

# 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: 4718 Monona Drive

Aldermanic District: 15

## 2. PROJECT

Project Title/Description: Nathaniel Dean House Rear Porch Rehabilitation

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<br><b>CITY OF MADISON</b><br><br>SEP 23 2019<br>8:34<br>Planning & Community<br>& Economic Development |
|                | Preliminary Zoning Review<br><br>Zoning Staff Initial:<br><br>Date: / /   |

## 3. APPLICANT

Applicant's Name: Peter Rott Company: Isthmus Architecture  
Address: 2453 Atwood Avenue Madison WI 53704  
Telephone: 608-310-5362 Email: rott@is-arch.com

Property Owner (if not applicant): City of Madison Parks  
Address: 210 MLK Jr. BLVD Madison WI 53703  
Property Owner's Signature: [Signature] Date: 9/19/19

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 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 215 Martin Luther King Jr Blvd, Suite 017. 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/2019-LCMeetingScheduleDates.pdf>

## **NARRATIVE DESCRIPTION**

4718 Monona Drive

**To:** City of Madison Landmarks Commission

**Project:** Nathaniel & Harriet Dean House

Rear Porch Rehabilitation

**Parcel Number**

071016300982

**Zoning**

HIS-L, PR, WP-09

### **Project Description**

The City of Madison owns the historic Dean House and the Madison Parks Division leases this property to the Historic Blooming Grove Historical Society (HBGHS). HBGHS operates this property as a house museum that is regularly open to the general public and provides special educational opportunities to local school children. HBGHS has been responsible for the upkeep of the house since 1973 and is proposing to rehabilitate the rear porch. The need for this improvement was identified initially in 2018 and subsequently confirmed by a detailed condition assessment. The rear porch is an important space to HBGHS, used for a variety of events that are part of its mission as a center for local history, research and cultural events. Construction documents for the proposed rehabilitation have been prepared for the project by Isthmus Architecture.

The Italianate home was constructed in 1856 by the Dean family, part of their 508-acre farm. In 1926, the farm was converted into a private golf course and the house was remodeled into a clubhouse. The City of Madison acquired the golf course in 1935. By 1972 the clubhouse was in poor condition. It narrowly escaped demolition when HBGHS offered to restore and maintain the house as a museum and event space. The city has been successfully leasing the house to HBGHS for \$1 per year for the past 46 years. Today the house retains a very high degree of original historic fabric. The property is listed as a City Landmark and listed on the State and National Registers of Historic Places.

HBGHS, with the endorsement of the Parks Division, proposes a rehabilitation of the rear porch focusing on the screen enclosure and the floor slab which are quite deteriorated. The screen enclosure is in need of replacement and requires the yearly installation of tarps and plastic to weatherize it during the winter. The HBGHS would like to restore it as close as possible to the original and upgrade it to better accommodate the current uses of the porch. The project proposes to add glazing while maintaining screening to eliminate the need for seasonal weatherization that damages the wood trim. The center portion which includes a pair of swinging doors would be modified to be sliding panels to better accommodate the contemporary use of the porch for concerts. The cracked and heaving concrete floor will be replaced and the rear lawn will be regraded to promote better drainage away from the house, as settlement has occurred in combination with recent heaving caused by tree roots.

### **Compatibility**

We believe the proposed project is in keeping with overall preservation/rehabilitation goals, historic character, and professional standards as outlined by the National Park Service, Secretary of the Interiors Standards for Preservation and Rehabilitation of Historic Properties. The project was reviewed with Madison Landmarks Commission staff person, Heather Bailey, on 04/17/19.

Respectfully submitted,

**Peter Rött, AIA, NCARB**

Isthmus Architecture

2453 Atwood Avenue, Suite 209

Madison, WI 53704



**Nathaniel Dean House**  
Existing Conditions 2019



Front (West) Elevation



North Elevation



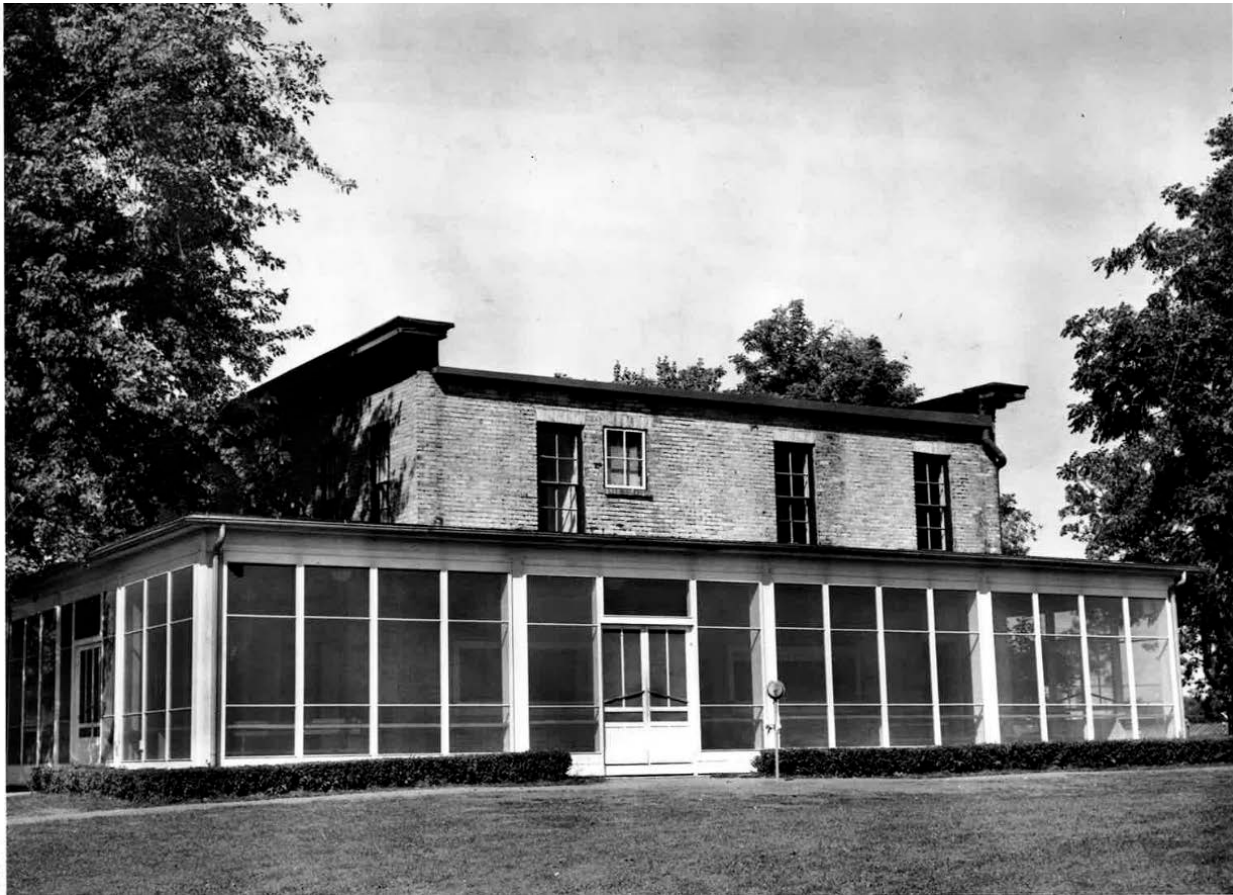


South Elevation



East (Rear) Elevation

Historic Image

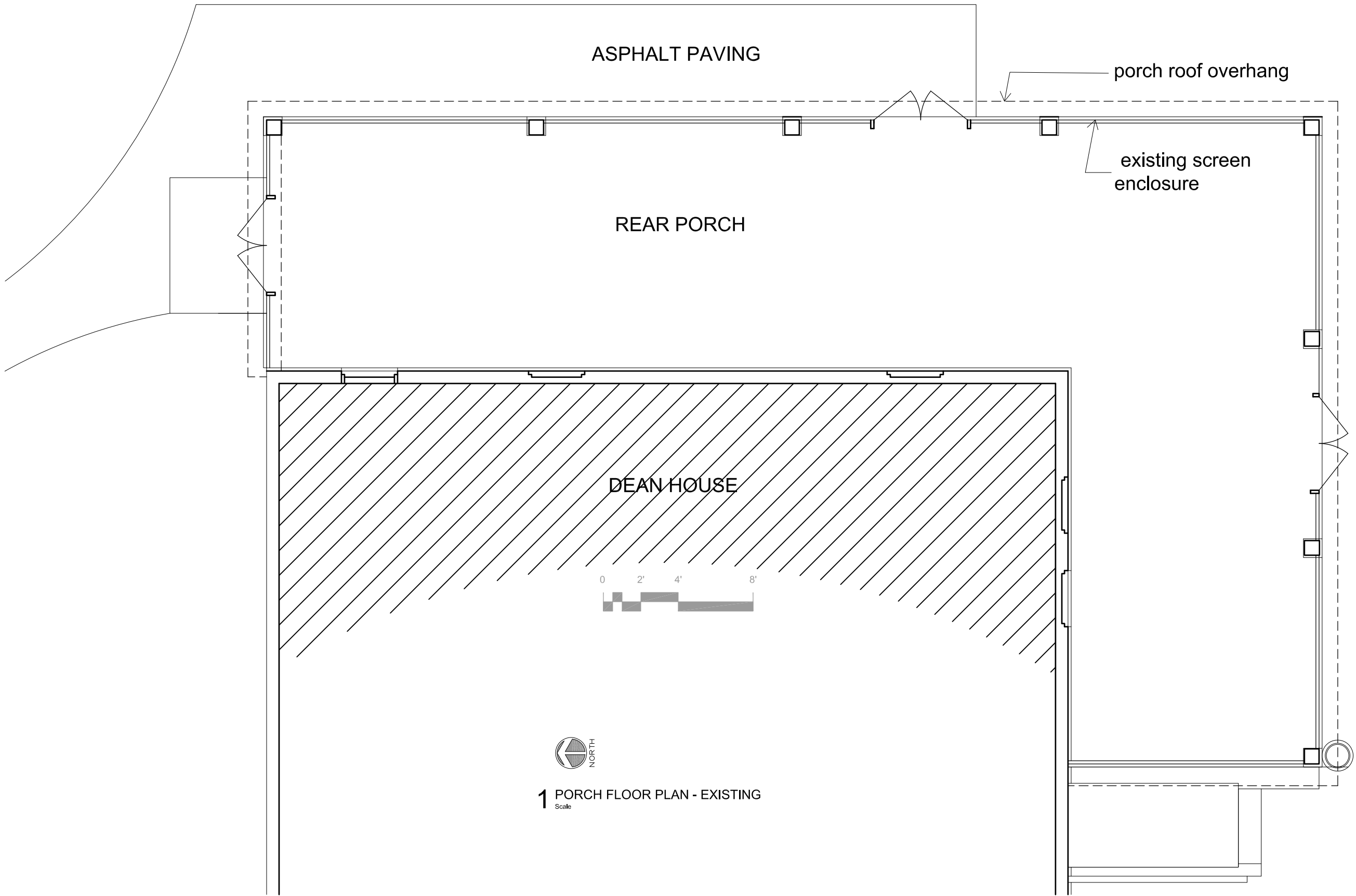
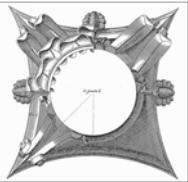


Nathaniel & Harriet Dean House - rear view  
4718 Monona Dr.

photo taken by James Roy Miller, Capital Times Staff photographer  
in 1953 to accompany Alexis Baes's article  
on the Dean House published in TCT Oct 3, 1953

from Frank Custer <sup>Local History</sup> Research Files at WHS  
M2001-157.154 - Photos Box 2, File 154, Image 157

WHS Image ID 144964  
AHI 5589



NATHANIEL  
DEAN HOUSE

REAR PORCH  
**rehabilitation**

Proj. No.: 1902.01

EXISTING FLOOR PLAN

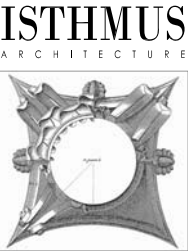
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Drawn By: pr

Date: 09/11/2019

Rev. Date:

A0



NATHANIEL  
DEAN HOUSE

REAR PORCH  
rehabilitation

Proj. No.: 1902.01

PROPOSED FLOOR PLAN

Scale: NOTEC  
Drawn By: pr  
Date: 09/11/2019  
Rev. Date:

A1

LAWN

60'-0"



remove existing  
and install 634 sf  
of asphalt paving

56'-3"

replace entire  
existing screen  
enclosure at porch

8'-0"

12'-11 5/8" +/-

two pair of sliding doors  
opening: 78" x 99"

two pair of sliding doors  
opening: 78" x 99"

REAR PORCH

replace 759 sf of  
existing conc. slab

13'-6 3/16"

pair of swinging doors  
opening: 77" x 80"

pair of swinging doors  
opening: 60" x 80"

34'-5"

existing conc.  
slab to remain

DEAN HOUSE

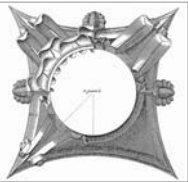


1 PORCH FLOOR PLAN - NEW CONSTRUCTION

Scale

12'-7 3/8"





NATHANIEL  
DEAN HOUSE

REAR PORCH  
rehabilitation

Proj. No.: 1902.01

REF CEILING PLAN

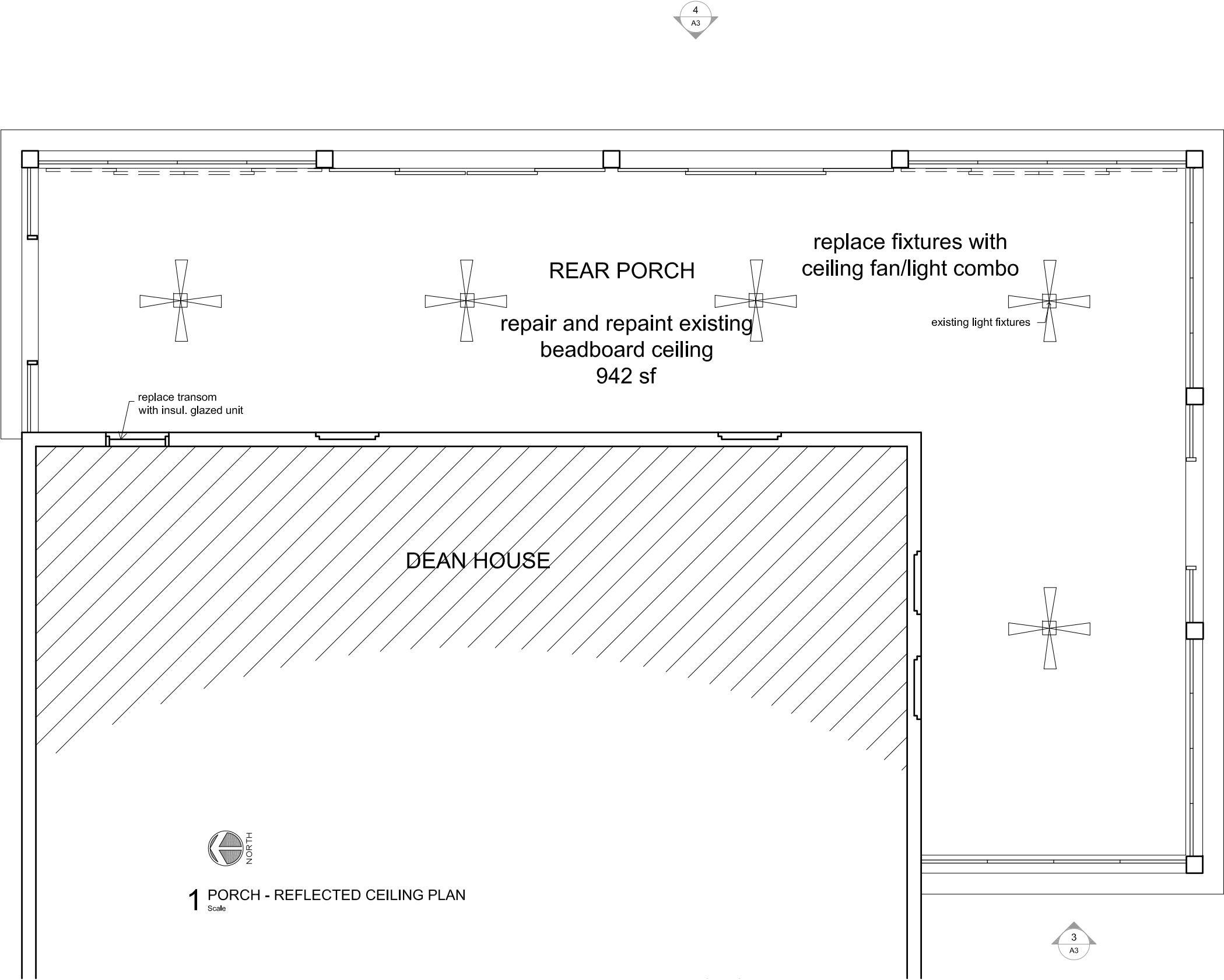
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Drawn By: pr

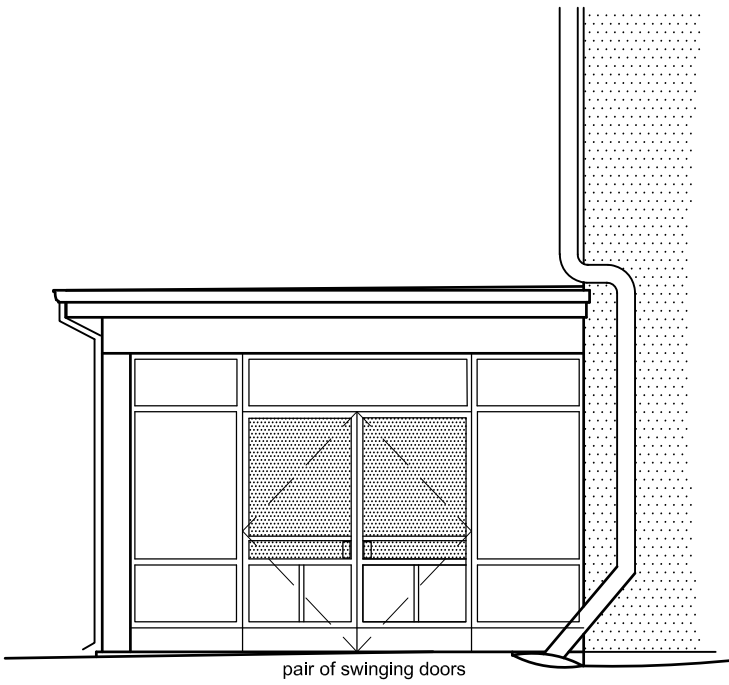
Date: 09/11/2019

Rev. Date:

A2



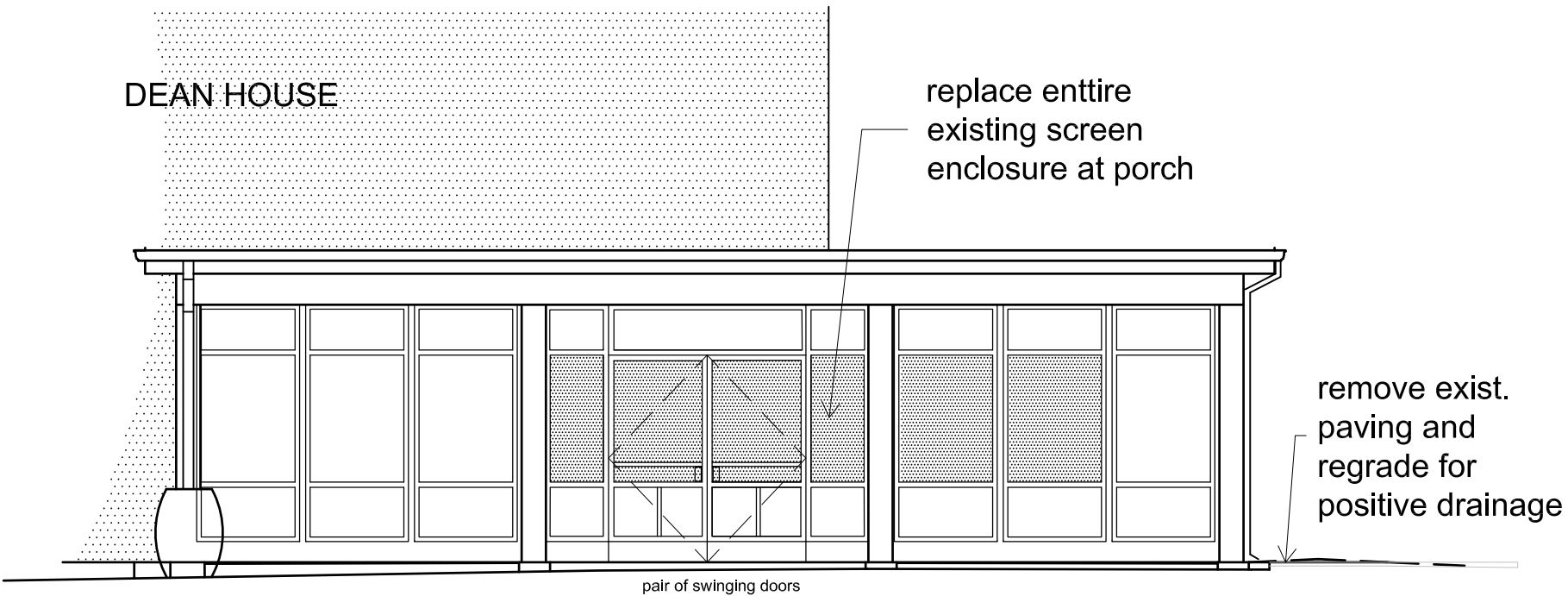




1

PORCH - NORTH ELEVATION

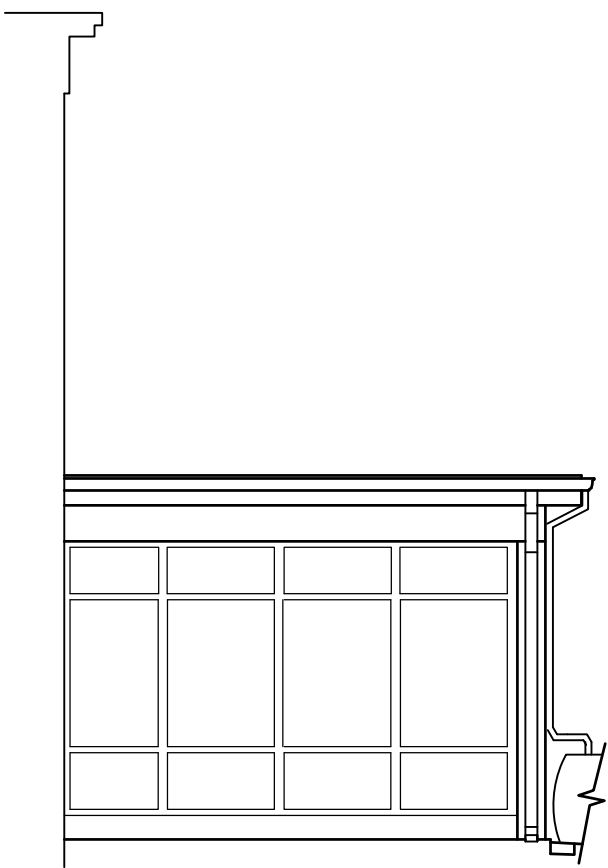
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2

PORCH - SOUTH ELEVATION

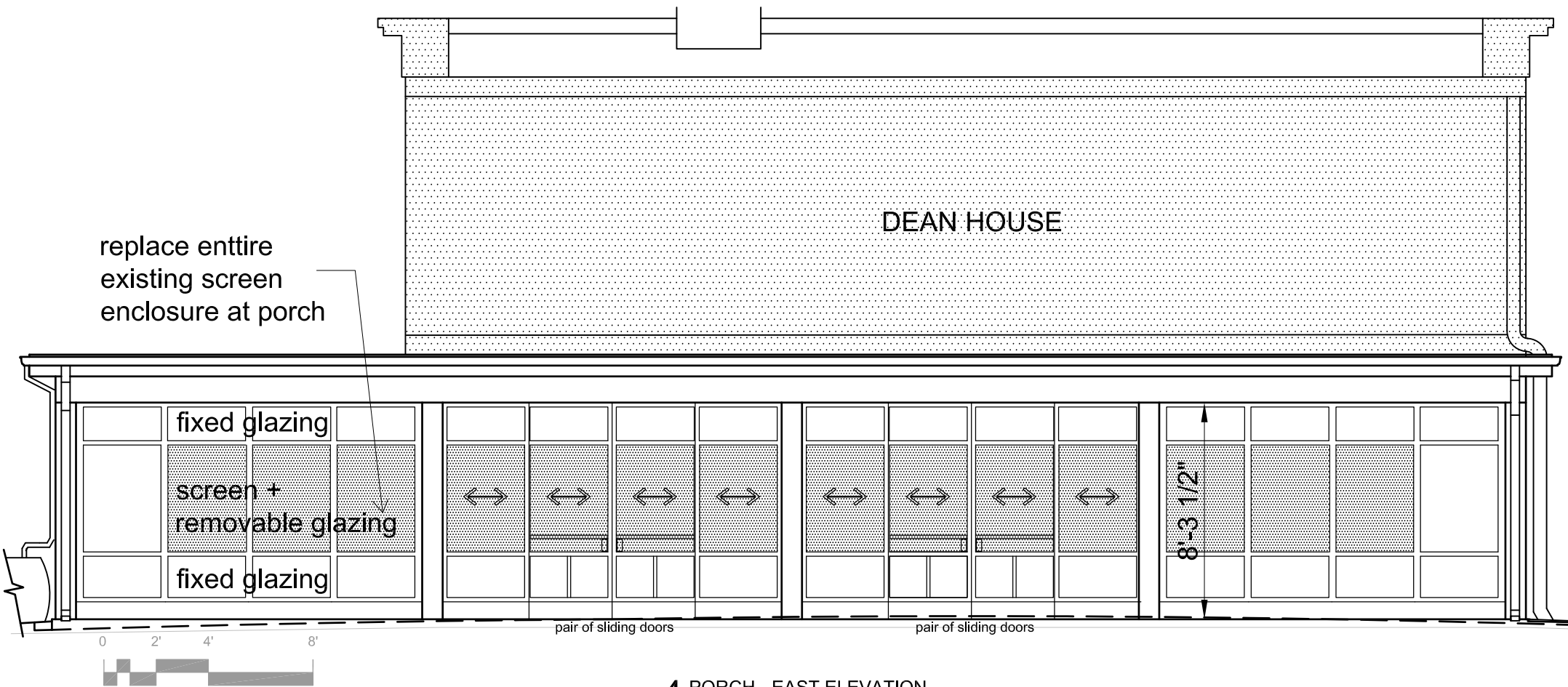
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3

PORCH - WEST ELEVATION

Scale: 3/16"=1'-0"



4

PORCH - EAST ELEVATION

Scale: 3/16"=1'-0"

NATHANIEL  
DEAN HOUSE

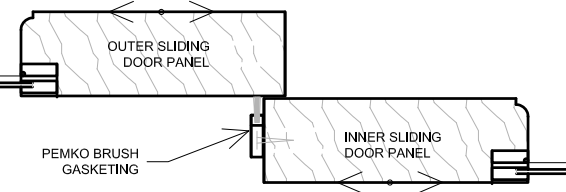
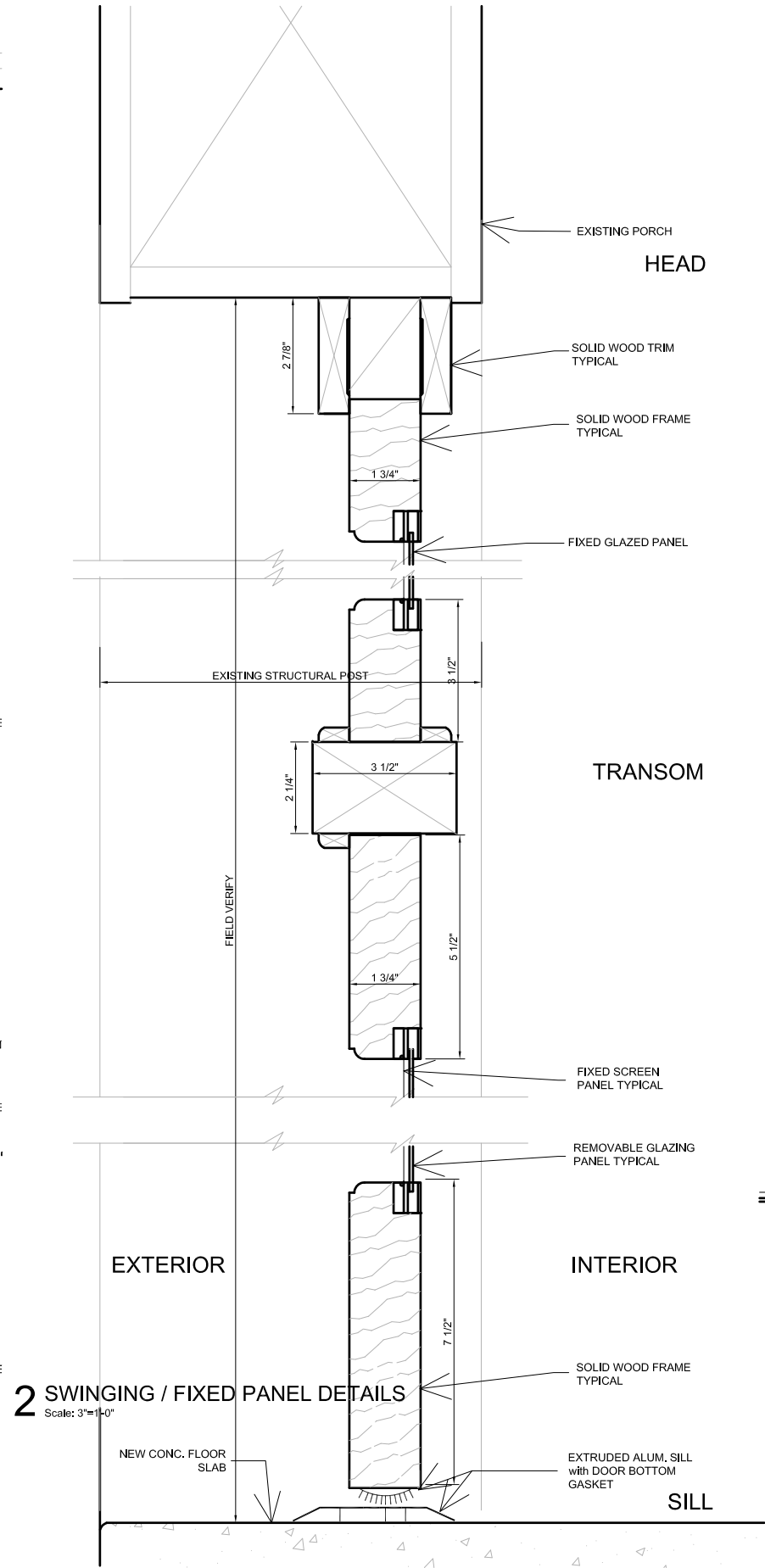
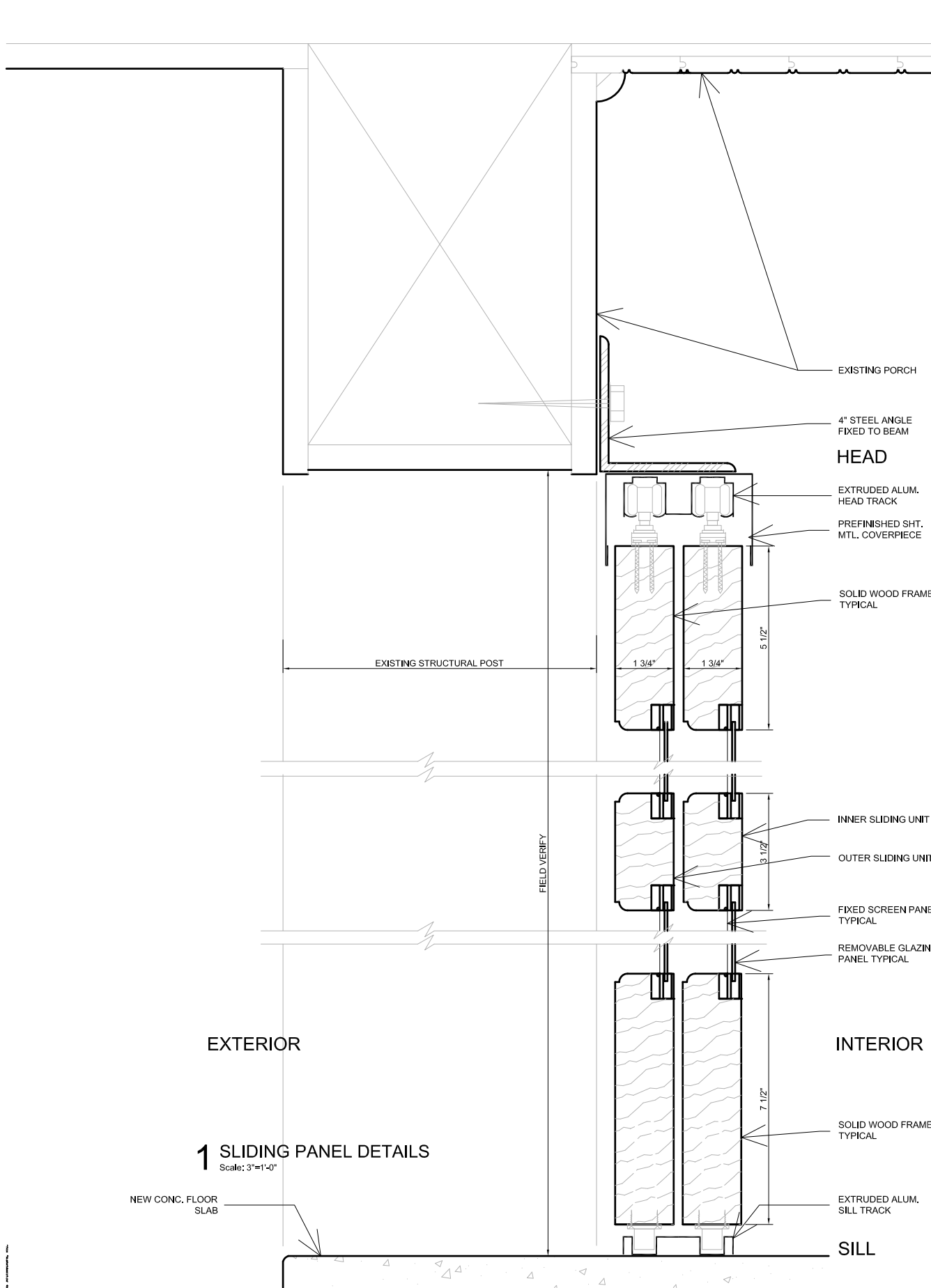
REAR PORCH  
rehabilitation

Proj. No.: 1902.01

PROPOSED ELEVATIONS

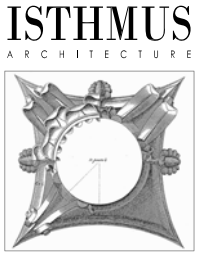
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Drawn By: pr  
Date: 09/11/2019  
Rev. Date:

A3



SLIDING PAIR  
PLAN VIEW - CLOSED

1 MEETING STILES JAMB DETAILS  
Scale: 3"=1'-0"



NATHANIEL  
DEAN HOUSE  
REAR PORCH  
rehabilitation

Proj. No.: 1902.01

PORCH ENCLOSURE DETAILS

Scale: NOTED  
Drawn By: pr  
Date: 09/11/2019  
Rev. Date:

A4