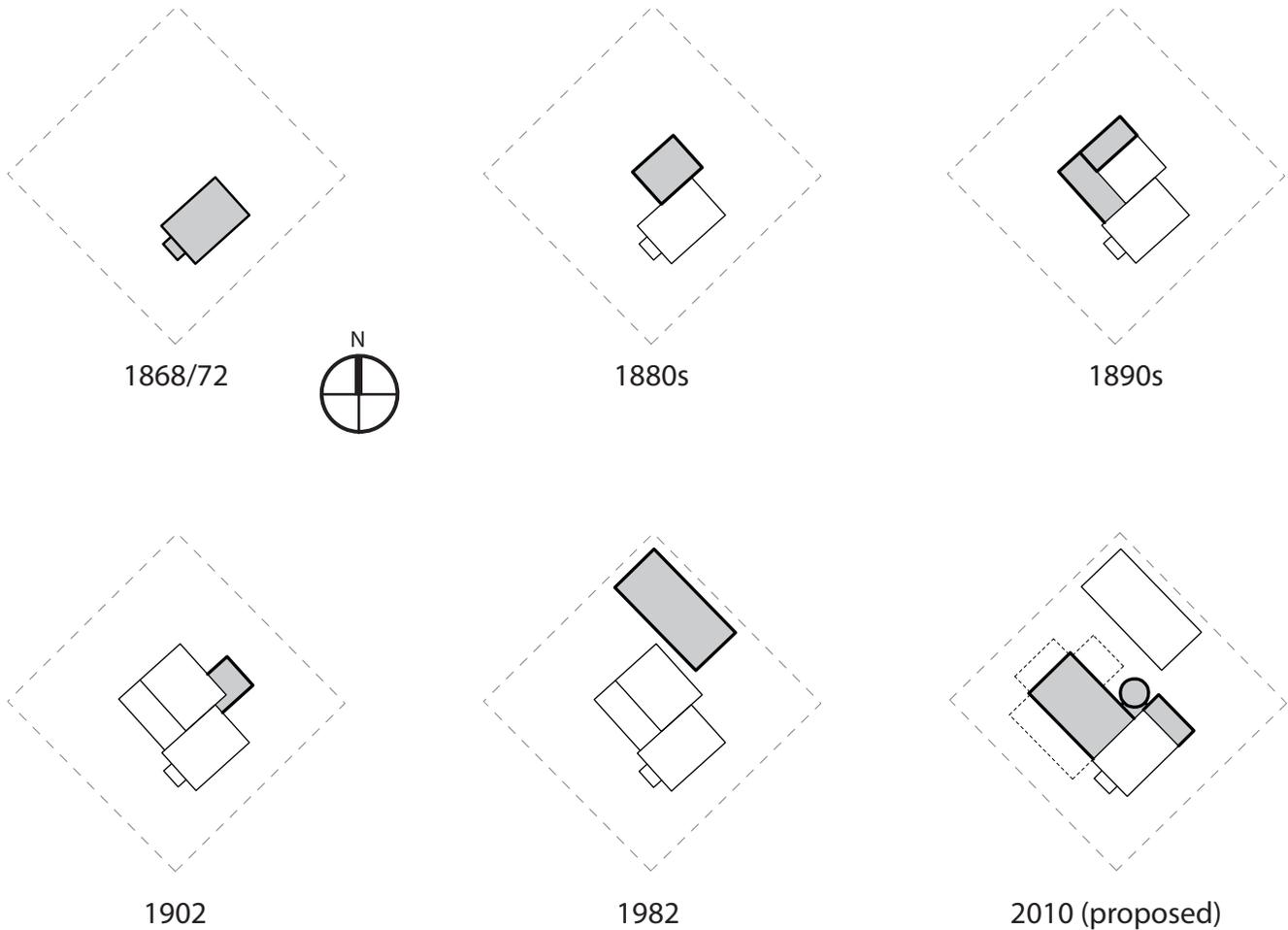
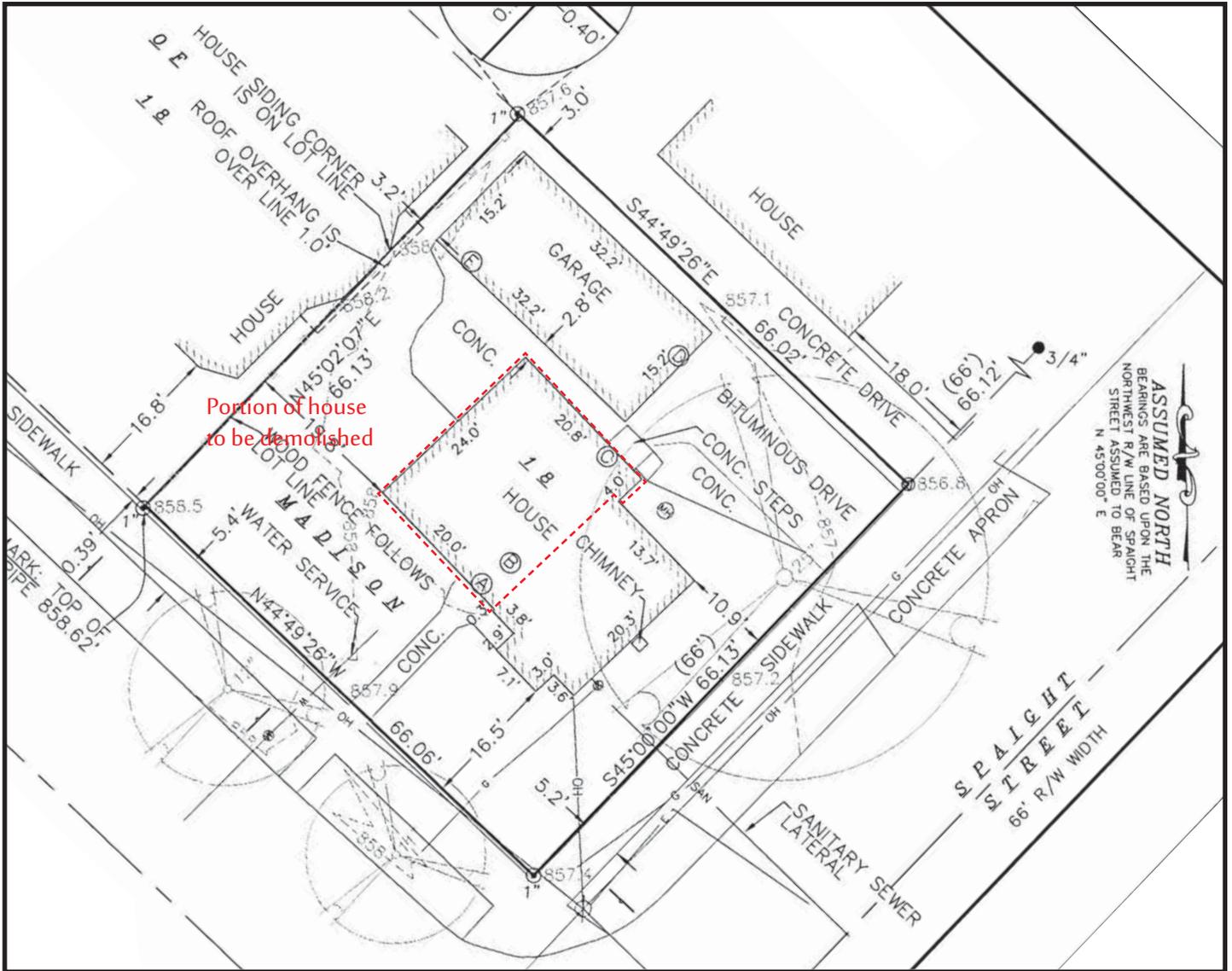


## Building Progression, Growth, and Modification Through Time



Mathias Wagner owned the property from 1868 to 1893. He was a laborer, and his brother George, who lived there with him, was a cigarmaker. In 1892 Matthias Wagner died and the house was inherited by his son, John C. Wagner. In 1893, Samuel Girstenbrei, a laborer, bought the house from John Wagner, but it wasn't long after the purchase that he began to rent the house. In 1902 Christian Mennes and his wife, Sever Respedall and Ole Olson all lived together in the house. All three men worked at Fuller and Johnson. In 1904 it was vacant, and in 1907 it was occupied by Ulysses Bartholomew, a machinist for Gisholt, and his wife Catherine. In the 1910s Louis Schwenn and family lived there, including his daughter Lorraine (pictured above). When he died in 1933, Samuel Girstenbrei left the house to his 4 children, Earl, Roy, Mina, and Louise. Earl bought out his other siblings, and lived in the house until his death. He left the house to his nephew Samuel Gundlach and niece Margaret Bearden. In 1957 they sold the house to Ms. H. Gale, a widow, who in turn sold it to lawyer Wes Zulty. Later that year Zulty entered a land trust with Robert & Ruth Paulson. In 1963 the Paulsons broke the contract, and Zulty entered a land trust with William and Betty Simonson. In 1972 the property returned to Zulty, who then entered a land trust with Mark Miller and Elaine Bailey. In 1975 the Millers (now married) bought the house outright, and in turn sold the property to Robert Scheinoha and Claudette Richards. In 1978 Richards bought out Scheinoha. In 1988 Richards sold the house to Wayne and Shirley Randl, who used the house as a rental property. In 2009 Helen and Kris Nonn bought the house from Shirley Randl.

# Existing Site Survey



Existing Site Survey

1" = 20'-0"

Survey performed by Burse Engineering on 10.27.2009

Helen and Kris Nonn 517 S. Baldwin St. Madison WI 53703

## Existing House



### Existing Issues - Exterior:

Original siding is no longer extant - replaced with aluminum 20+ years ago.

Original porch has been enclosed, and is failing/undersized

Original front door has been filled in.

Areas of rot on roof.

Original chimney has been removed and replaced by current chimney.

Garage has significant rot in 3 walls.



## Existing House



### Existing Issues - Interior:

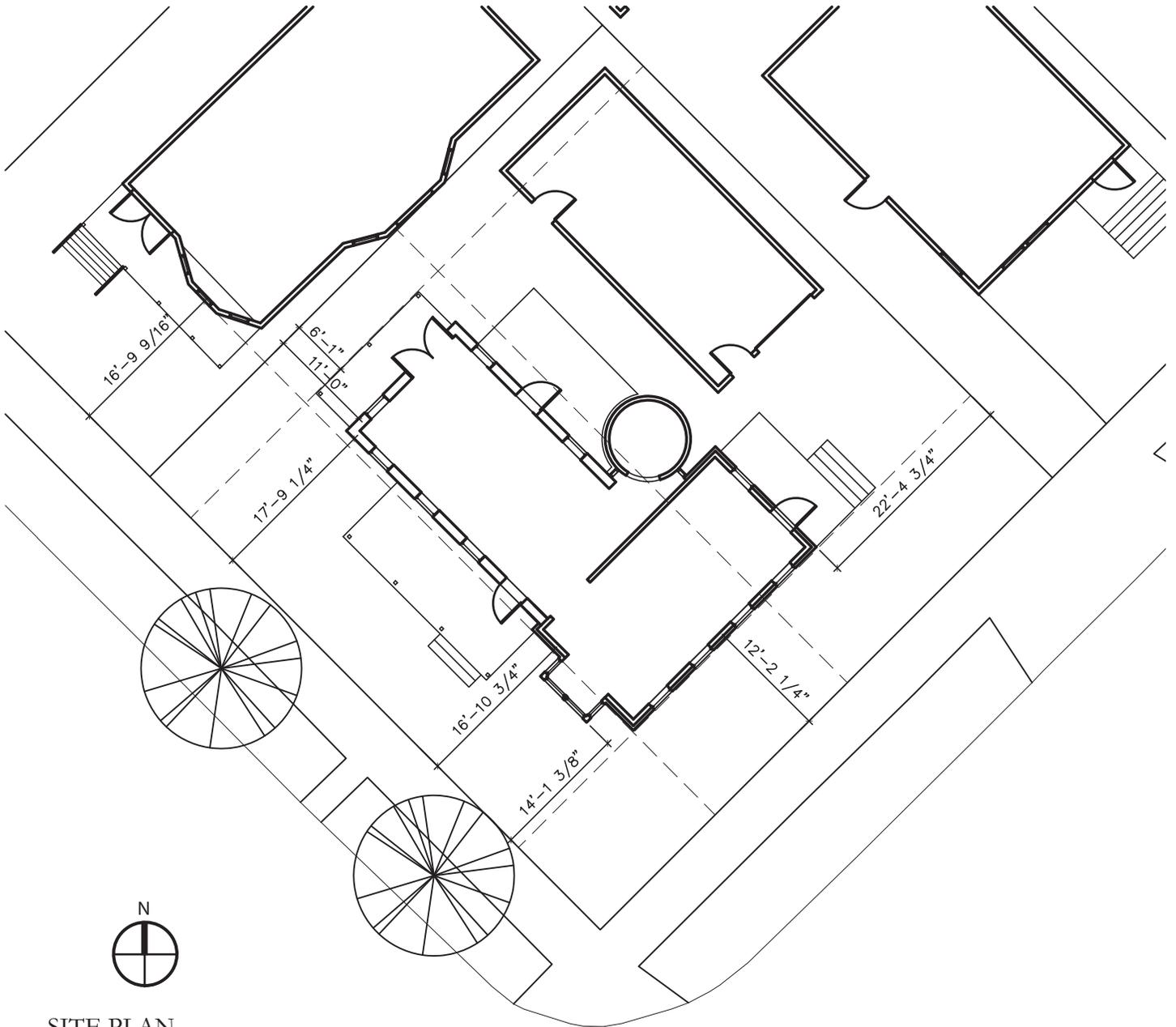
Basement is dirt floor, foundation is original laid stone w/ significant erosion and undermining

Existing Stairs are 8" rise 7.5" run with no top landing.

No original fixtures remain.



# Proposed Plans



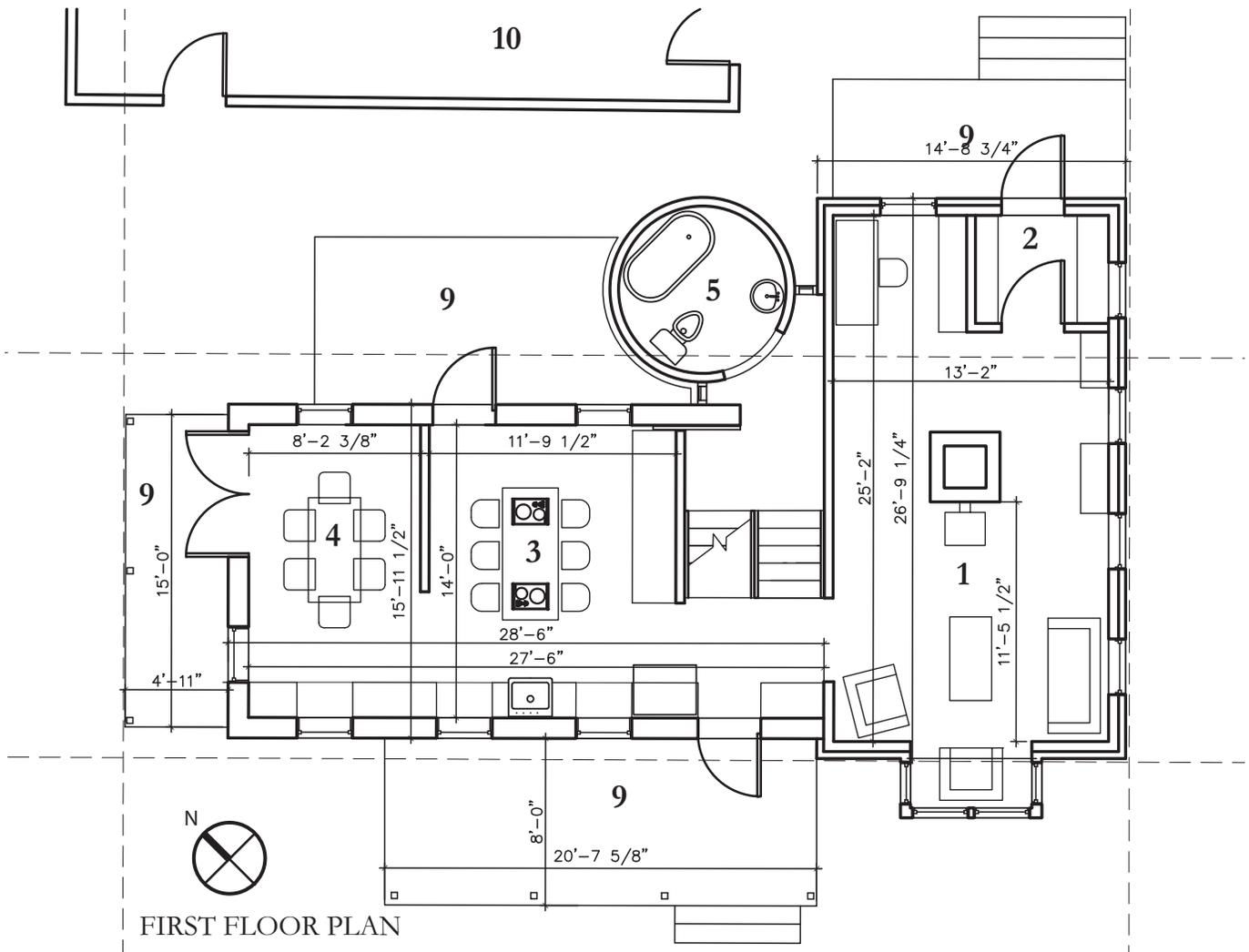
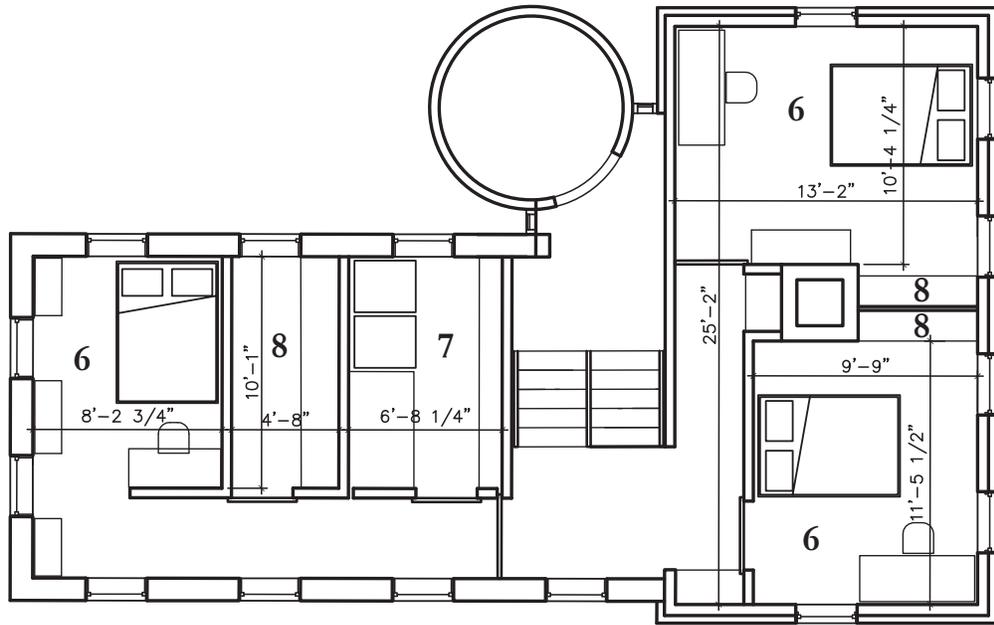
SITE PLAN

1/16" = 1'-0"

## Proposed Plans

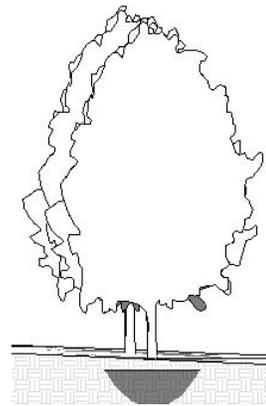
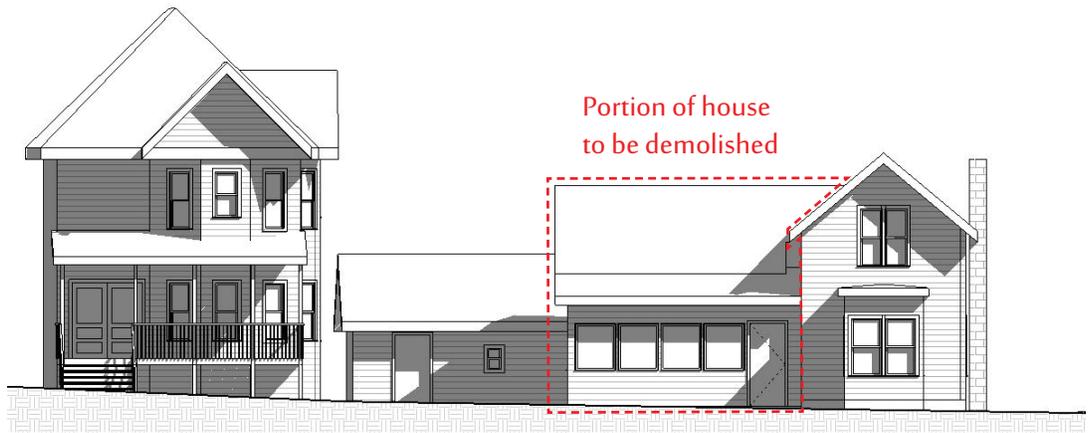
**SPACES:**

- 1. LIVING
- 2. ENTRY
- 3. KITCHEN
- 4. DINING
- 5. BATH
- 6. BEDROOM
- 7. LAUNDRY
- 8. CLOSET
- 9. DECK
- 10. GARAGE (EXISTING)



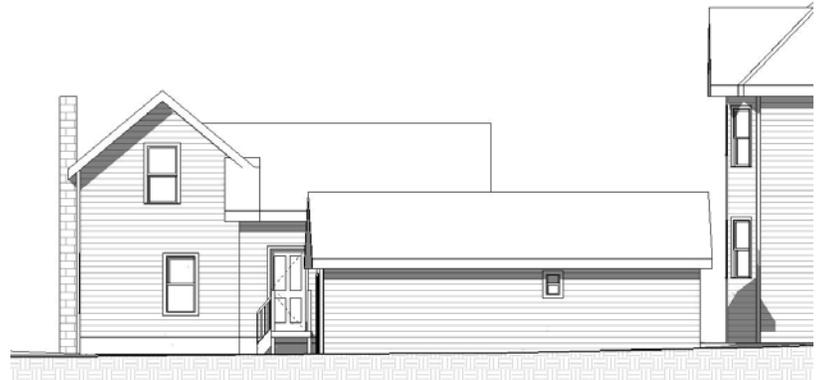
# Existing Elevations

Southwest Elevation  
1/16" = 1'-0"



Southeast Elevation  
1/16" = 1'-0"

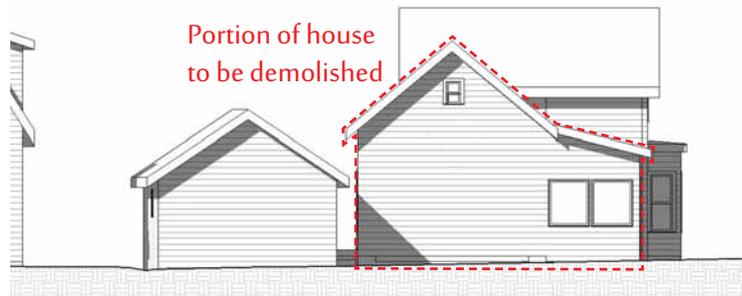
Portion of house  
to be demolished



Northeast Elevation  
1/16" = 1'-0"

Northeast Elevation w/ Garage  
1/16" = 1'-0"

Northwest Elevation  
1/16" = 1'-0"



# Proposed Elevations



Southwest Elevation  
1/16" = 1'-0"



Southeast Elevation  
1/16" = 1'-0"



Northeast Elevation  
1/16" = 1'-0"



Northwest Elevation  
1/16" = 1'-0"

**Proposed Plans - Renderings**



VIEW FROM WEST



VIEW FROM SOUTHWEST

Helen and Kris Nonn 517 S. Baldwin St. Madison WI 53703

## Proposed Plans - Renderings



VIEW FROM INTERSECTION



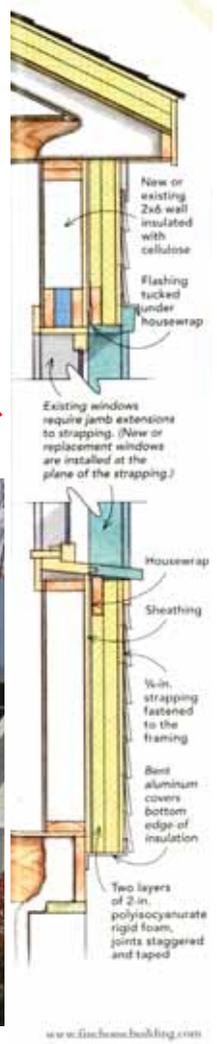
VIEW FROM NORTHEAST

## Proposed Plans - Elements

The Southeast- and Southwest-facing roof planes will be covered in amorphous silicon photovoltaic panels mounted to standing seam metal roofing.



The existing roof and walls of the structure will be wrapped in rigid insulation



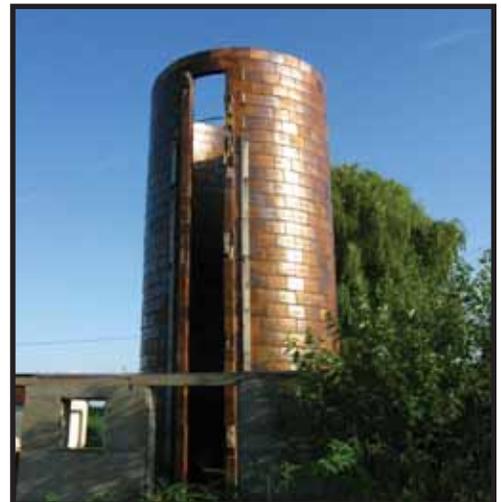
The original window casing and crown molding will be reproduced on the new exterior. The new high-efficiency double-hung fiberglass windows will maintain the 2-over-2 muntin layout found on many of the existing windows in the house.



A glazed tile silo form is part of this urban farmhouse project. The silo was taken down block by block by me and my father and a friend over the course of 3 days this fall. It formerly stood on a now-defunct farm west of Columbus, WI. As is seen in the imprint, these were fabricated in Brazil, Indiana in 1914.



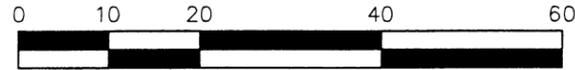
Closeup of Tiles



Glazed Tile Silo before deconstruction

# BOUNDARY AND TOPOGRAPHIC SURVEY

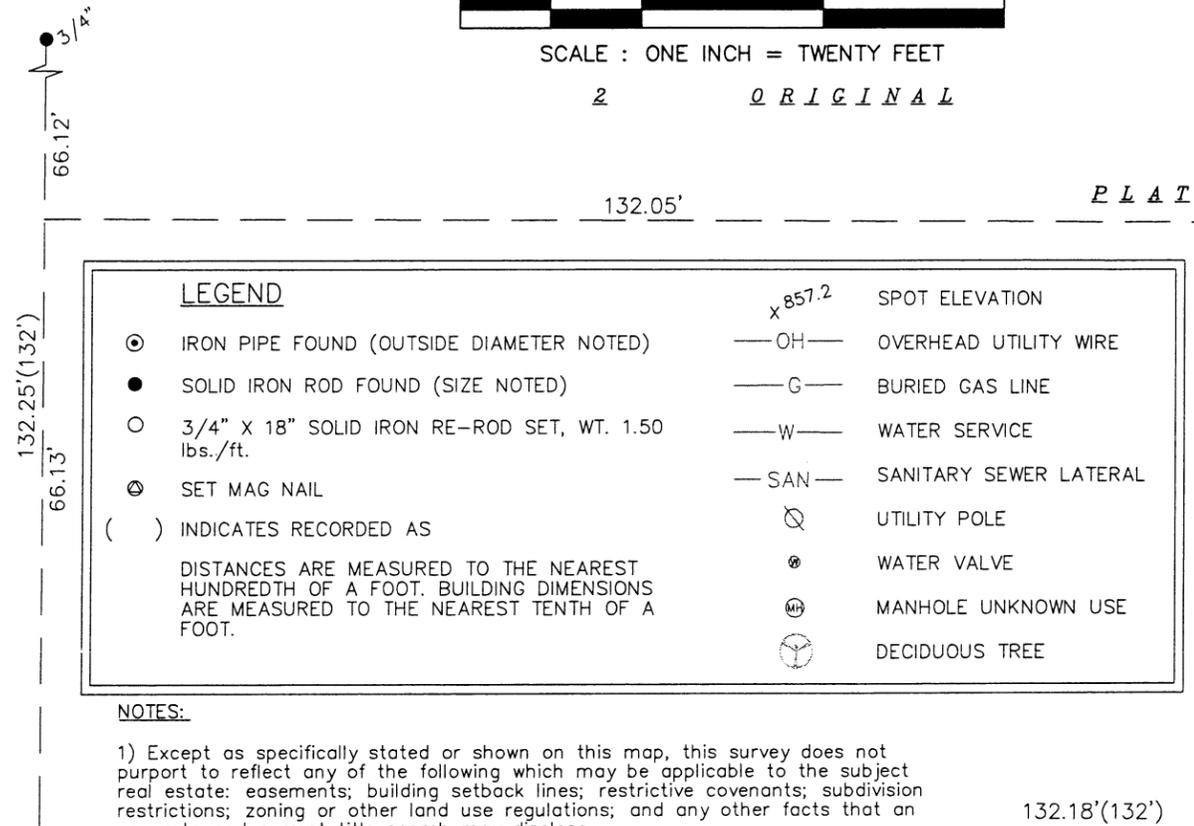
PART OF LOT 18, BLOCK 210, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 605063, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = TWENTY FEET

2 ORIGINAL

SPALIGHT STREET



### LEGEND

- |     |   |         |                        |
|-----|---|---------|------------------------|
| ⊙   | IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)  | X 857.2 | SPOT ELEVATION         |
| ●   | SOLID IRON ROD FOUND (SIZE NOTED)   | —OH—    | OVERHEAD UTILITY WIRE  |
| ○   | 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.   | —G—     | BURIED GAS LINE        |
| ⊗   | SET MAG NAIL  | —W—     | WATER SERVICE          |
| ( ) | INDICATES RECORDED AS   | —SAN—   | SANITARY SEWER LATERAL |
|     | DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT. | ⊘       | UTILITY POLE           |
|     |   | ⊙       | WATER VALVE            |
|     |   | ⊙       | MANHOLE UNKNOWN USE    |
|     |   | ⊙       | DECIDUOUS TREE         |

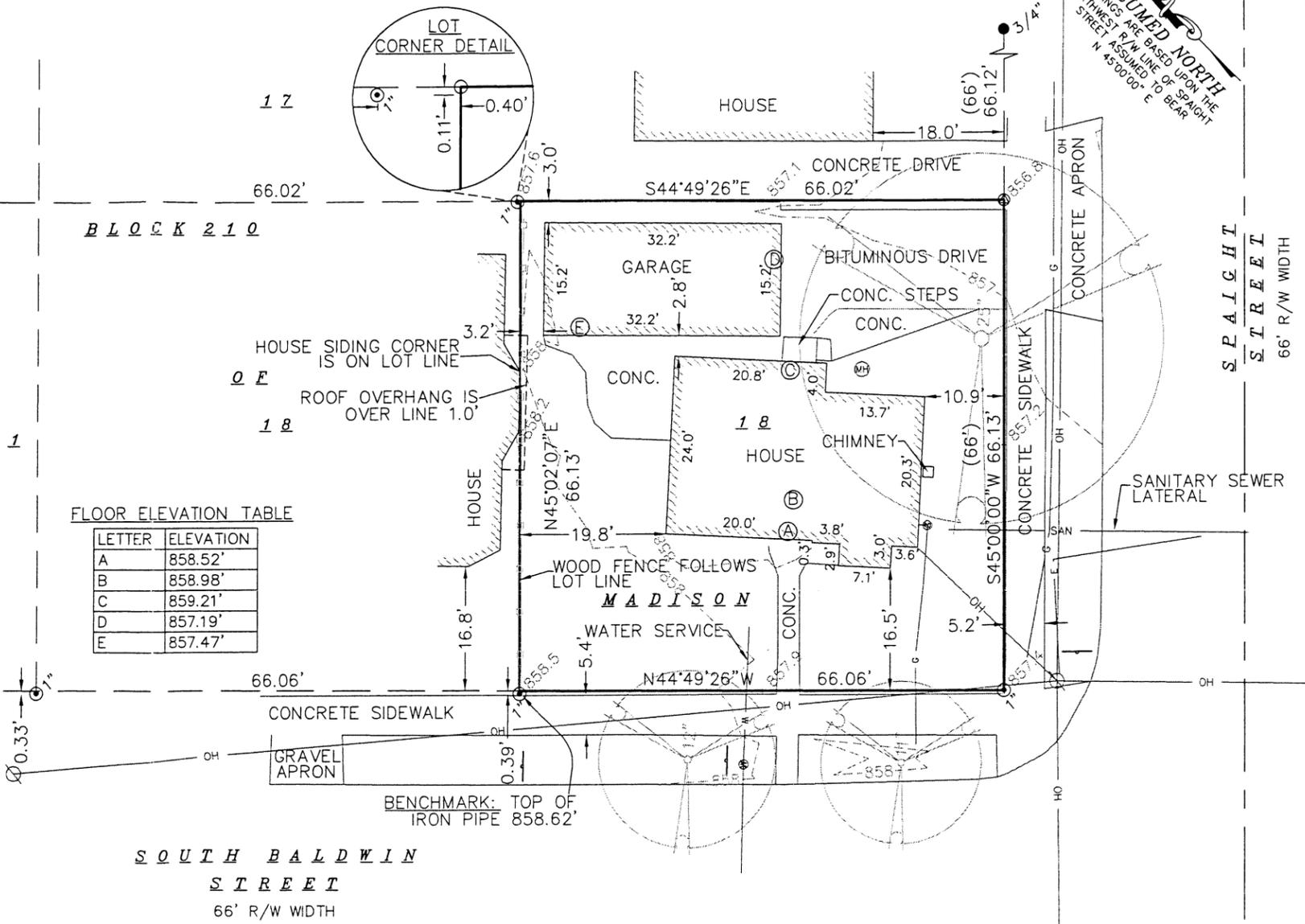
### NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: 10-27-09
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20094308657 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
- 8) Total parcel area = 4,367 square feet
- 9) Elevations are based upon NAVD88 datum. The East Quarter corner of Section 13-07-09 has an elevation of 859.38'.

BLOCK 210

FLOOR ELEVATION TABLE

LETTER	ELEVATION
A	858.52'
B	858.98'
C	859.21'
D	857.19'
E	857.47'



SOUTH BALDWIN STREET  
66' R/W WIDTH

DESCRIPTION FURNISHED: - Warranty Deed Doc. No. 4578433

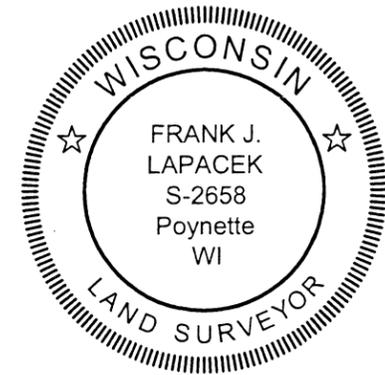
The Southeast 1/2 of Lot Eighteen (18), Block Two Hundred Ten (210), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

### SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor, No. 2658, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 03rd day of NOVEMBER, 2009.

Signed: Frank J. Lapacek  
Frank J. Lapacek, R.L.S. No. 2658



0.19' 198.00' SURVEYED BY: Burse  
surveying & engineering LLC

SURVEYED FOR :  
Kristofer Nonn  
517 S. Baldwin St.  
Madison, WI 53703

1400 E. Washington Ave. Suite 158  
Madison, WI 53703 608.250.9266  
Fax: 608.250.9266  
email: burse@chorus.net  
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