



## Madison Landmarks Commission APPLICATION

City of Madison Planning Division

215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

### 1. LOCATION

Project Address: 606 S. Thornton Avenue Aldermanic District: 6

### 2. PROJECT

Date Submitted: 1/23/2013

Project Title / Description: Rear entry porch addition and garage door replacement  
(See attached)

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

- ☐ Alteration / Addition to a Designated Madison Landmark
- ☐ Alteration / Addition to a building adjacent to a Designated Madison Landmark
- ☒ Alteration / Addition to a building in a Local Historic District (specify):
  - ☐ Mansion Hill
  - ☐ Third Lake Ridge
  - ☐ First Settlement
  - ☐ University Heights
  - ☒ Marquette Bungalows
- ☐ New Construction in a Local Historic District (specify):
  - ☐ Mansion Hill
  - ☐ Third Lake Ridge
  - ☐ First Settlement
  - ☐ University Heights
  - ☐ Marquette Bungalows
- ☐ Demolition
- ☐ Variance from the Landmarks Ordinance
- ☐ Referral from Common Council, Plan Commission, or other referral
- ☐ Other (specify): \_\_\_\_\_

### 3. APPLICANT

Applicant's Name: Bob Batyko & Lorie Docken Company: \_\_\_\_\_  
Address: 606 S. Thornton Avenue City/State: Madison, WI Zip: 53703  
Telephone: (608) 575-9945 E-mail: ddand showingthe way@gmail.com  
Property Owner (if not applicant): \_\_\_\_\_  
Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner's Signature: [Signature] Date: 1/23/2013

#### GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the  
Historic Preservation Planner:  
Amy Scanlon  
Phone: 608.266.6552  
Email: [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

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.



6 Fuller Drive  
Madison, WI 53704  
Ph 241-2967 Fax 241-0083  
www.tzofmadison.com

January 23, 2013

Amy Scanlon  
Historic Preservation Planner  
Madison Landmarks Commission  
215 Martin Luther King Jr. Blvd.  
Room LL100  
P.O. Box 2985  
Madison, WI 53701-2985

RE: 606 S. Thornton Avenue  
Owners: Bob Batyko and Lorie Docken

The homeowners moved into this house in the spring of 2012. They love the neighborhood and style of the house, but have issues with the interior stairs and rear access to the home. The existing rear entry is too small to be able to move the owner's Upright Bass and other instruments in and out of the house. They need to add a new mud room and rear porch entry to allow for better access to the home. They originally thought they would have to bump out the rear of the home with an addition and that may have required a variance. After meeting with the City of Madison Zoning and various design consultants, the enclosed plans were developed which will keep the new footprint much smaller than originally anticipated. These plans will not require a variance and will use materials which will be compatible to the existing house. The color scheme will match the existing as close as possible.

The improvements also include an improvement to the garage overhead door. They would like to replace the existing two small 8' x 7' doors and install a 16'x7' door which will give better access for vehicles. Two immediate neighbors to the South, currently have a 16'x7' style of overhead door.

We will bring samples and photos of some of the materials they are planning to use.

If you have any questions, please call our office, 513-2967.

Sincerely,

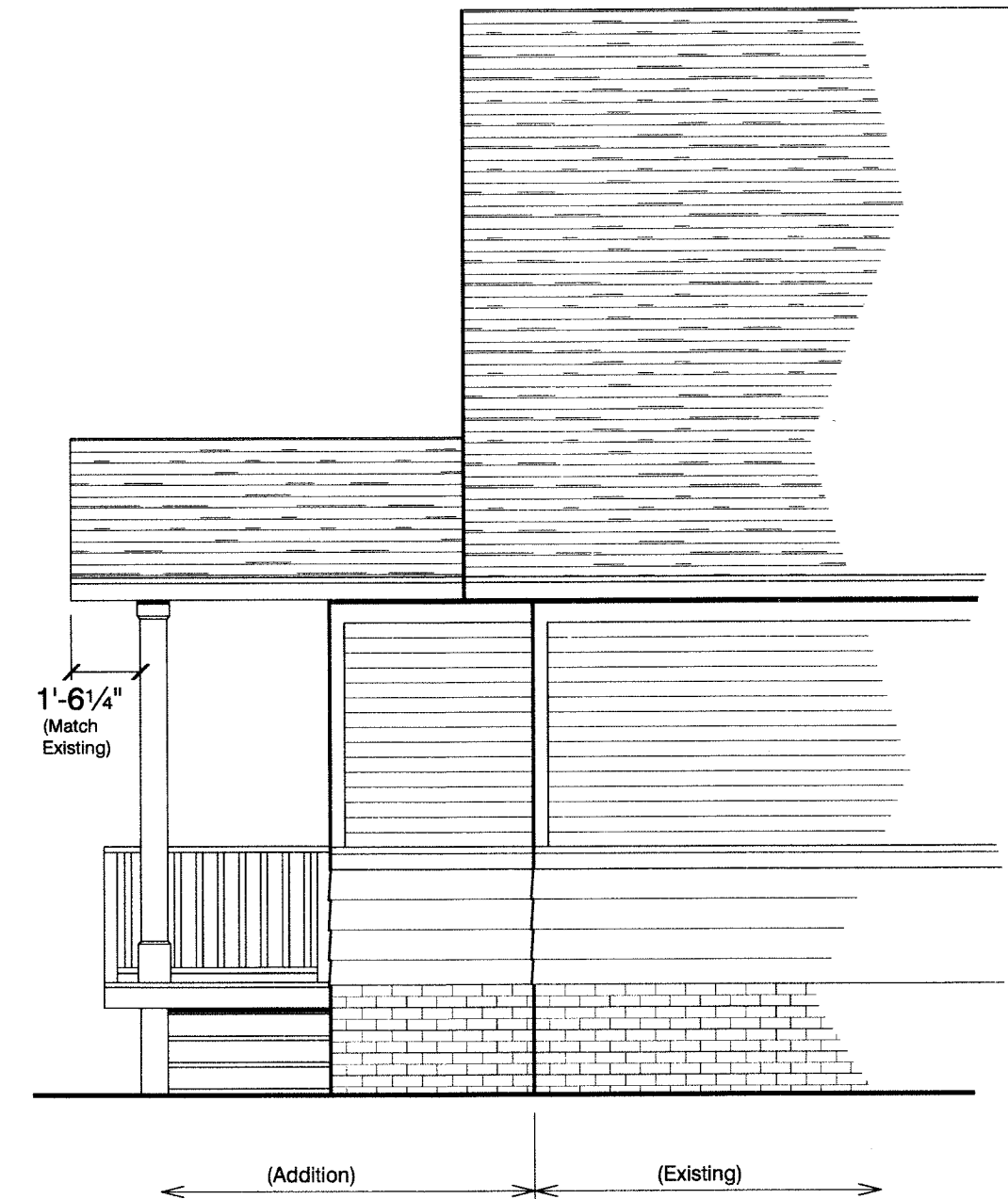
A handwritten signature in black ink, appearing to read 'Larry Taff'.

Lawrence J. Taff, MCR, CAPS, UDCP, GCP  
President  
larry@tzofmadison.com  
tzofmadison.com





REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

606 S. THORNTON AVE. MADISON, WI 53703

**MARLING LUMBER COMPANY**  
1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: 1/4" = 1'-0"  
Date: 12-12-12

**ELEVATIONS**

DRAWN BY: Brian K. & Chris D.

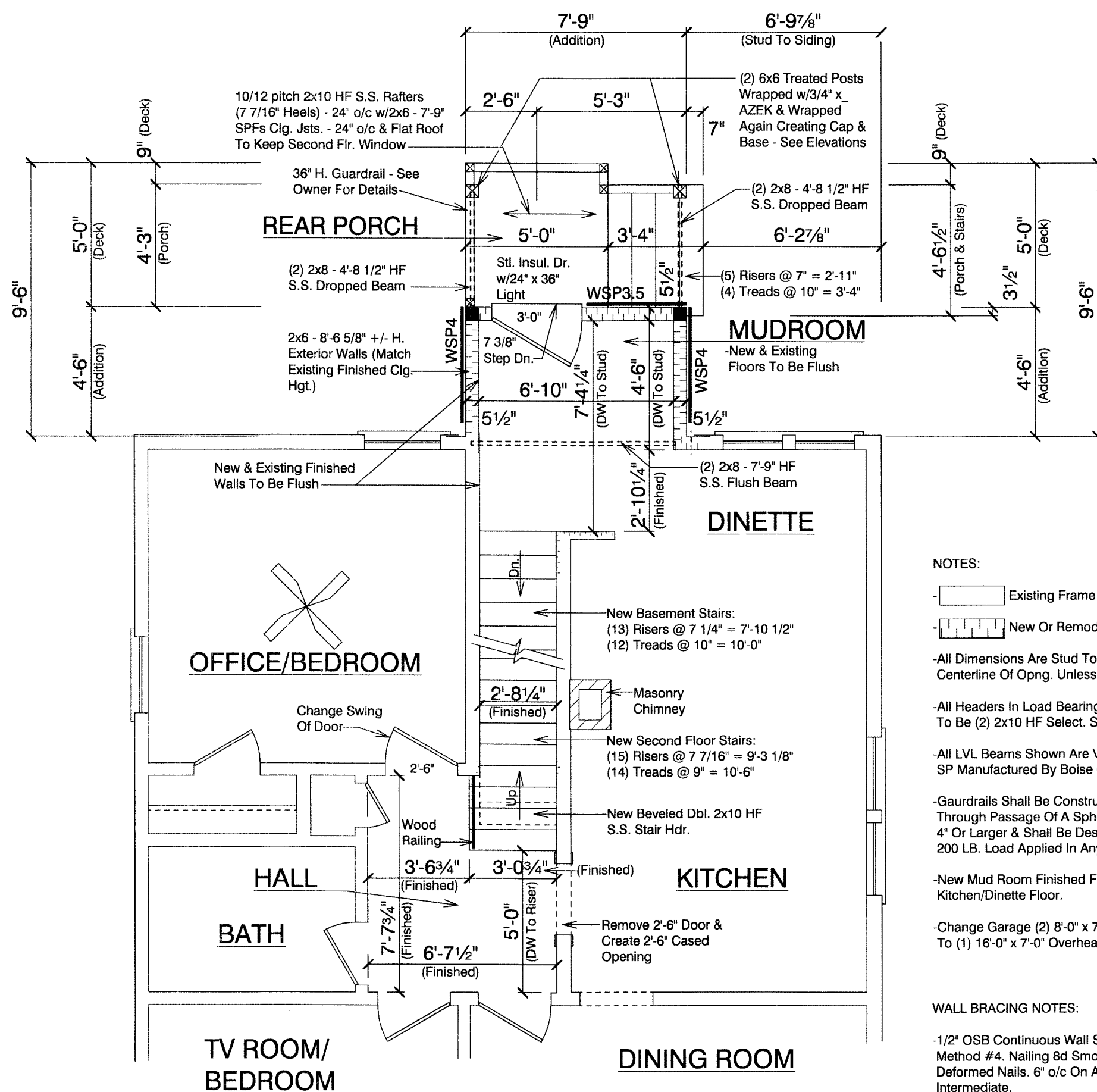
**BOB BATYKO & LORIE DOCKEN**

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

DRAWING NUMBER:  
**1 OF 4**

Plan #646-12





**PROPOSED FIRST FLOOR PLAN**

**NOTES:**

Existing Frame Walls

New Or Remodeled Frame Walls

-All Dimensions Are Stud To Stud Or Stud To Centerline Of Opng. Unless Noted

-All Headers In Load Bearing Walls Not Noted To Be (2) 2x10 HF Select. Struct.

-All LVL Beams Shown Are Versa-Lam 3100 Fb SP Manufactured By Boise Cascade Corp.

-Gaurdrails Shall Be Constructed To Prevent The Through Passage Of A Sphere w/A Diameter Of 4" Or Larger & Shall Be Designed To Withstand A 200 LB. Load Applied In Any Direction.

-New Mud Room Finished Floor To Be Flush w/ Kitchen/Dinette Floor.

-Change Garage (2) 8'-0" x 7'-0" Overhead Doors To (1) 16'-0" x 7'-0" Overhead Door.

**WALL BRACING NOTES:**

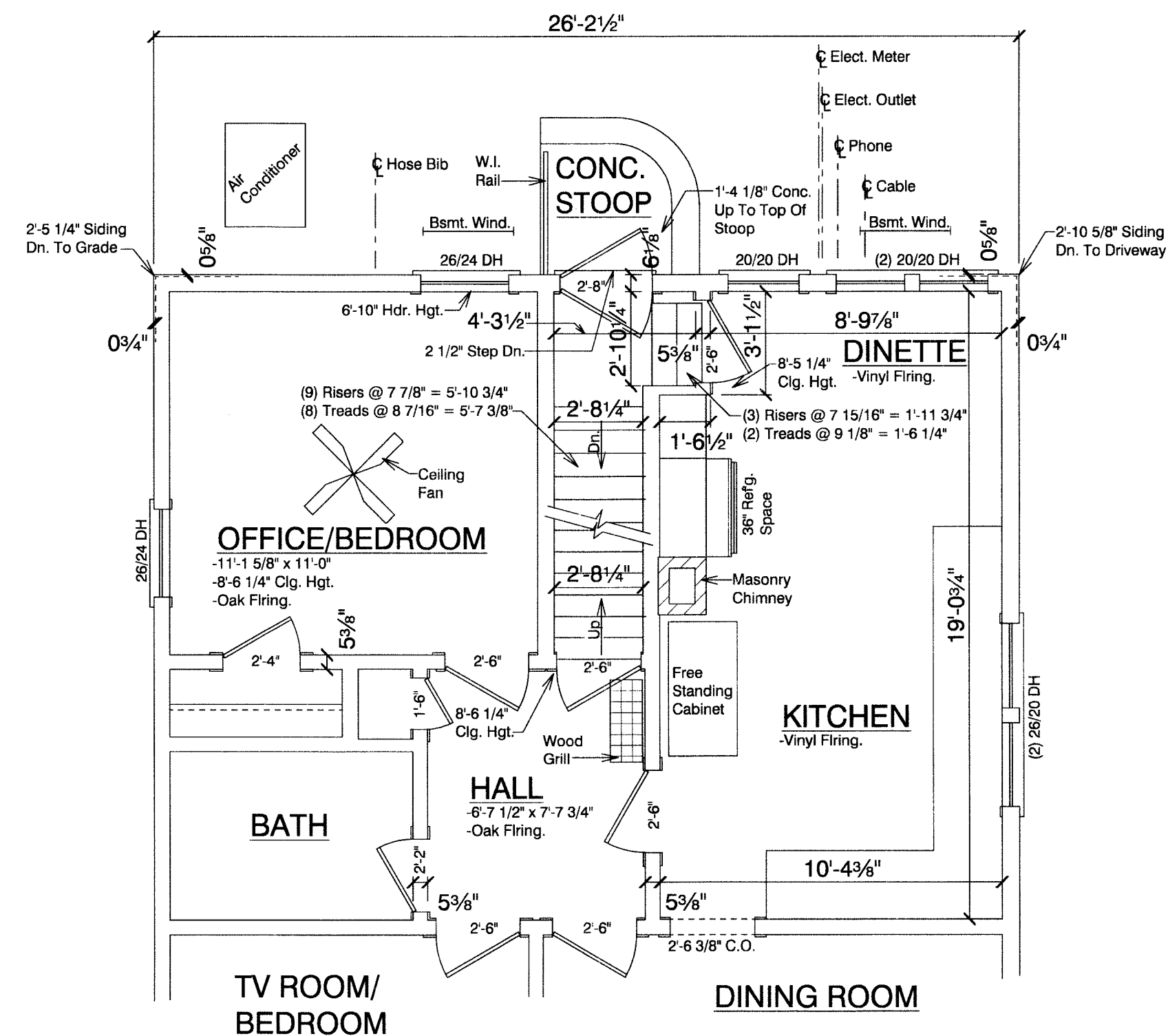
-1/2" OSB Continuous Wall Sheathing - Wall Brace Method #4. Nailing 8d Smooth Or Common Or 6d Deformed Nails. 6" o/c On All Edges & 12" o/c Intermediate.

-Provide Blocking Below All Braced Wall Panels For Proper Fastening Of Wall Plate. Wall Plate To Be Fastened To Blocking w/16d Nails - 16" o/c.

-All Vertical Joints Of Braced Wall Panels Shall Occur Over Common Stud. Horizontal Joints Shall Be Backed w/1 1/2" Thick Blocking.

-Corners w/Less Than 2'-0" Wide OSB Panel Per Fig. 21.25G Must Have A 800# Tie-Down Device. Walls w/Concrete Wall Below Floor System, Use Simpson #DTT2Z Holddown w/ATR 3/4" Dia. x 20" Threaded Rod & Nut. Threaded Rod To Be A Min. Embedment Of 5" Into Concrete Wall Using AT13 Acrylic - Tie Anchoring Adhesive (Tube Good For 12 Holes).

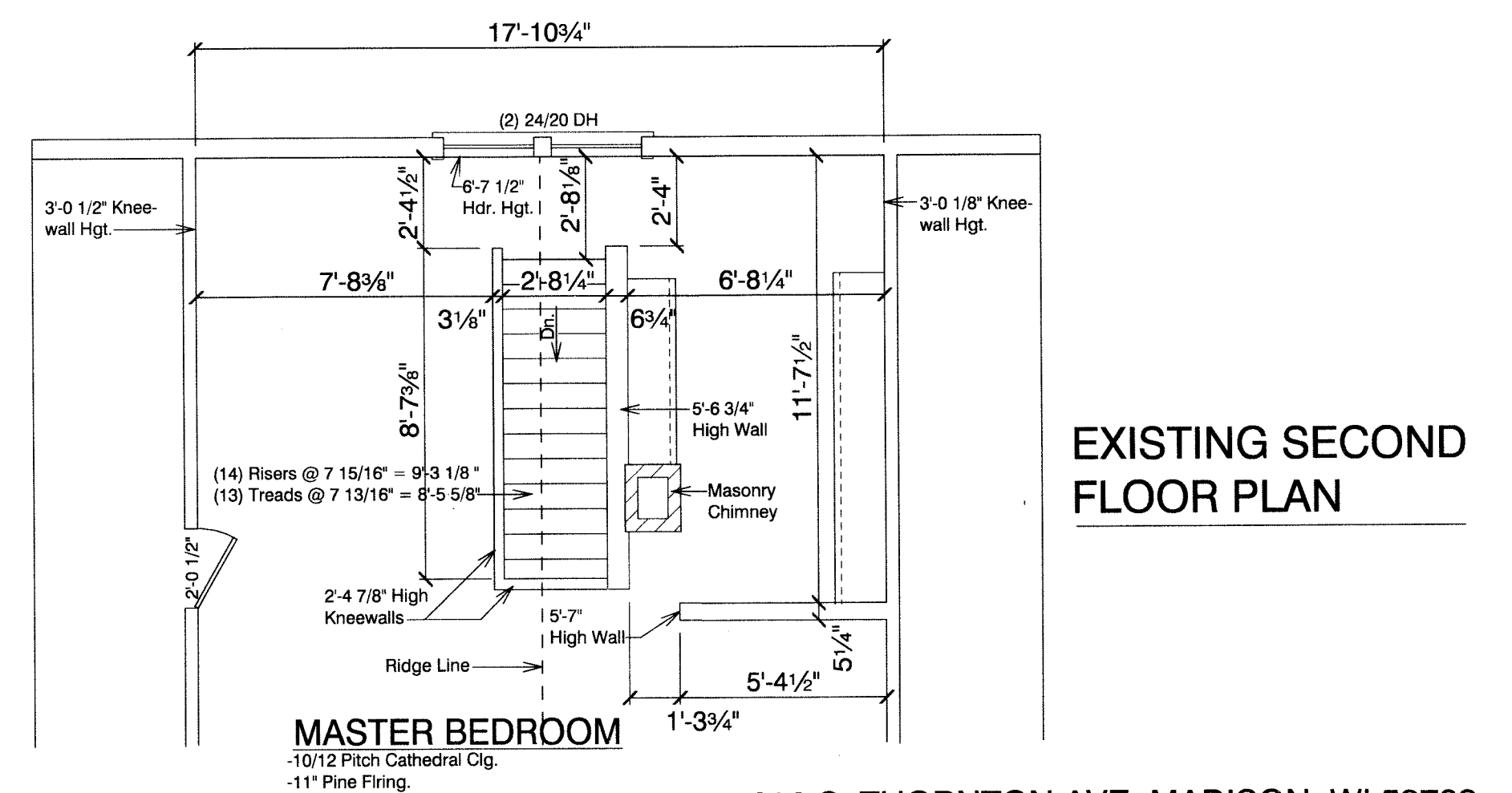
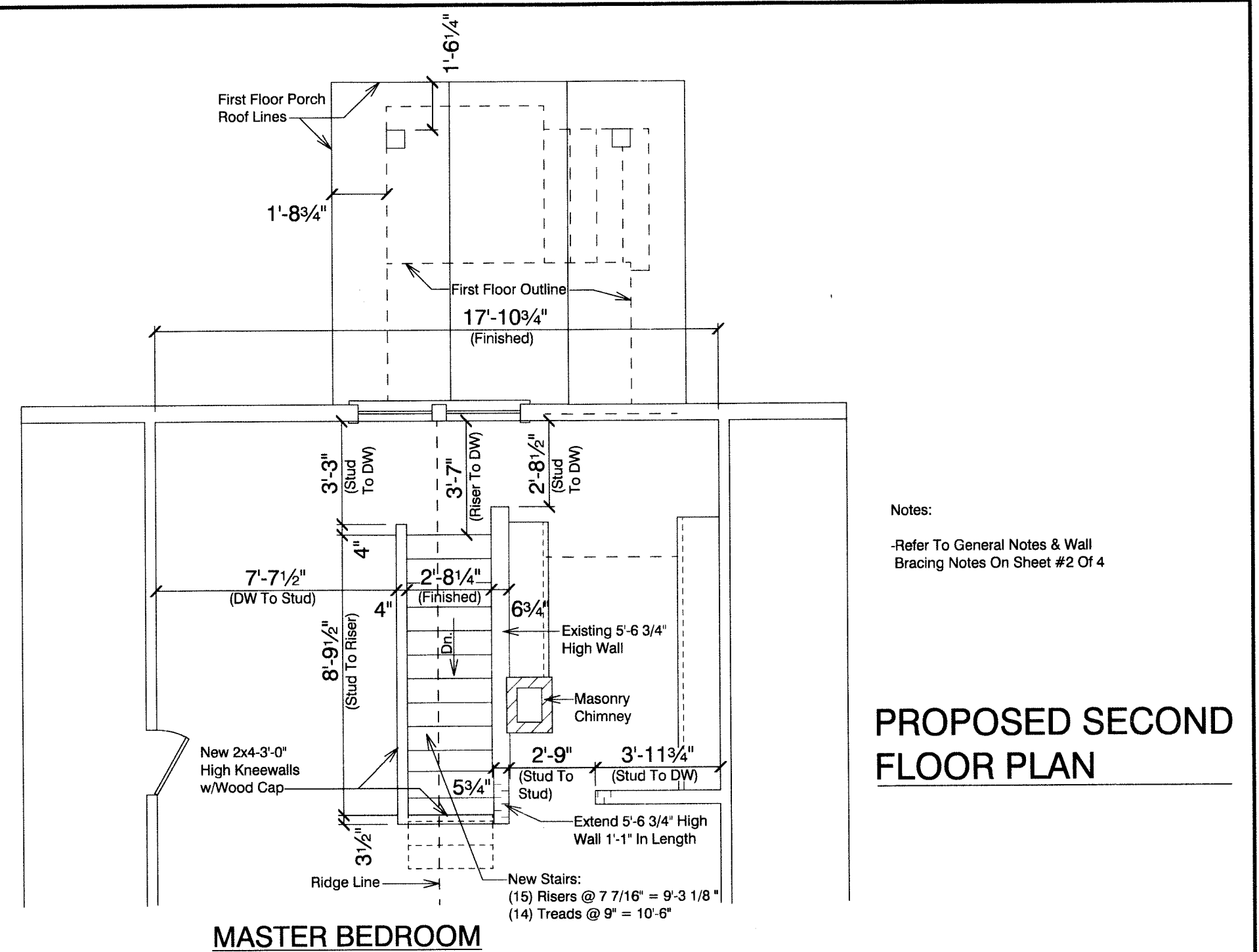
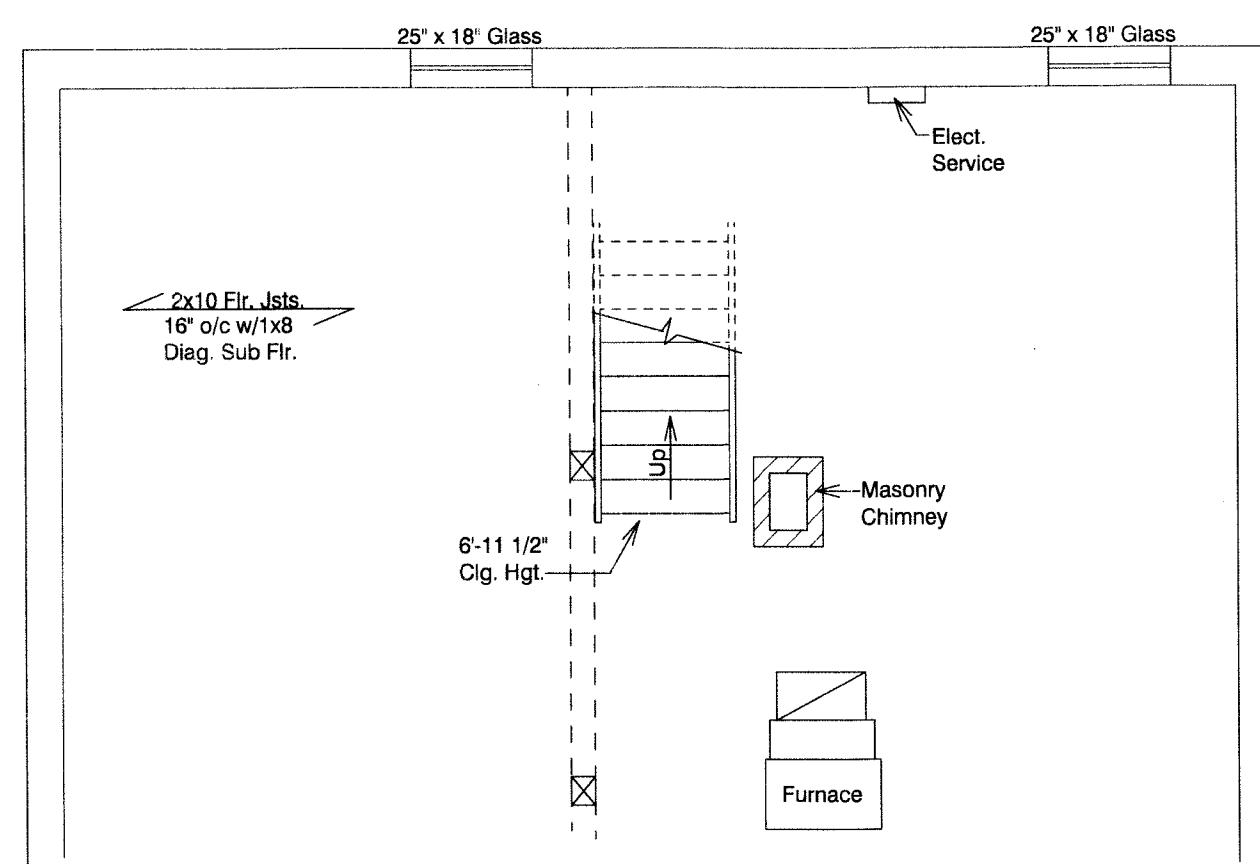
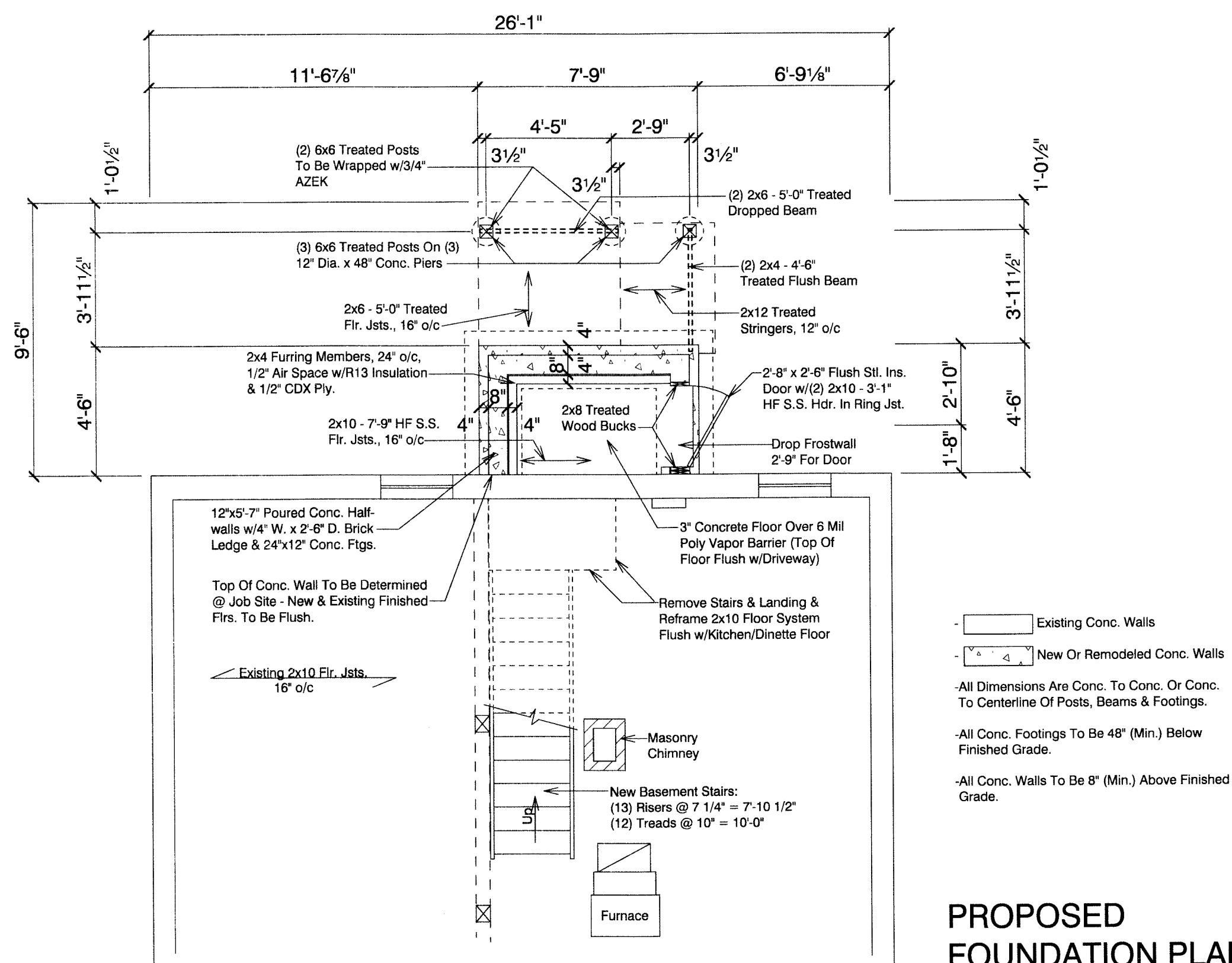
WSP4 & 3.5 - 1/2" Wood Structural Panels, 48" & 42" Wide



**EXISTING FIRST FLOOR PLAN**

606 S. THORNTON AVE. MADISON, WI 53703

<div><div>1801 E. WASHINGTON AVE. MADISON, WI 53704</div></div>			
Scale: 1/4" = 1'-0"	PROPOSED & EXISTING FIRST FLOOR PLANS	DRAWN BY: Brian K. & Chris D.	
Date: 12-12-12			
BOB BATYKO & LORIE DOCKEN			
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.		DRAWING NUMBER: 2 OF 4	



606 S. THORNTON AVE. MADISON, WI 53703

**MARLING LUMBER COMPANY**  
1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: 1/4" = 1'-0"

Date: 12-12-12

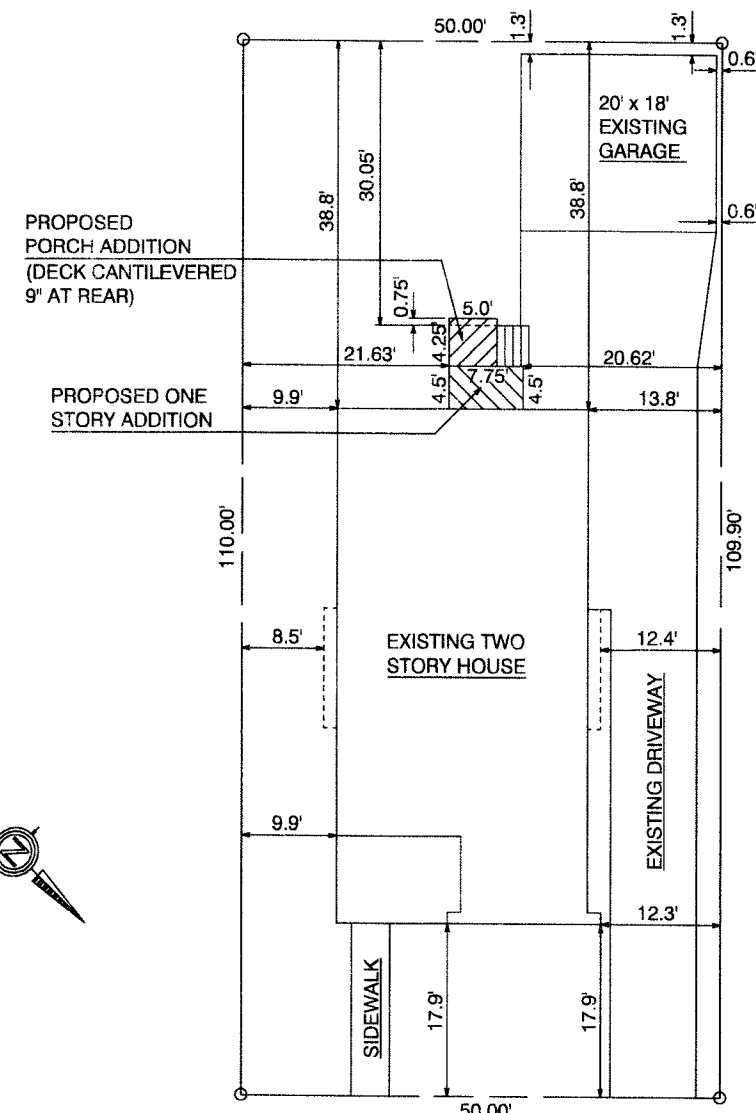
EXISTING & PROPOSED FOUNDATION  
PLANS & EXISTING & PROPOSED  
SECOND FLOOR PLANS

DRAWN BY: Brian K. & Chris D.

BOB BATYKO &amp; LORIE DOCKEN

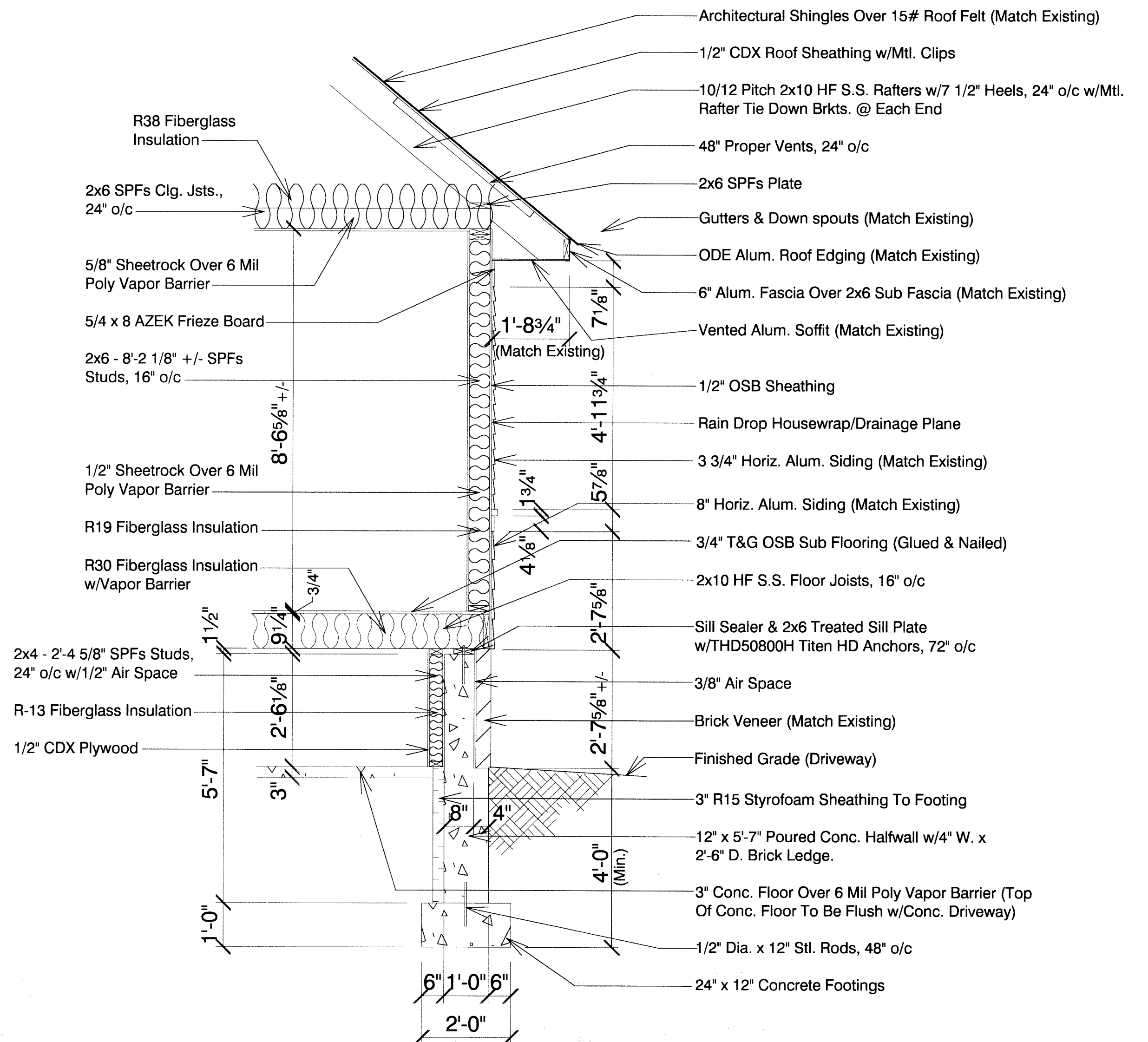
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DRAWING NUMBER:  
**3 OF 4**



**LEGAL DESCRIPTION**  
THE SOUTHEAST 35 FEET OF LOT 11 AND  
THE NORTHEAST 15 FEET OF LOT 12, BLOCK  
235, SOELCH'S SUBDIVISION, IN THE CITY OF  
MADISON, DANE COUNTY, WISCONSIN

**PLOT PLAN**  
SCALE: 1" = 20'-0"



**WALL SECTION**  
Scale: 1/2" = 1'-0"

606 S. THORNTON AVE. MADISON, WI 53703

**MARLING LUMBER COMPANY**  
1801 E. WASHINGTON AVE. MADISON, WI 53704

Scale: As Shown  
Date: 12-12-12  
WALL SECTION  
& PLOT PLAN  
DRAWN BY: Brian K. & Chris D.

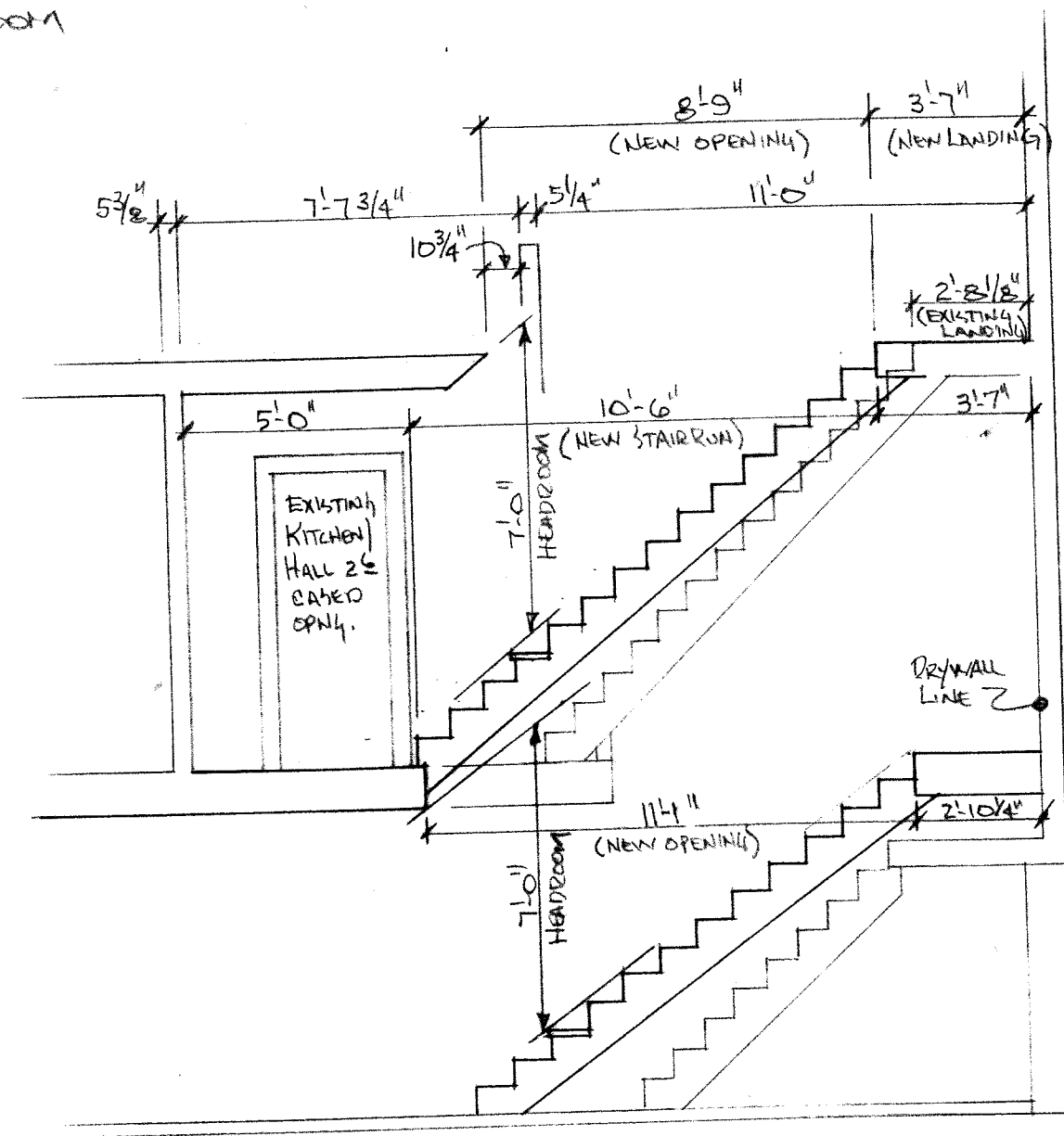
**BOB BATYKO & LORIE DOCKEN**

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DRAWING NUMBER:  
4 OF 4

\* PROPOSED SECOND FLOOR STAIRS  
WILL GO 1'-4" INTO MASTER  
BEDROOM AREA OR 4'-10 1/2"  
BETWEEN BED & NEW KNEE-  
WALL OR RAILING W/ 7'-0"  
HEADROOM

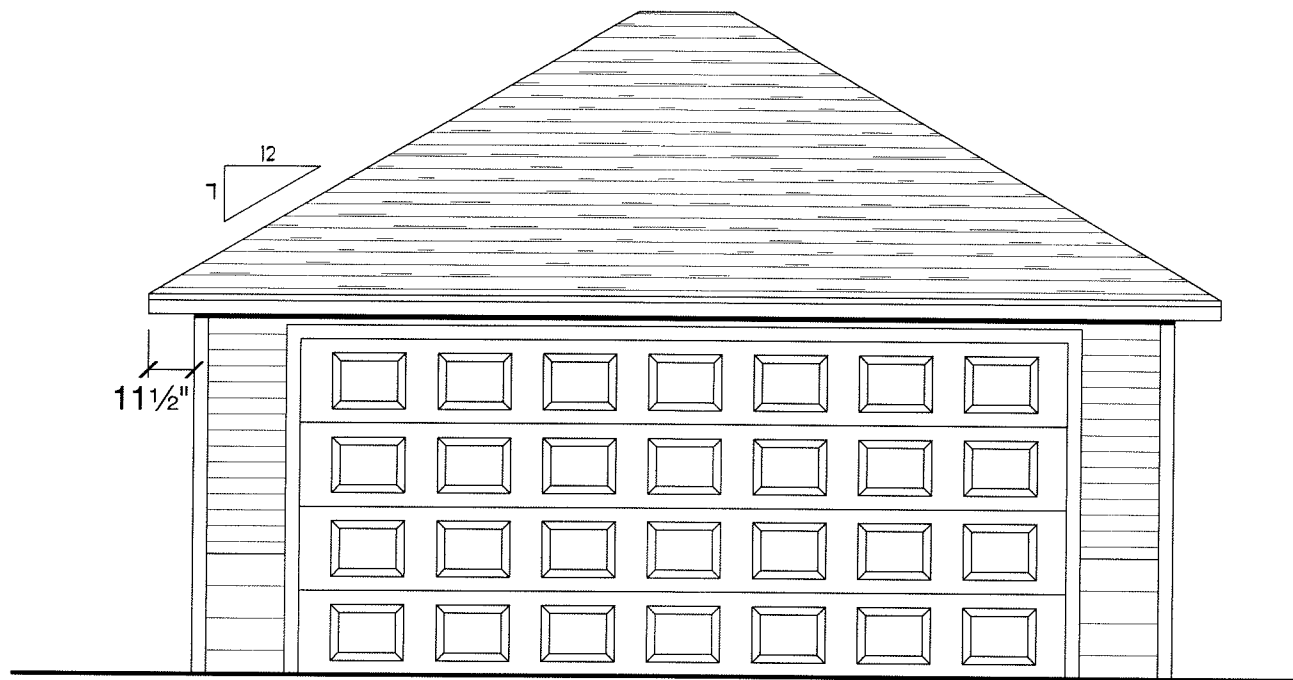
\* ENLARGE STAIRWELL  
OPENING BY 1'-4" W/  
BEVELED HEADER



PROPOSED SECOND FLOOR STAIRS:  
(15) RISERS @  $7\frac{7}{16}" = 9'-3\frac{1}{8}"$   
(14) TREADS @  $9" = 10'-6"$

PROPOSED BASEMENT STAIRS:  
(13) RISERS @  $7\frac{1}{4}" = 7'-10\frac{1}{2}"$   
(12) TREADS @  $10" = 10'-0"$

SECTION THRU STAIRS #2  
1'-4" = 1'-0"



606 S. THORNTON AVE. MADISON, WI 53703

**MARLING LUMBER COMPANY**  
1801 E. WASHINGTON AVE. MADISON, WI 53704

## FRONT ELEVATION

DRAWN BY:  
Brian K. &  
Chris D.

SCALE: 1/4" = 1'-0"

DATE: 01-14-13

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BOB BATYKO & LORIE DOCKEN

DRAWING NUMBER  
**1 OF 1**



## 606 S. Thornton Avenue



Front of home



Rear of home  
with view of  
neighbor's  
home



Rear of home  
with proximity  
to garage



## 606 S. Thornton Avenue



Existing Garage



Thornton Ave  
neighbor's  
garage  
Example 1



Thornton Ave  
neighbor's  
garage  
Example 2