



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

# Madison Landmarks Commission APPLICATION

36002

## 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

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): \_\_\_\_\_

CITY OF MADISON

OCT 27 2014

Planning & Community  
& Economic Development

Jc 12:03pm

## 3. APPLICANT

Applicant's Name: JEFF GAARD Company: \_\_\_\_\_  
 Address: 1722 SUMMIT AVE City/State: MADISON, WI Zip: 53726  
 Telephone: 608-245-9165 E-mail: JEFF.GAARD@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](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.

October 27, 2014

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: November 17, 2014

Members of Landmarks Commission,  
Attached to this Letter of Intent are materials for the upcoming November 17 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, with room above to be used as workspace. 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/workspace:

- 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

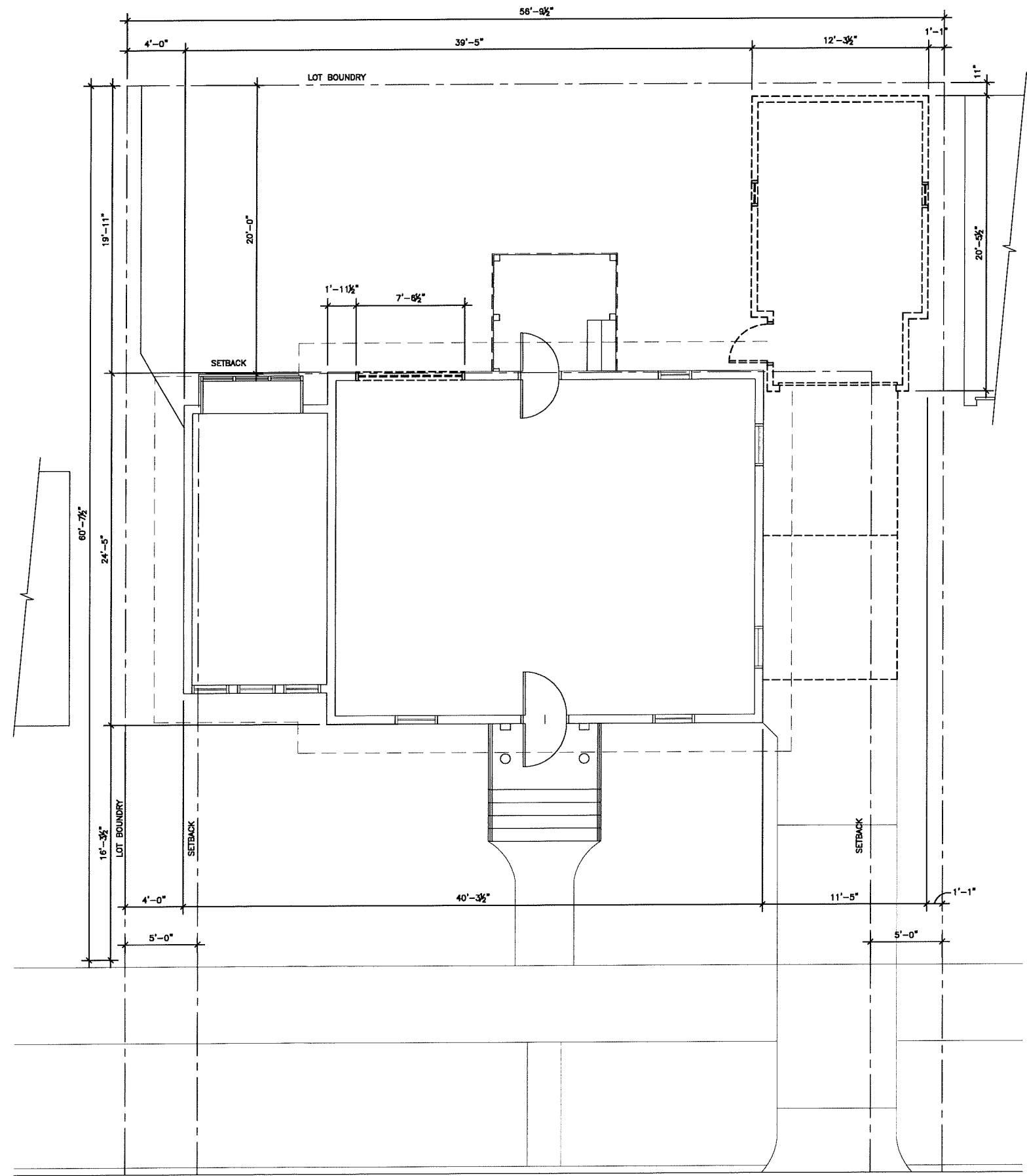
Prior to this submittal, I met with Amy Scanlon to review proposed project scope, compatibility with existing architecture and neighborhood context, and concerns that may be raised by Landmarks Commission members. Design intent is to design/construct a garage/workspace structure that is within guidelines 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](mailto:jeffgaard@gmail.com)  
(608) 445-9165



**1** FIRST FLOOR DEMO PLAN  
 1/4"=1'-0"

REVISIONS

**KADUSHIN GARAGE ADDITION**

206 North Spooner Street  
 Madison, WI 53726

Jeff Gaard - SZK Designs

1/4"=1'-0"

10/27/14

**D1**

00101

REVISIONS

ZONING INFORMATION

TRC3 ZONING AREA  
 3,443 SF LOT  
 752 SF BACK YARD  
 1380 SF NEW BUILT  
 COVERAGE = 40%

**KADUSHIN GARAGE ADDITION**

206 North Spooner Street  
 Madison, WI 53726

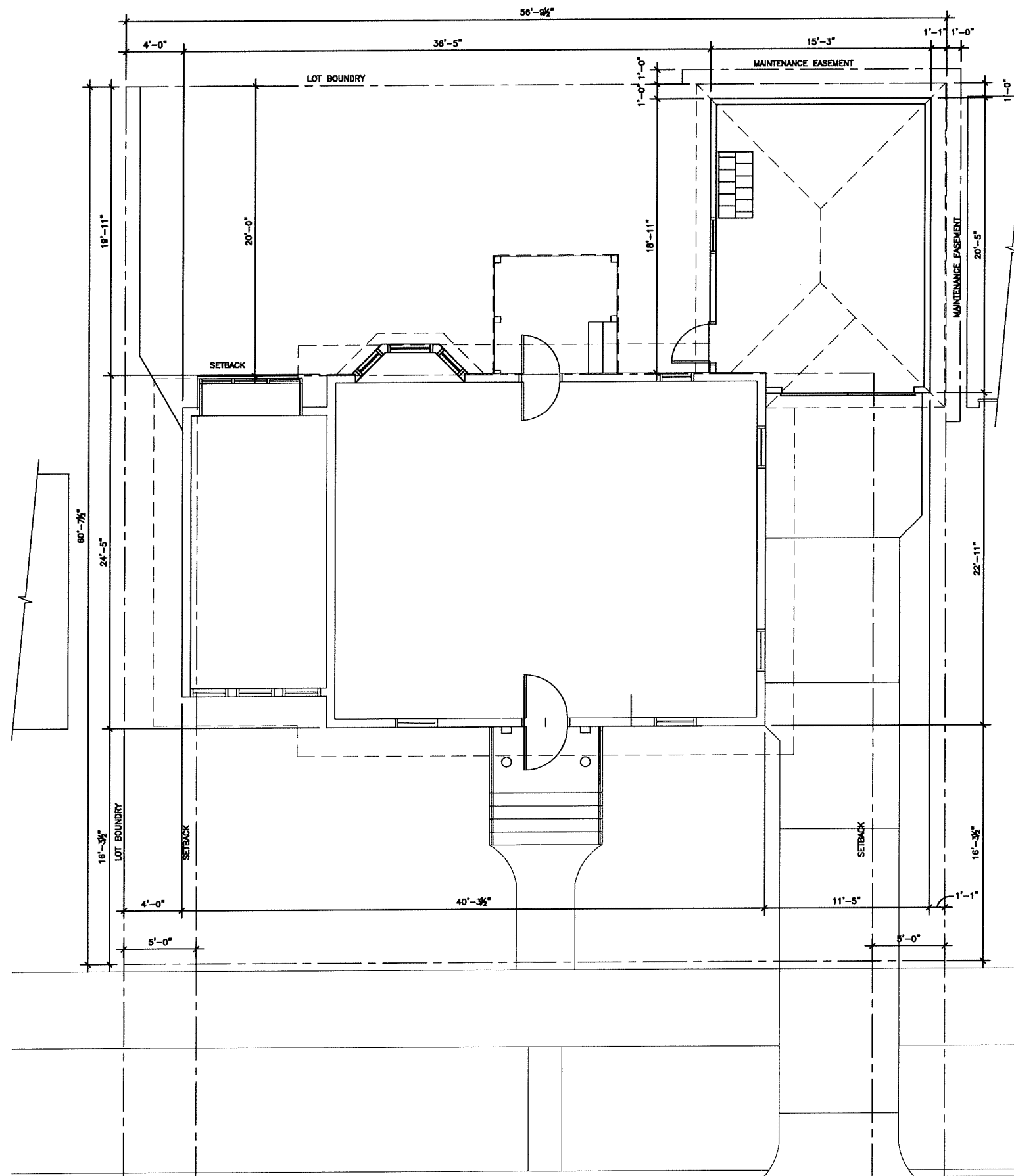
Jeff Gaard - SZK Designs

1/4"=1'-0"

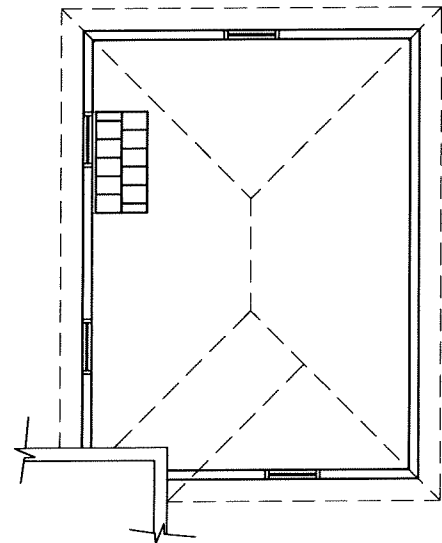
10/27/14

**A1**

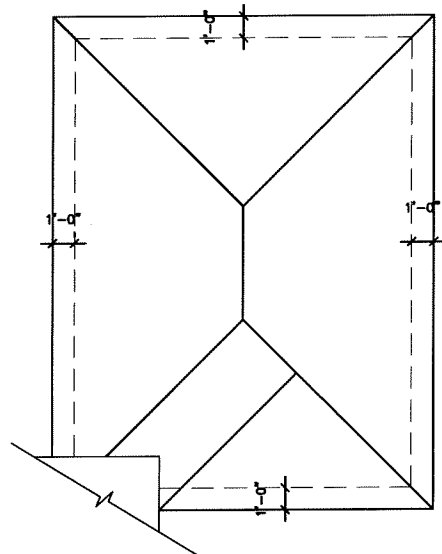
00101



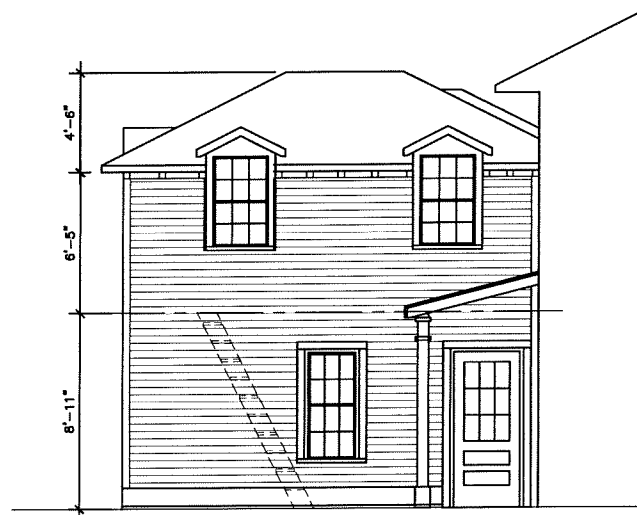
**1 FIRST FLOOR PLAN**  
 1/4"=1'-0"



**2 SECOND FLOOR PLAN**  
 1/4"=1'-0"



**3 ROOF PLAN**  
 1/4"=1'-0"



**4** SOUTH EXTERIOR ELEVATION  
1/4"=1'-0"



**3** WEST EXTERIOR ELEVATION  
1/4"=1'-0"



**2** NORTH EXTERIOR ELEVATION  
1/4"=1'-0"



**1** EAST EXTERIOR ELEVATION  
1/4"=1'-0"

**KADUSHIN GARAGE ADDITION**

206 North Spooner Street  
Madison, WI 53726

Jeff Gaard - SZK Designs

1/4"=1'-0"

10/27/14

**A2**

00101





**KADUSHIN GARAGE ADDITION**

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1/4"=1'-0"

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**G1**

00101