

517 S. Baldwin Street
Madison WI 53703

2/7/2011

City of Madison Plan Commission

Letter of Intent

The purpose of this application is to request from the City of Madison Plan Commission a demolition permit in conjunction with a major remodeling project for this single-family residence in the Third Lake Ridge historic district.

The design has been executed by the applicant, Kristofer Nonn, who is an architect at KEE Architecture Inc. in downtown Madison. The construction will be administered and overseen by Nonn, with multiple subcontractors executing the more specialized areas of work.

The lot is 4,356 square feet (66 feet square), and the existing house's footprint is 800 square feet, including 160 square feet of enclosed porch. The building's overall square footage is 760 square feet. The portion to be demolished is 300 square feet. The proposed house's footprint will be 950 square feet, and an overall area of 1500 square feet. There is also a 490 square foot garage on the property which will remain.

The original house, the 1-1/2 story portion located closer to Spaight Street, was most probably built in the late 1860s or early 1870s. This structure will be retained and relocated as a condition of the Landmarks Certificate of Appropriateness granted on December 13, 2010 (see letter, attached). The 1 story portion of the house is the portion proposed to be demolished. It is most certainly a later addition, as is evident in the differing (inferior) construction techniques and detailing.

The existing house is in dire need of major repair, and has serious structural issues. Specifically, these relate to the foundation and framing, which urgently need to be addressed (see photos, attached). The dirt floor basement has been excavated below the bottom of the foundation in places, and has suffered water erosion and general degradation. The floor members are undersized and have deflected excessively, requiring temporary shoring in many locations. We are proposing to replace the existing laid stone foundation with a standard cast-in-place foundation, and to address the other structural issues.

As part of the remodeling project, we will construct a similar wing to the one being demolished. The new wing will be 2 stories in height, and will be located closer to Baldwin Street. This configuration was reviewed and approved by the City of Madison Zoning Board of Appeals on January 27, 2011 (see attached).

Our main intention with this project, facilitated in part by this application for demolition, is to rejuvenate this property and this house. This, we feel, will create a building which will endure and contribute to the neighborhood and the city for many more years to come.

Helen + Kris Nonn