

1111 MERRILL SPRINGS ROAD - DEMOLITION PERMIT

EXISTING: The single story house at 1111 Merrill Springs Road was built in 1938 with a substantial addition added in the mid 1950s. It is a nondescript house with little in the way of adornment. The windows appear to be original to the house, single pane, double hung with removable storm windows. Only a minimum of wood trim was installed in any of the rooms. The house is functional although lacking in the creature comforts of better quality construction. The kitchen is small with no room for a dishwasher and limited counter space. The basement is constructed of uninsulated cement block and while it has not leaked the walls occasionally become wet to the touch in the southern corners. Stairs leading to the basement are serviceable but not up to code with respect to the direction of the door swing and the size of landing areas. The roof has reached the end of its useful life, shingles are beginning to break and peel off in storms and would need to be replaced within a year to keep the roof water tight. Overall, this house could be viewed as the least appealing house on the street and to our knowledge has no historical significance.

PROPOSED: The proposed house is in keeping with the character of many of the surrounding homes. As you travel toward Lake Mendota, there is a mixture of one to two story homes with stucco, brick, shingle, stained wood siding, or a combination of these exteriors. Many have a cottagey feel with steeper pitched roofs that are often half hipped.

LANDSCAPING: The yards in this neighborhood tend to be nicely landscaped and maintained, something that the current house is in need of. The intention is to create a peaceful wooded area between the house and the golf course with a more formal approach to the side and front yard. Diseased and weed trees have already been removed from the back yard and native oak, maple, birch, hemlock, and others have been planted. Being able to garden on a larger scale was one of the main reasons the new owners bought this property. Unfortunately, the ash trees in the front yard and to the north of the house will be lost due to Emerald Ash Borer.