



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

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

12/1/14
RESUBMITTAL

Demolition

- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

CITY OF MADISON

DEC - 1 2014

10:22pm W
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.

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 ^{December 15} ~~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.

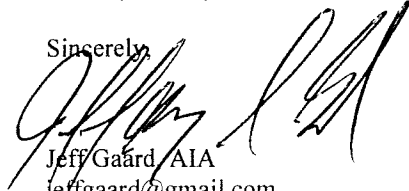
In keeping with the character of the house, the proposed garage/workspace:

- 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 and 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
(608) 445-9165

November 4, 2014

Madison Landmarks Commission
Department of Planning and Development
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Dear Commission members:

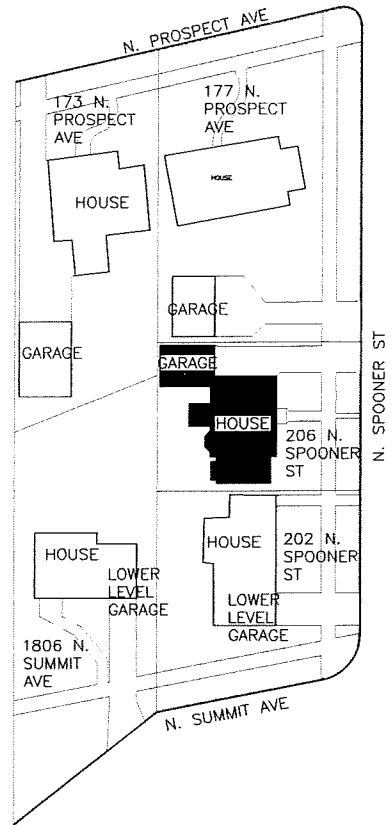
I am writing in support of the proposal set forth by Tommy McGhee and Raphael Kadushin for the expansion of their garage at 206 North Spooner.

I have lived next door to Tommy and Raphael for 13 years (my home is located on the corners of North Prospect and North Spooner). My garage is located next to theirs. After reviewing the plans, I can strongly affirm that the expansion will enhance both their garage and house. The proposed design certainly works seamlessly with the original architecture of the house and will add curb appeal to the entire block. The addition of the studio above the garage will also allow Tommy needed room for his painting.

I urge the Landmarks Commission to approve the proposal for 206 North Spooner. Please feel free to contact me with any questions you may have regarding my support.

Sincerely,

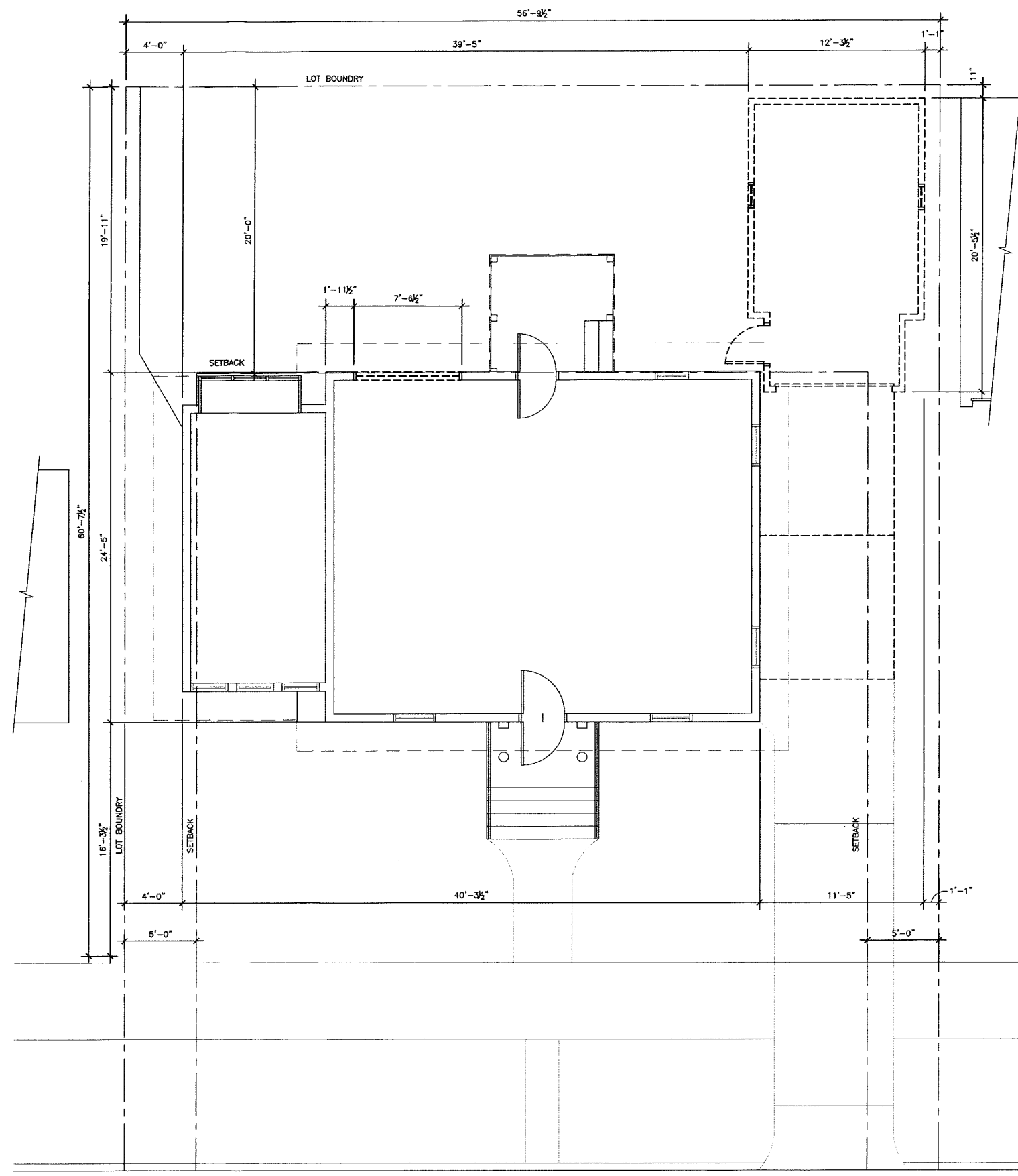
Kathleen Ricci
177 N. Prospect Ave.
Madison, WI 53726
608-215-8496
ricciridd@tds.net



2 NEIGHBORHOOD BLOCK PLAN
NTS



3 NEIGHBORHOOD SITE PLAN
NTS



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

REVISIONS

KADUSHIN GARAGE ADDITION

206 North Spooner Street
Madison, WI 53726

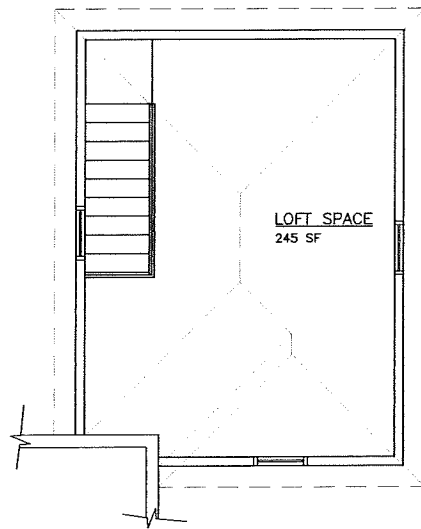
Jeff Gaard - SZK Designs

1/4"=1'-0"

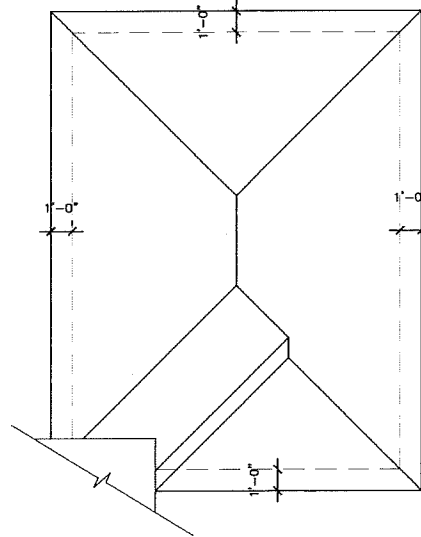
12/1/14

D1

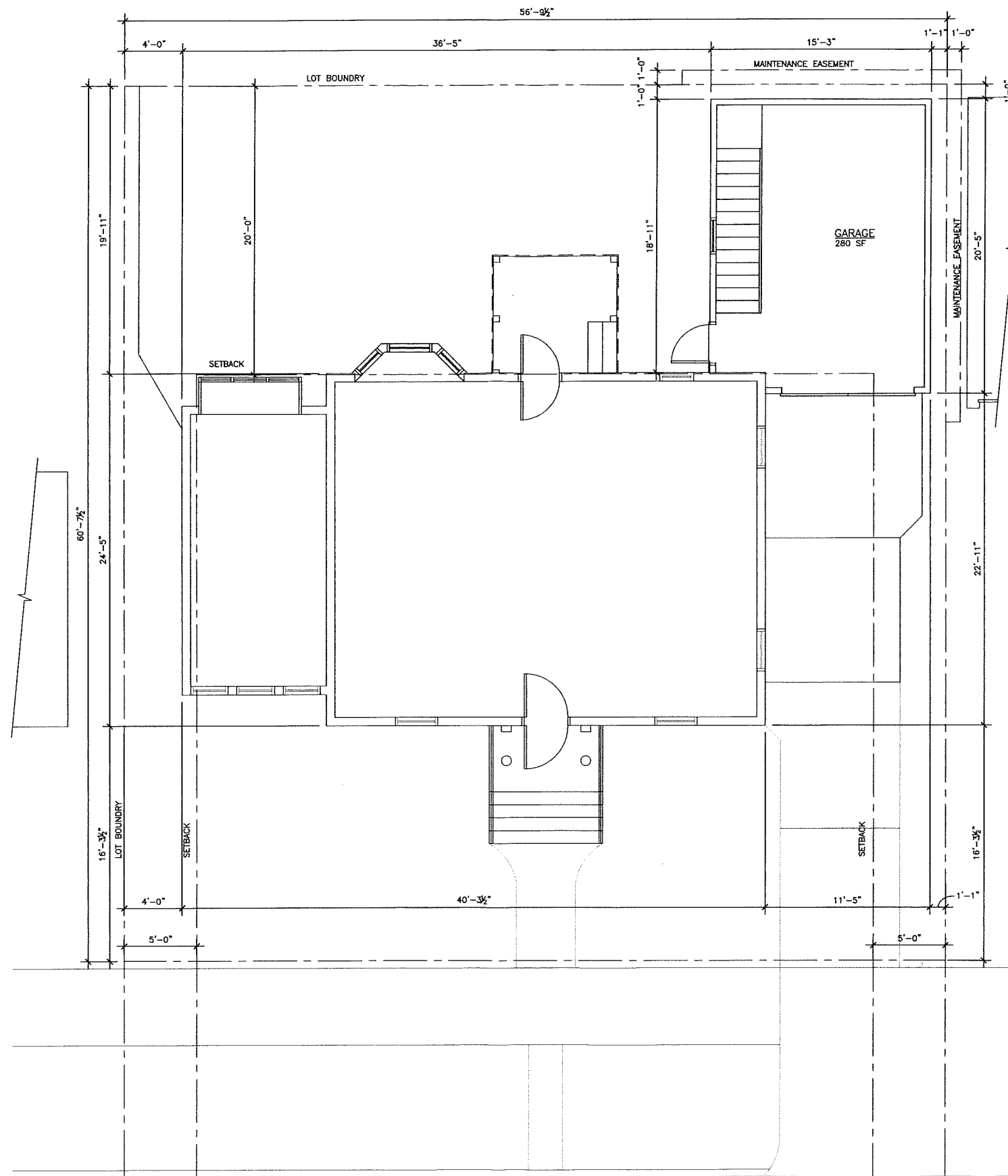
00101



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



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



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

ZONING INFORMATION

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

TYPICAL WALL
CONSTRUCTION (MEETS
3/4 HOUR FIRE RATING):
2x6 WD STUD WALL W/
P.T. LAP WD SIDING, TYVEK
HOUSEWRAP, 7/16" O.S.B.
SHEATHING, R-19 BATT
INSULATION, 4 MIL VAPOR
BARRIER, 1/2" GYP BD

REVISIONS

KADUSHIN GARAGE ADDITION

206 North Spooner Street
Madison, WI 53726

Jeff Gaard - SZK Designs

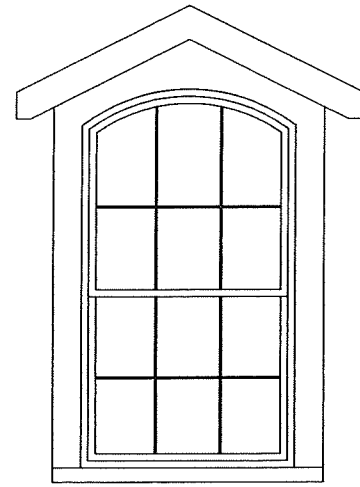
1/4"=1'-0"

12/1/14

A1

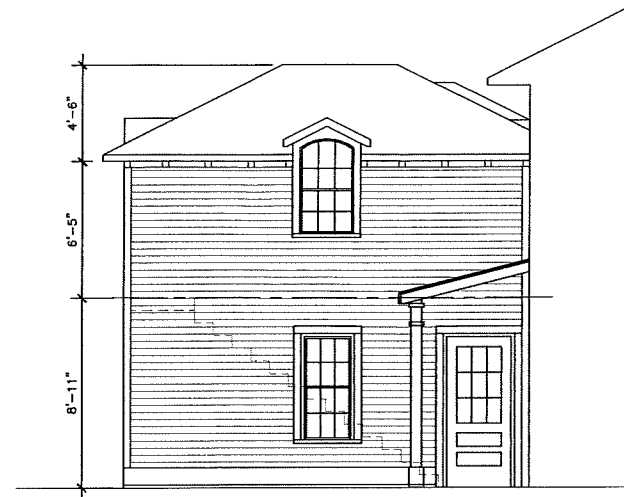
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MARVIN CLAD ULTIMATE DOUBLE HUNG -
LOW ARCH TOP W/ SIMULATED DIVIDED
LITE WITH SPACER BAR (SDLS)

5 TYP WINDOW
1"=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"

12/1/14

A2

00101



202 N. SPOONER ST.



126 N SPOONER ST
(ROOM ABOVE GARAGE)



FRONT ELEVATION



207 N. SPOONER ST.



177 N PROSPECT



HOUSE/GARAGE VIEW



211 N SPOONER ST



ARLINGTON PLACE
(ROOM ABOVE GARAGE)



REAR ELEVATION

REVISIONS

KADUSHIN GARAGE ADDITION

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1/4"=1'-0"

12/1/14

G1

00101

2 NEIGHBORHOOD (ADJACENT HOUSE) PHOTOS

1 SUBJECT HOUSE PHOTOS