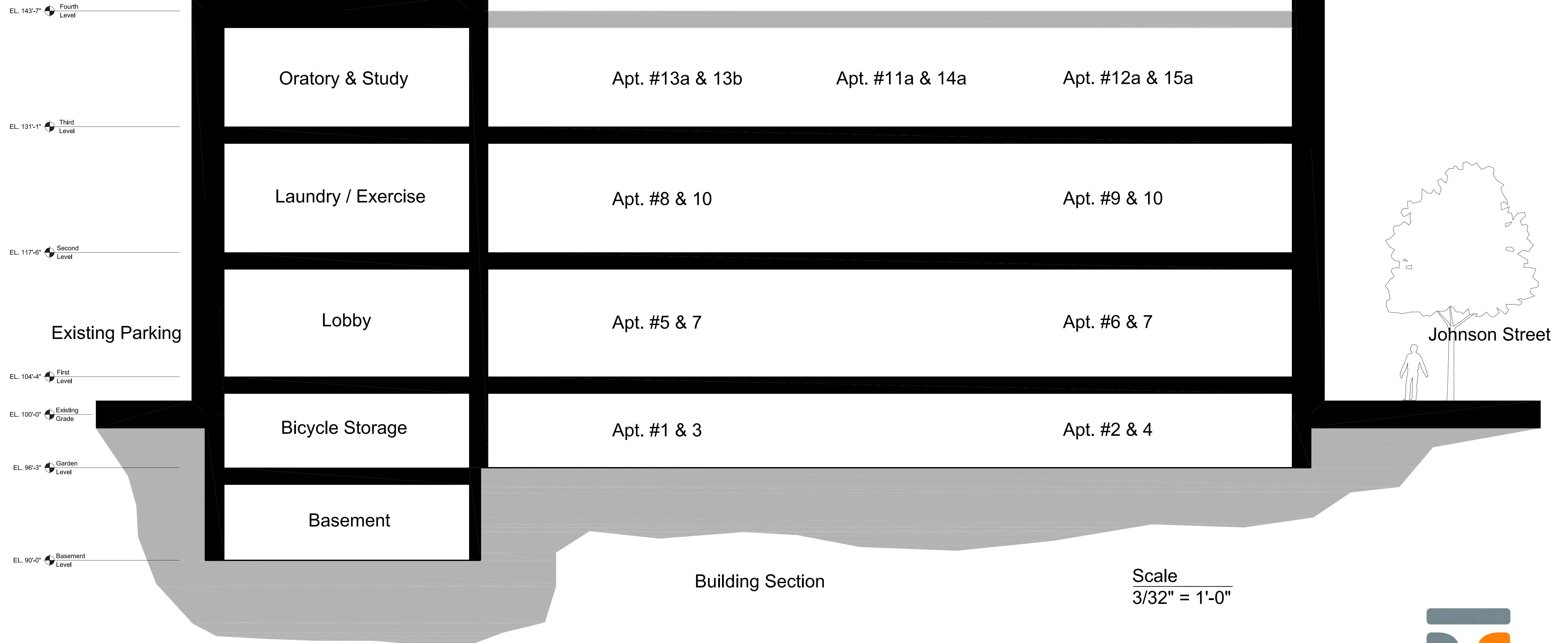
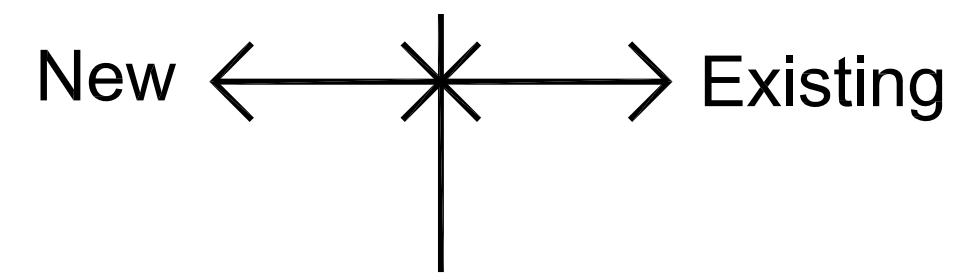
South Elevation

Scale  
3/32" = 1'-0"









# Lumen House - Proposed Adaptive Reuse Madison Landmarks Commission Application

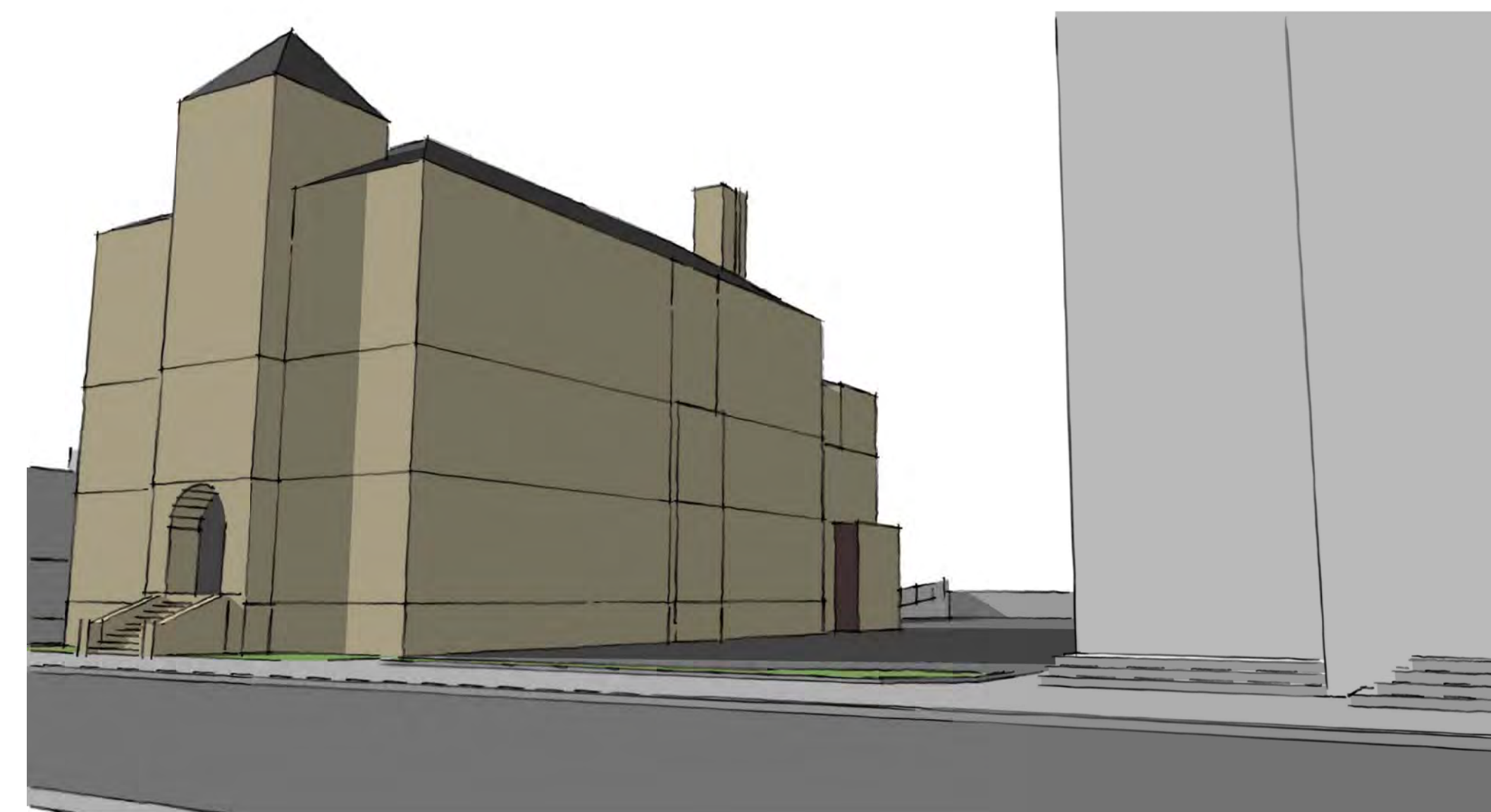
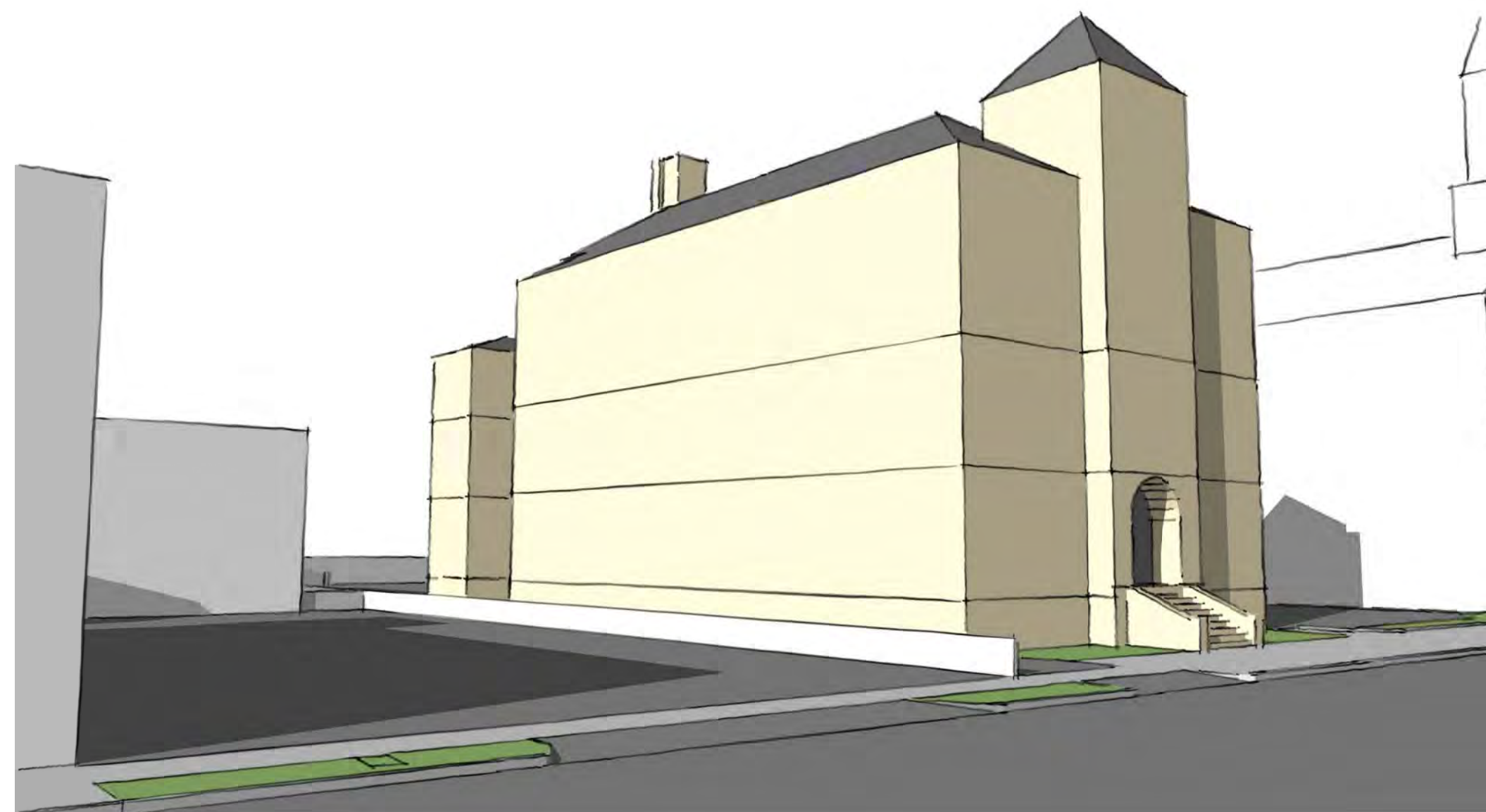
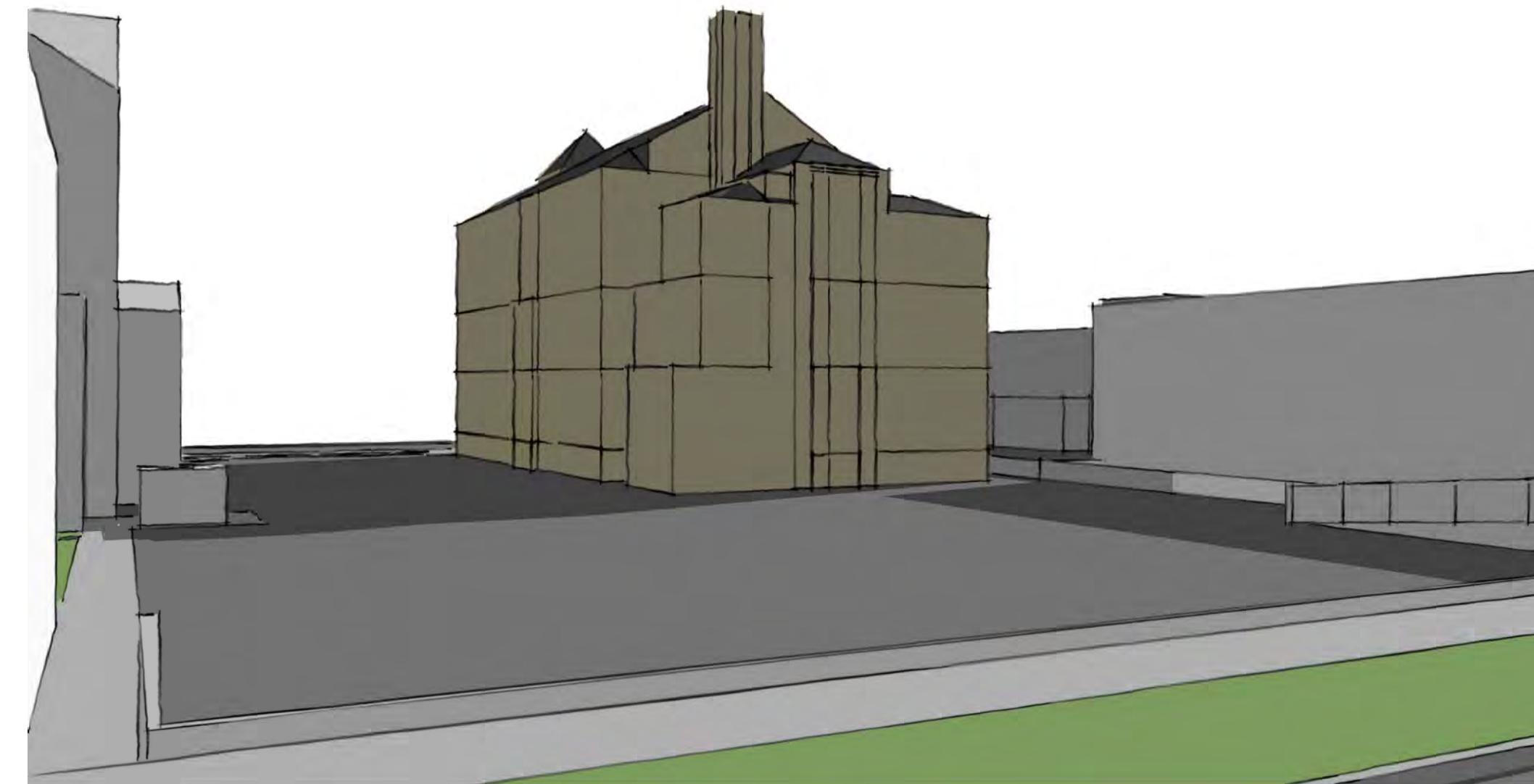






Lumen House - Proposed Adaptive Reuse  
Madison Landmarks Commission Application









**Lumen House - Proposed Adaptive Reuse**  
Madison Landmarks Commission Application





*Located in the SW ¼ and SE ¼ of the SE ¼ of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 3, 4, 5, 13, 14, 15 and 16, Block 63, Plat of Madison.*







# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW ¼ and SE ¼ of the SE ¼ of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 3, 4, 5, 13, 14, 15 and 16, Block 63, Plat of Madison.

## NOTES:

- 1.) ARROWS INDICATE THE DIRECTION OF DRAINAGE AT INDIVIDUAL PROPERTY LINES AND ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL, WHICH SHALL BE MAINTAINED BY THE LOT OWNER.
- 2.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 3.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 4.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 5.) IN THE EVENT OF THE CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVE RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 6.) THE WITHIN SURVEY WAS PREPARED PER 60 YEAR TITLE REPORT PREPARED BY PREFERRED TITLE, FILE NO. 113020012.
- 7.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 8.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR DANE COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NO. 55025C0409G.
- 9.) BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
- 10.) ELEVATIONS REFERENCED TO CITY OF MADISON DATUM.
- 11.) SUBJECT TO NOTICE OF DESIGNATION RECORDED MAY 18, 1987, IN VOL. 10020 OF RECORDS, PAGE 9, AS DOC. NO. 2018429.

## OWNERS' CERTIFICATE:

St. Raphael's Congregation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said St. Raphael's Congregation, has caused these presents to be signed by its corporate officer listed below at \_\_\_\_\_, Wisconsin and its corporate seal hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

St. Raphael's Congregation

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Rev. MSJ Kevin D. Holmes

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

### NOTARYS SEAL

Dane County, Wisconsin.  
My commission  
expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

Sheet 2 of 3

### SURVEYORS SEAL

13W-17





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 3, 4, 5, 13, 14, 15 and 16, Block 63, Plat of Madison.

## **SURVEYOR'S CERTIFICATE**

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being Lots 3, 4, 5, 13, 14, 15 and 16, Block 63, Plat of Madison, located in the SW  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 14, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the S  $\frac{1}{4}$  corner of said Section 14; thence along the south line of said SE  $\frac{1}{4}$ , S 88°46'29" E, 1081.50 feet; thence N 46°07'49" E, 191.99 feet to the southerly most corner of said Lot 16 and the point of beginning; thence N 43°52'37" W, 265.53 feet; thence N 46°11'18" E, 198.60 feet; thence S 43°52'37" E, 132.76 feet; thence N 46°11'18" E, 66.20 feet; thence S 43°59'27" E, 132.51 feet; thence S 46°07'49" W, 265.07 feet to the point of beginning. This parcel contains 61,508 square feet or 1.41 acres.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

Chris W. Adams S-2748  
Registered Land Surveyor

## **CITY OF MADISON COMMON COUNCIL:**

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Maribeth Witzel-Behl  
City of Madison, Dane County

## **CITY OF MADISON PLAN COMMISSION:**

Approved for recording per Secretary, Madison Planning Commission action of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Steven R. Cover  
Secretary Plan Commission

## **REGISTER OF DEEDS:**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_ o'clock \_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Sheet 3 of 3

**SURVEYORS SEAL**

13W-17