

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
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 2114 VAN HISE AVENUE Aldermanic District: 5

2. PROJECT

Project Title/Description: SIDE YARD ADDITION - SIMILAR TO ORIGINAL FRANK RILEY DOCUMENTS.

This is an application for: (check all that apply)

- ☒ Alteration/Addition to a building 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
- ☒ Alteration/Addition to a building adjacent to a Designated Landmark
- ☐ Variance from the Historic Preservation Ordinance (Chapter 41)
- ☐ Landmark Nomination/Rescission of Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- ☐ Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial: Date: / /

3. APPLICANT

Applicant's Name: STEVEN CONNOR, ASSOC. AIA Company: DRAFTING YOUR DREAMS, LLC

Address: 4020 MONONA DRIVE #1 MADISON WI 53716

Telephone: 608-444-4375 Email: STCONNOR4@YAHOO.COM

Property Owner (if not applicant): JOHN FLANERY

Address: 2114 VAN HISE AVENUE MADISON WI 53726

Property Owner's Signature: [Signature] Date: 7/2/18

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, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. 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

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- ☒ Landmarks Commission Application w/signature of the property owner (1 copy only).
- ☒ Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- ☒ Electronic files (via email) of submission materials (see below).
- ☒ Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
- ☒ Photographs of existing conditions;
- ☒ Photographs of existing context;
- ☒ Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - ☒ Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
 - ☒ Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - ☒ Floor Plan views of levels and roof;
 - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ **Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - ☐ Perspective drawing
 - ☐ Photographs of examples on another historic resource
 - ☐ Manufacturer's product information showing dimensions and materials;
 - ☐ Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect
 City of Madison Planning Division
 126 S Hamilton St
 P.O. Box 2985 (mailing address)
 Madison, WI 53701-2985
ascanlon@cityofmadison.com
 (608) 266-6552

7-2-2018

Letter of Intent for Certificate of Appropriateness

2114 Van Hise Avenue, Madison, WI 53726

University Heights Historical District

To the Madison Landmarks Commission:

The current owners of the property are John & Sue Flanery. I (Steven M. Connor, Assoc. AIA) am the designer for the project and shall be the owner's representative for the City of Madison Landmark Commission and Zoning submittal process. The owners request your consideration for approval of a side yard addition to the residence.

We are fortunate to have a copy of the original Architect's (Frank Riley) drawings from 1919 (attached). The design was not completely realized. The residence is missing a westerly wing from the original drawings. This is exactly where we intend to put an addition on the home, with the intent of matching architectural style and materials of the existing. The residence has been maintained to remain in it's original state to a great extent. Original windows and doors for example remain intact throughout the home. A detached garage addition to the east side of the property was added in 2009.

The addition will be placed on an existing structurally sound foundation measuring 12' x 16'. The exterior wall materials will be hand troweled stucco with stone accents to match the existing in style and color. The half round painted metal gutters will be replicated. Wood 1x fascia will match existing. Asphalt 'Timberline' shingles will match existing. The windows & exterior doors of the addition are to be aluminum clad wood with simulated divided lites with spacer bar to best match the existing wood windows while providing superior performance. Dual-pane glass will be utilized to handle the Wisconsin climate. Wood shutters will be created to replicate the existing in style and color.

We request a Certificate of Appropriateness for the project as described above. Pictures of the existing structure are included in this submittal along with the addition architectural drawings.

Please feel free to contact me with questions or concerns.

– Steven M. Connor, Assoc, AIA

Drafting Your Dreams, LLC

Madison, WI

(608)-444-4375

stconnor4@yahoo.com

www.draftingyourdreams.com

John & Sue Flannery
2114 Van Hise Avenue
University Heights
Madison, WI

To Whom It May Concern,

We are writing to help explain our request for a building permit.

We moved to Madison, WI about 4 years ago. Sue is a Professor of Engineering at the UW-Madison and John is an executive at Charter Communications and we have a 3.5 year old daughter named Elle. Upon first moving to Madison, we bought a house in the Rocky Bluff neighborhood with the goal of finding our “forever” home in University Heights. For the next 3.5 years we waited and watched, looking for the perfect house. Meanwhile, we fell in love with University Heights. The sidewalks, the trees, the people, the historic character and the energy. We walked our dogs through the neighborhood hundreds of times and met so many great people. We looked and dreamed about many of the amazing houses we saw and talked endlessly about what it would be like to own one of these historic gems. When the Storybook house came on the market, we felt as if we already knew it well from walking by so many times. We put in an offer immediately and feel honored to become its newest caretakers.

We absolutely love this one-of-a-kind house! We love its historic charm and functionality. The house is incredibly well built, the rooms are well thought out, and the space is perfectly arranged. It is obvious that it was designed and built thoughtfully with great pride. We love the character and we deeply respect its history. When we bought the house, we were thrilled to receive a copy of a diary written by the home’s first owner, Katherine Hall, who chose Frank Riley as her architect. She shares her experience from groundbreaking to moving in.

She goes into great details about working with Mr. Riley and the various crews of builders and suppliers she dealt with. She spent a lot of time on site during construction and was very familiar with the build. The diary is a true gift, along with the house, and the stories it tells are nearly as fantastic as the house itself.

In our research we found a copy of the original drawing made by Mr. Riley, showing his intent to build a room off the living room, to provide balance with the parlor to the east. We simply want to fulfill his intent. We will be careful to maintain the original character of the house, and the room will be built with the greatest attention to detail possible. Our goal is that it looks and feels original. In fact at some point, the job was started, and a full foundation with structural footings was added, to the exact size of Mr. Riley's original 1919 plans. This foundation has been examined in the past few months and was found to be sound and fit to support the room in question. Having this existing foundation in place makes the project even more possible. The present concern is that the existing foundation encroaches on today's rear setback requirements. Keep in mind, there are other parts of the house that are much closer to the back property line. This room would not extend the back of the house at all.

We have undertaken a few small projects since we bought the house. In each, we spent the time and hired the best people to ensure that the end result is historically accurate. To name a few - We installed a custom-built rear door which replicates the original exactly, so we could install a doggy door without damaging a historical piece of craftsmanship. The original door is stored safely away for future owners. In the foyer, we installed wood flooring that ties perfectly with the original wood as well as marble tiles & wallpaper that is in keeping with the original style of the house. We installed period-correct ceiling lights in the living room and a beautiful built-in bench seat & coat rack (with coat hooks from a 100 year old French schoolhouse) that both look as if they've been there since 1920.

In our efforts to retain the original character of the house, we even went so far as to buy 100-year-old brass screws that look like they've been in the wall since 1920. No Home Depot screws for the Storybook house!!

We'll never know the exact reason why the room in question wasn't added as part of the original construction, but there are some details in Mrs. Hall's Diary that may explain. She talks about the difficulty Mr. Riley had in finding good quality labor that met his extremely high standards. She talks about crews arguing with him when he tore out their work and required them to redo it at their own expense. There is mention of a city tradesmen strike and long stretches of time when construction was stalled because labor couldn't be found. In a time when a house could be built for about \$3,000 dollars, the storybook house cost \$5,500 (on top of the \$1,600 for the land.) In the end, she talked about her frustration with the time and expenses, and her desire to just be done with it and move in to enjoy it. She began making choices to simplify things in an effort to speed completion of the house. For example, she eliminated a more elaborate staircase, a third chimney and a large pantry, and ultimately we believe she decided to eliminate the room in question.

Our goal is to build this room and complete the house, upon the existing foundation, ultimately fulfilling Mr Riley's original design intent. From the exterior, the room will appear original in every way. Same stucco, stone, windows, shutters and pitch of the roof. All interior features, flooring, molding and heating elements will match the original house and all fixtures will be period originals or exact replications. We want it to appear as if it's always been there. On the inside, we will gain a flex space downstairs and an enlarged bathroom upstairs. Functionally, the flex space will help our family greatly. My mother wants to spend more time with her 3-year-old granddaughter and will be visiting us often to stay for months at a time. She recently had a stroke and has difficulty walking.

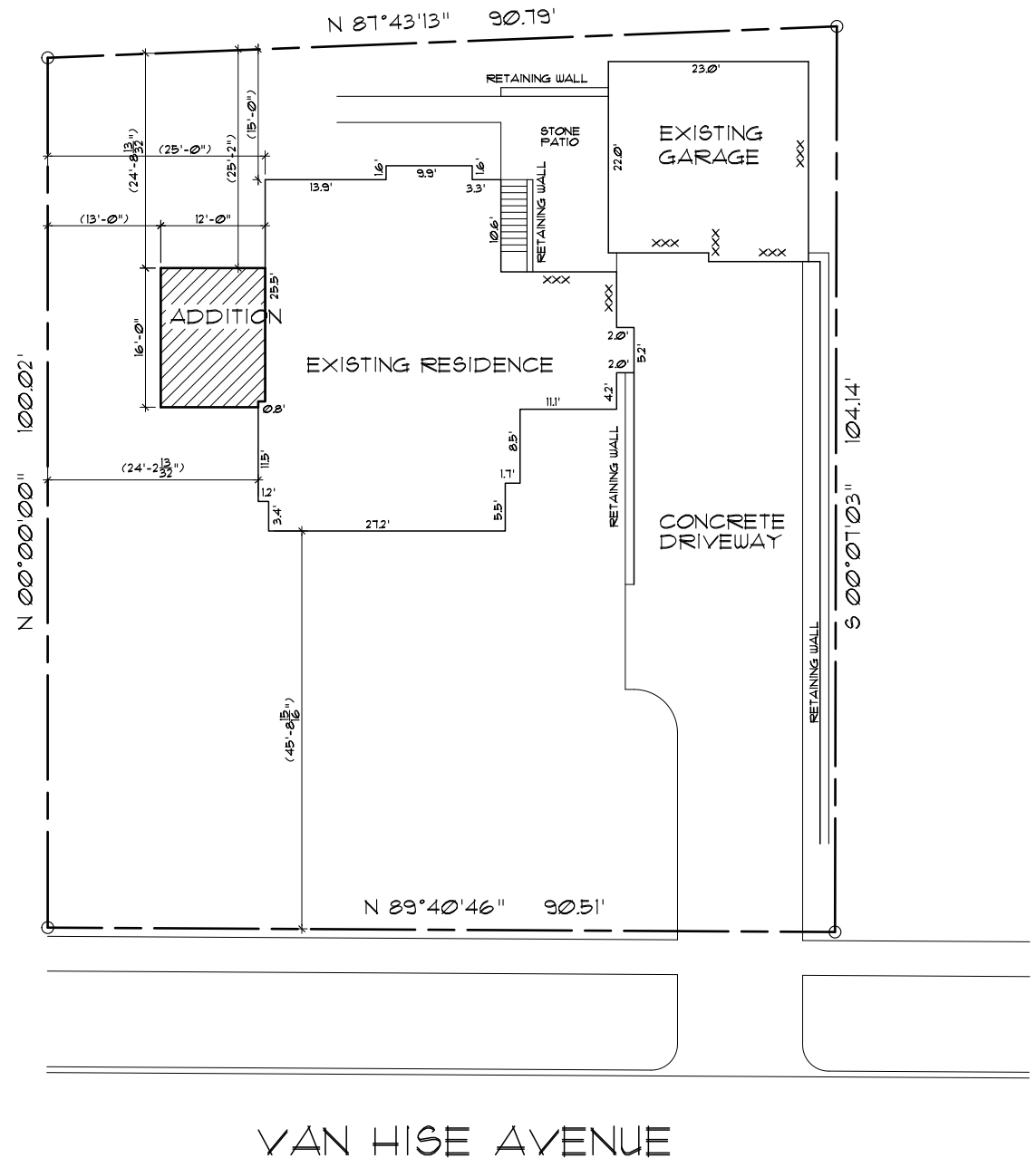
This space will allow her to sleep, eat and use the bathroom downstairs, reducing the times she must use the curving staircase, which is a bit steep and difficult to navigate. The space can serve numerous other functions when she's not here.

It is with the utmost respect for your position, for the neighborhood and for the house itself that we request your approval to realize Mr. Riley's vision.

Kindest Regards,

John and Sue

BASCOM STREET



LEGAL DESCRIPTION OF ORIGINAL PARCEL:
LOT 6 AND THE WEST 23 FEET OF LOT 1, BLOCK 19, UNIVERSITY HEIGHTS, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEY NOTE:
INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A SURVEY BY D'ONOFRIO KOTTKE & ASSOCIATES DATED 8-28-08.
DIMENSIONS IN PARENTHESES WERE NOT PROVIDED WITH SURVEY AND ARE APPROXIMATE. THEY MAY NEED TO BE VERIFIED.
DIMENSIONS NOTED AS 'XXX' WERE MISSING ON SURVEY.

1 SITE PLAN
A1 SCALE: 1" = 20'-0"



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GENERAL CONTRACTOR AND SUB-CONTRACTORS RESPONSIBLE FOR NOTIFYING DESIGNER OF ANY ON-SITE ISSUES OR MODIFICATIONS OF DESIGN.

DATE: 07-02-18
DESIGN BY: STEVEN M. CONNOR
608-444-4315

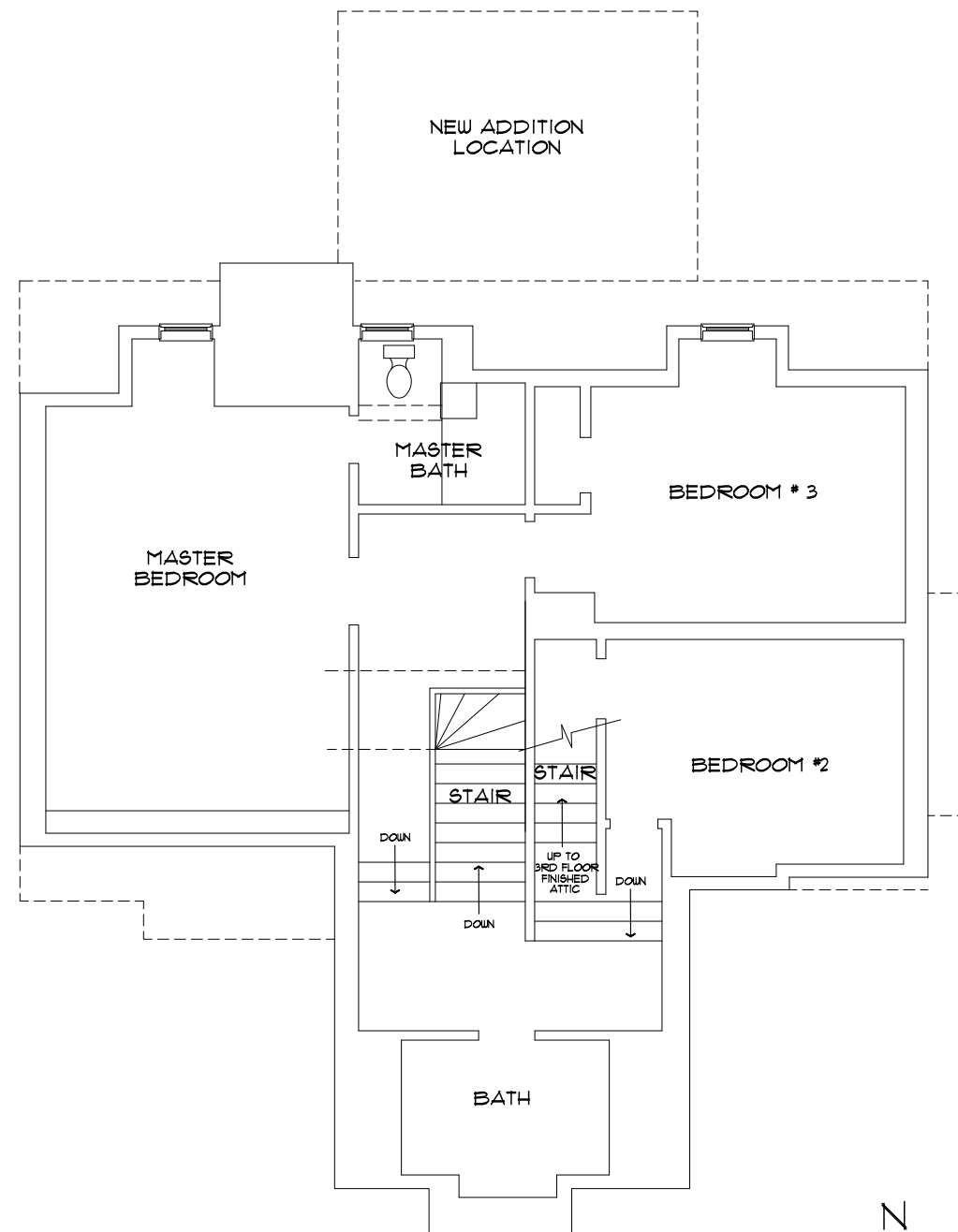
OWNER: JOHN & SUE FLANERY

PROJECT: ADDITION

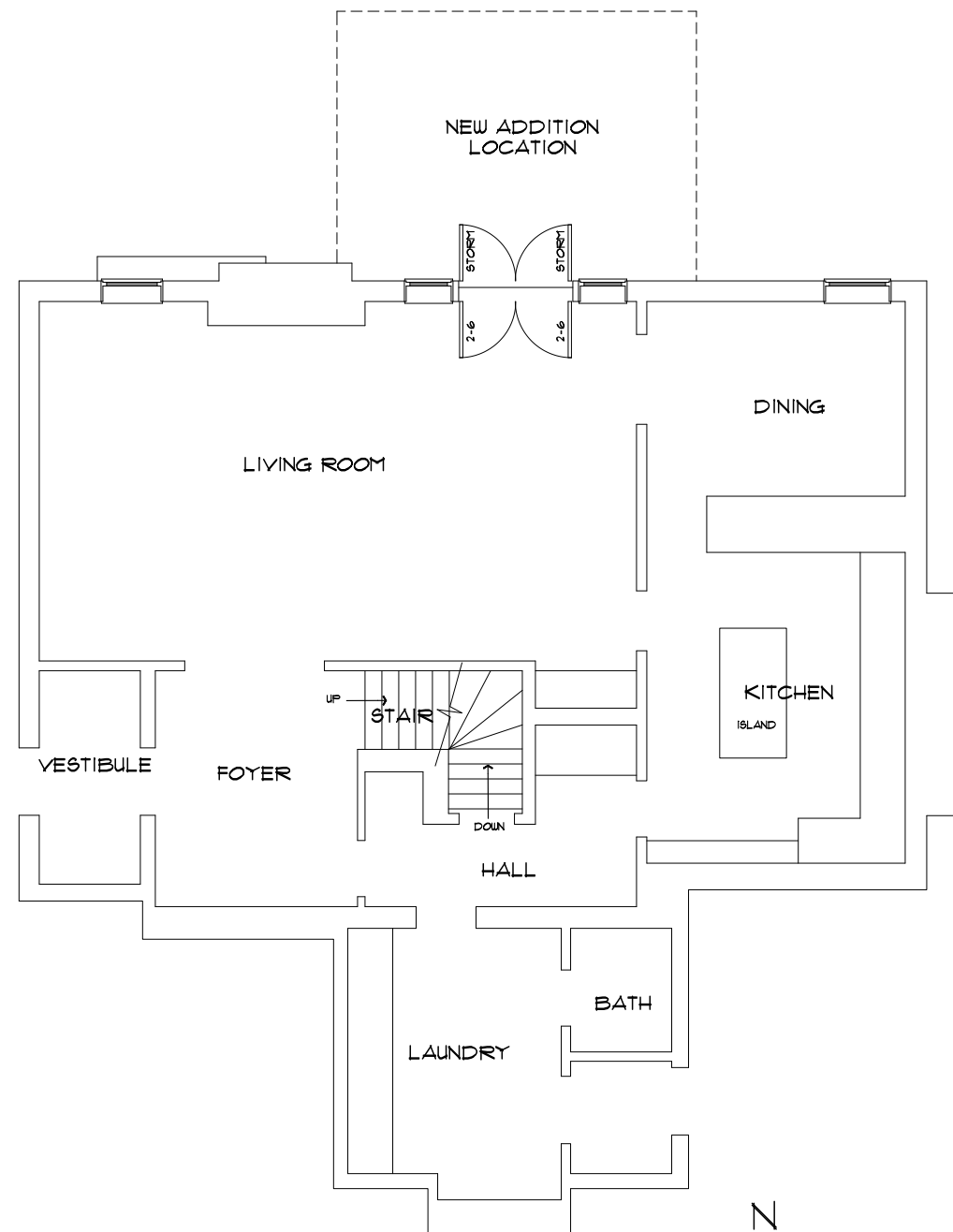
LOCATION: 2114 VAN HISE MADISON, WI

SHEET NO.: A1 of A5

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2 EXISTING SECOND FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

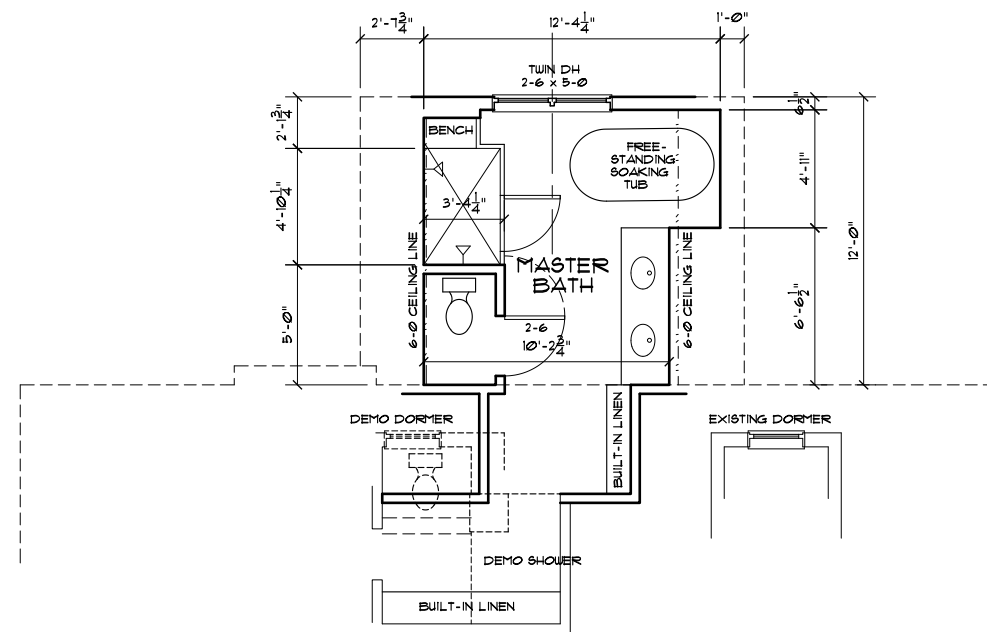


1 EXISTING FIRST FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

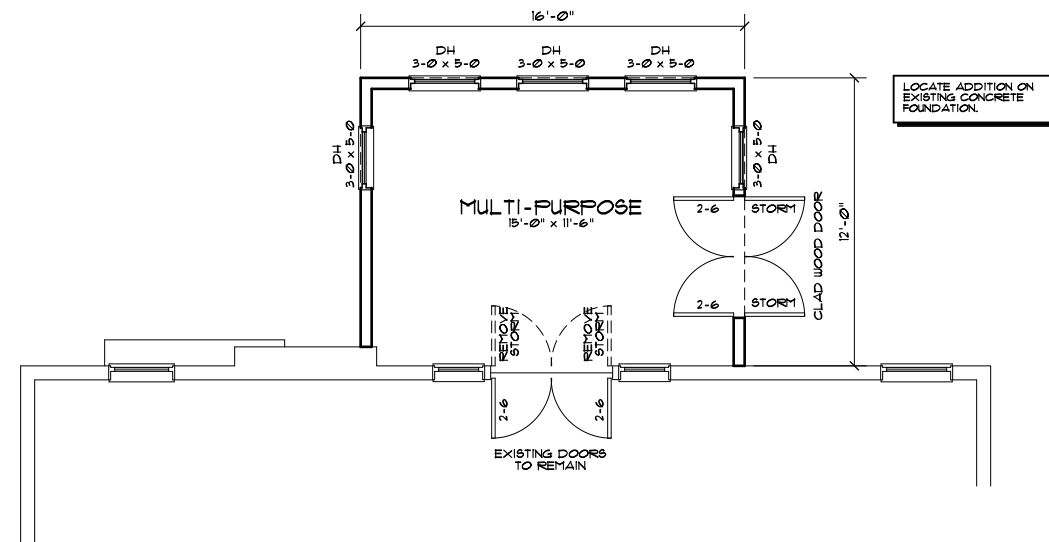


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4 SECOND FLOOR PLAN
A3 SCALE: 1/8" = 1'-0"



3 FIRST FLOOR PLAN
A3 SCALE: 1/8" = 1'-0"



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		PROJECT ADDITION	
DATE 01-02-2018	DESIGN BY: STEVEN M. CONNOR 608-444-4315	LOCATION 2114 VAN HISE MADISON, WI	SHEET NO. A3 of A5




1 NORTH ELEVATION
A4 SCALE: 1/8" = 1'-0"



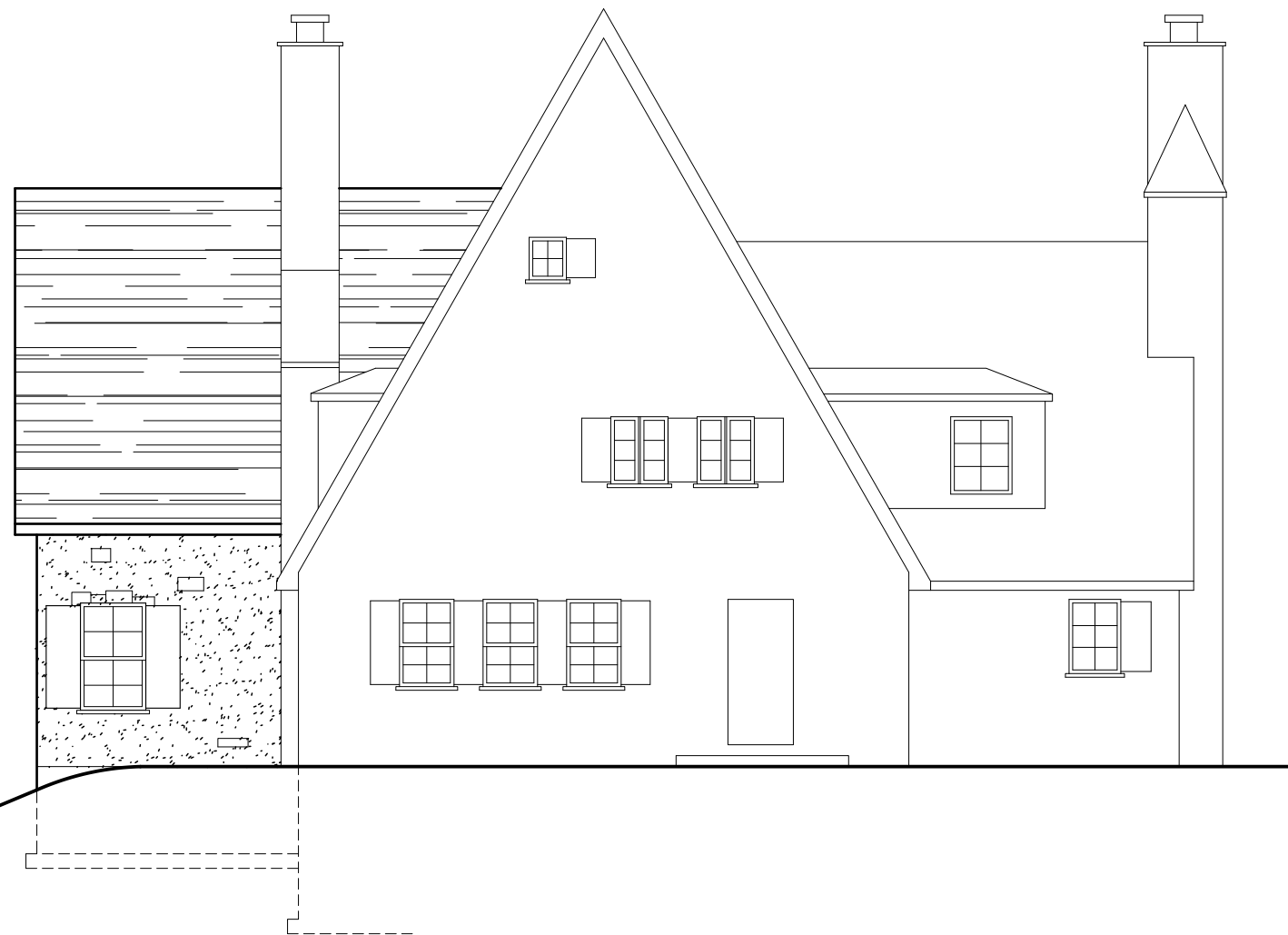
2 WEST ELEVATION
A4 SCALE: 1/8" = 1'-0"

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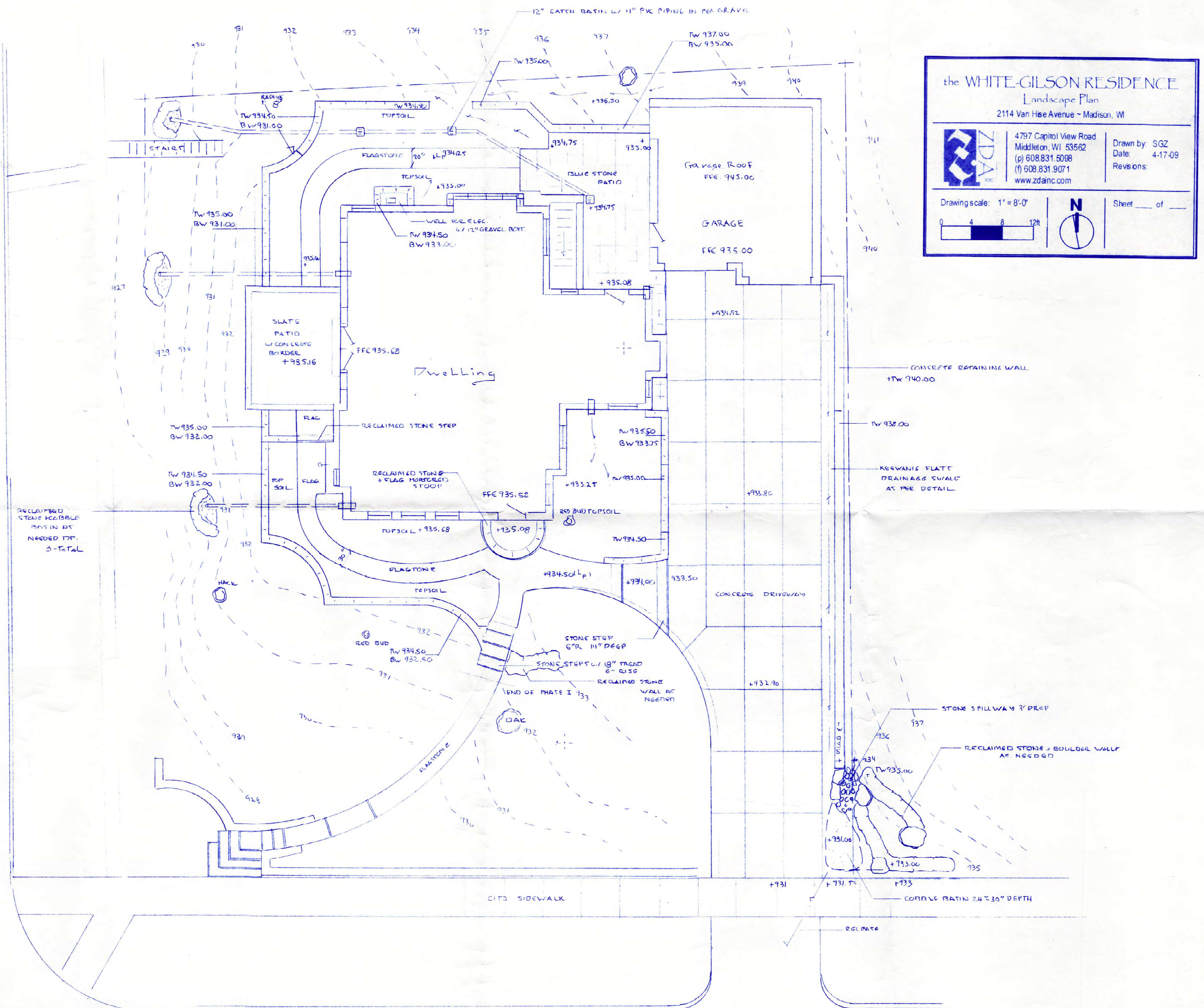
1 EAST ELEVATION
A5 SCALE: 1/8" = 1'-0"

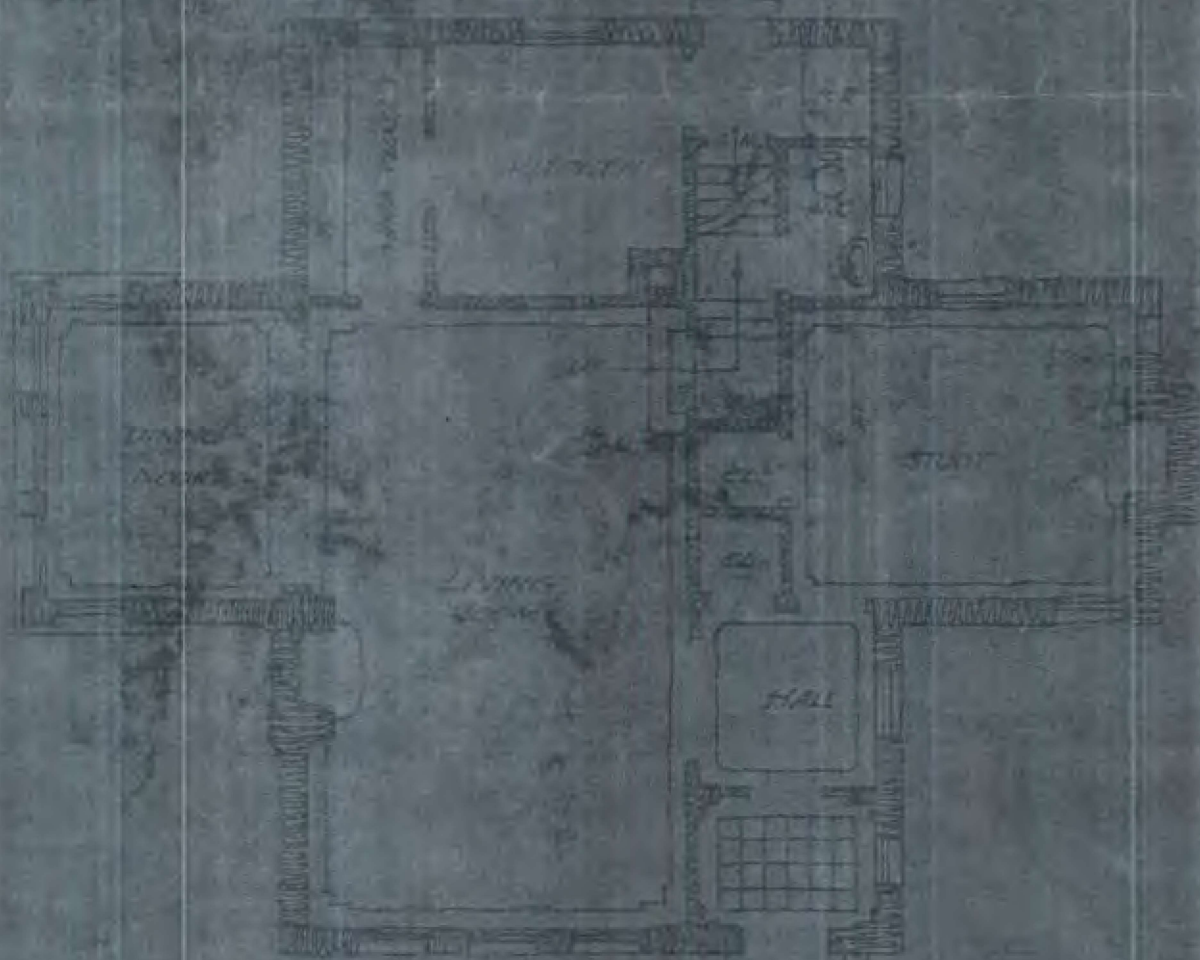


2 SOUTH ELEVATION
A5 SCALE: 1/8" = 1'-0"

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DATE 01-02-2018	DESIGN BY: STEVEN M. CONNOR 608-444-4315	LOCATION 2114 VAN HISE MADISON, WI	SHEET NO. A5 of A5





SKETCH OF HOUSE FOR
1885 WATKINS HALL
FRANK RILEY ARCHT.
MADE IN 1919

Frank Riley
Architect 1919









