



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: 206 N. SPOONER ST. Aldermanic District: 5

2. PROJECT

Date Submitted: 10/27/14

Project Title / Description: KADUSHIN RESIDENCE - GARAGE ADDITION 4/27/15 (REV.)

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
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

CITY OF MADISON

APR 27 2015

Planning & Community & Economic Development

3. APPLICANT

Applicant's Name: JEFF GAARD Company: _____

Address: 1722 SUMMIT AVE City/State: MADISON, WI Zip: 53726

Telephone: 608-245-9165 E-mail: JEFFGAARD@GMAIL.COM

Property Owner (if not applicant): RAPHAEL KADUSHIN

Address: 206 N. SPOONER ST. City/State: MADISON, WI Zip: 53726

Property Owner's Signature: [Signature] Date: 10/26/14

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

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.

April 27, 2015

To:
Madison Landmarks Commission
215 Martin Luther King Jr. Blvd.
Room LL100, P.O. Box 2985
Madison, WI 53701-2985

Project Name: Kadushin Residence - Garage Addition and Renovations
Project Location: 206 North Spooner Street; Madison, WI
Requested Meeting Date: May 11, 2015

Members of Landmarks Commission,
Attached to this Letter of Intent are materials for the upcoming May 11 Meeting Date. Included are drawings, showing demolition of existing garage and proposed new garage; photos of subject house and adjacent properties; and Madison Landmarks Commission Application.

Project scope includes:

- Remove existing wood-framed garage and concrete slab.
- Construct new garage. Per recommendation of Zoning Board of Appeals, a second story room has been deleted since the previous submission in November 2014. Concrete slab of new garage to perhaps be higher than existing, to alleviate water/ice problems caused by improper drainage. This may also possibly mitigate slab cracking that may be caused by tree roots below the garage. Footprint of new garage to be similar to existing, though with wider garage door. If garage slab is higher, a portion of concrete driveway will be replaced with new sloped driveway.
- Garage door to be pair of traditional swinging garage doors.

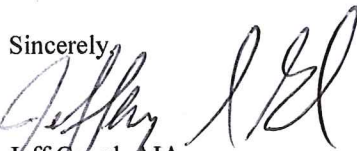
In keeping with the character of the house, the proposed garage:

- Will match the wood siding of the house, including lap dimension
- Will have garage door and windows consistent in architectural character with details of the house
- Will match roof pitch with house roof
- Will have asphalt shingles similar to house shingles
- Will have decorative wood rafter tails matching rafter tails of house

Prior to this submittal, I met with Amy Scanlon to review proposed project scope, compatibility with existing architecture and neighborhood context, and concerns that may be raised by Landmarks Commission members. Design intent is to design/construct and garage structure that is within guidelines of the Madison Landmarks Commission and is complementary to the architecture of the University Heights Historic District.

Thank you for your consideration.

Sincerely,



Jeff Gaard, AIA
jeffgaard@gmail.com
(608) 445-9165

CARRIAGE HOUSE COLLECTION GARAGE DOOR

Carriage House Style Garage Door Model 307



The Carriage House Collection is a line of garage doors that are designed with the inspiration of classic carriage doors. Model 307 garage doors offer a framed panel look and flexibility in color selection, including the ability to custom paint to match any home's color palette. The 7 foot doors provide a larger 3 section design which makes a great visual impact. Homeowners can further customize with the addition of window styles and decorative hardware.

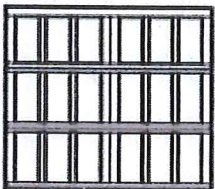
GARAGE DOOR PANEL OPTIONS

see drawing A2 for panel configuration. door similar to Model 307, though made by R&R doors of Cross Plains.

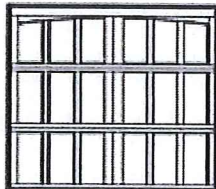
Panel Styles

7 foot garage door designs feature 3 larger sections. 8 foot garage door designs feature 4 sections. A solid arched top section is an available option.

7 foot door

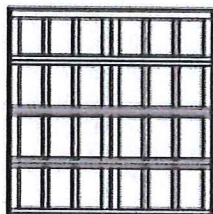


Square

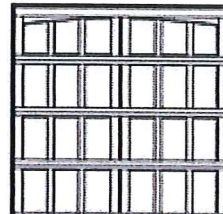


Arched

8 foot door



Square



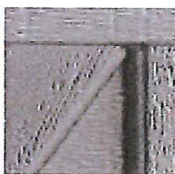
Arched

Painted finishes

White color is standard. All other colors are an optional upgrade. On two-tone options the trim boards are white (standard).



White



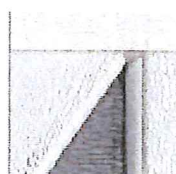
Gray



Clay



Green



White / Gray

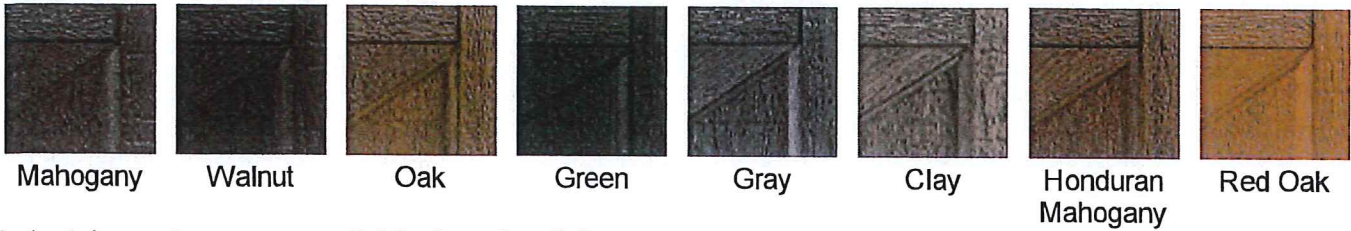


White / Clay



White / Green

Stained finishes



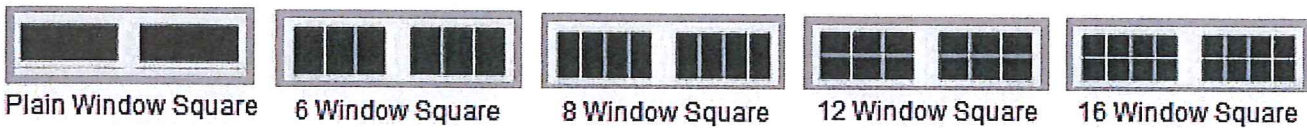
Actual door color may vary slightly from the digital representation above. Color samples are available by request through your local Overhead Door Distributor.

GARAGE DOOR WINDOW TRIM

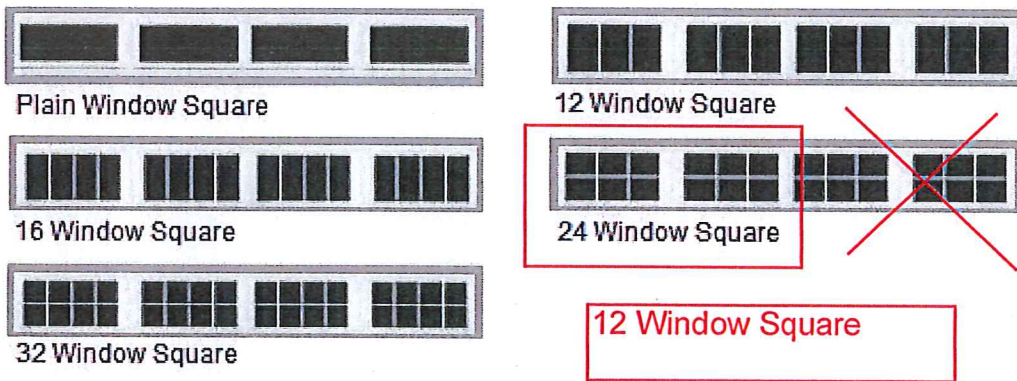
Option of single or double arch for double car doors.
Solid arched top sections are also available (no windows).

Square

Single Car Garage Door



Double Car Garage Door

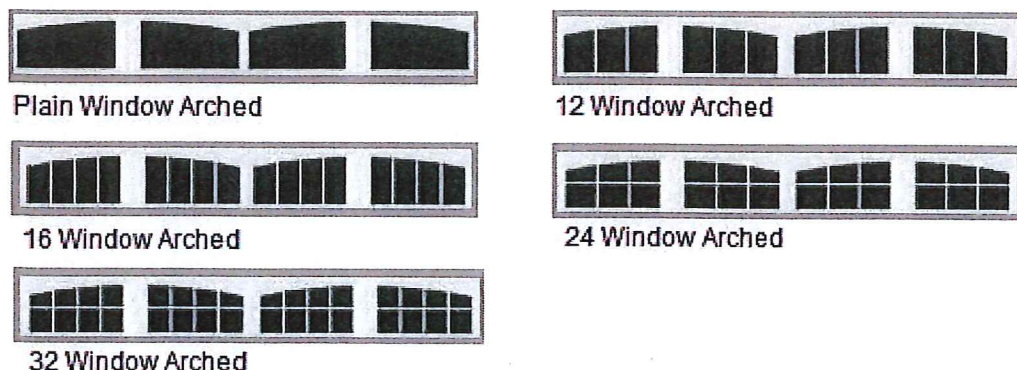


Arched

Single Car Garage Door



Double Car Garage Door



GARAGE DOOR HARDWARE

Choose from a variety of decorative handles and hinges to further individualize your garage door. For more hardware options contact your local Overhead Door Distributor. Not all hardware will fit all door sizes. Factory will advise if there is a problem with fitting.



Spear hinge



Arrow hinge



Fleur-de-Lis hinge



Lift handle



Pull handles



Hammered knockers

FEATURES

Embossed wood-grain texture
Adds beauty, sophistication and durability

Polyurethane insulation
Provides thermal efficiency with an **R-value** of 10

Warranty

Limited Lifetime Warranty on door
Residential Garage Door and Opener
System Limited Warranty (when purchased
together)

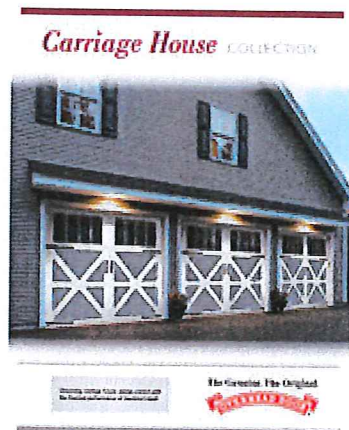
- features 3 year on components (see warranty for
details)

Durable finish
Hot-dipped galvanized steel with two coats of
baked-on polyester paint

Bulb seal
Located on bottom of door; protects against the
elements

Embossed steel-back interior
Provides clean finished look inside the garage

SUPPORT DOCUMENTS



[Brochure](#)



Example of custom wood door made by R&R doors of Cross Plains. Door for 206 N. Spooner to be similar (see A2 for window/panel configuration)