



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: 1717 KENDALL AVENUE Aldermanic District: 5

2. PROJECT

Date Submitted: OCTOBER 18, 2013

Project Title / Description: 1717 KENDALL GARAGE/ENTRY

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): _____

3. APPLICANT

Applicant's Name: SCOTT & JENNIFER LAMONTAGNE Company: _____

Address: 1717 KENDALL AVENUE City/State: MADISON Zip: 53726

Telephone: 608.467.2188 E-mail: terioj@hotmail.com, scott-lamontagne@hotmail.com

Property Owner (if not applicant): _____

Address: _____ City/State: _____ Zip: _____

Property Owner's Signature:  Date: 10/18/2013

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

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.

Scott & Jennifer LaMontagne
1717 Kendall Avenue
Madison, WI 53726
October 16, 2013

Madison Landmarks Commission
City of Madison Planning Division
215 Martin Luther King Jr. Blvd., Room LL.100
Madison, WI 53701-2085

Dear Landmarks Commission,

The house at 1717 Kendall is on the corner of Kendall and Prospect in The University Heights Historic District. It was built in 1895. Sometime before 1940, a two car flat roofed garage was attached to the back of the house. Within this garage is an entrance to the basement which is covered with plywood. The stone foundation wall of this entrance appears to be original to the house, however, the plywood structure would not seem to be historic. It appears to be from previous college student rental days.

The garage has been poorly maintained and was deemed "unserviceable" during our home inspection in May 2012. There is currently no water proof membrane on the roof and it rains significantly on the inside during inclement weather. The amount of rain water running through the garage floor has corroded the mortar of the exterior foundation wall and is causing a wet foundation wall on the inside. The roof and walls of the garage are moldy and rotted. Further, the structure – even if it were serviceable – does not fit modern day vehicles.

We are seeking approval to remove this attached non-original structure. In its place, we would like to build a detached garage in the back corner of our lot. The new structure would be suitable to hold two cars along with garbage cans, lawnmower, snow blower, garden tools, four bikes, and other typical items. The plans have been drawn with consideration to coordinate with the architecture of the home and the maintain the integrity of the genre of the house and neighborhood. The structure aims to be unobtrusive and not block a neighbor's lake views – as such the rooflines match many detached garages in the neighborhood. There would be a side entry porch similar to the house's back porch. It would maintain similar trim details and include side windows which are similar to those on the east side of the home's first level.

In removing the existing garage, we are left with a hole and have an exposed, unprotected access point into our basement. The current plywood shed above the steps/opening is not suitable for exposure to the elements. We are seeking approval to add a small addition to the house which would alleviate this issue. It would close off and protect this opening. In turn, it will provide a mudroom for entering the house. (Currently the backdoor access is a 3x3 foot space which makes it difficult for more than one person to enter at a time.) The proposed addition has been designed with careful consideration to coordinate with the genre and historic properties of the home. The new back door entrance and porch would align with the garage door to allow for convenient transfers from one building to another. The Juliette balcony railings

originally above the back porch would be returned (the balcony would be decorative and non-functioning).

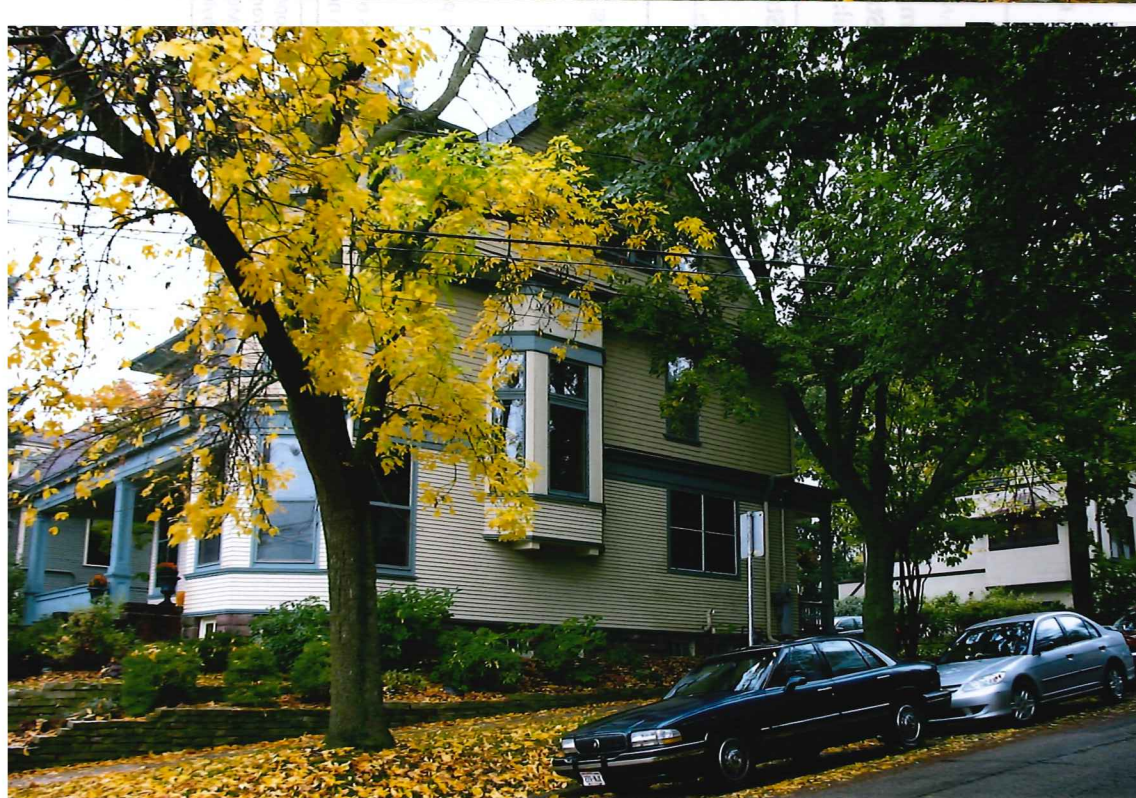
Long term plans include removal of an asymmetrical gable window (as shown on the west elevation plan) and a fire escape that was added when portions of the house were rented. The west facing gable would be restored to its 1895 appearance. Significant masonry restoration is needed as well as envelope restoration.

The house is built on a hill and the back yard is currently sloped towards the house. When building the garage and addition, we also plan to re-grade the back yard to keep water from flowing towards the house foundation.

We look forward to responding to any questions from the Landmarks Commission and other relevant parties.

Thank you,

Scott and Jennifer LaMontagne





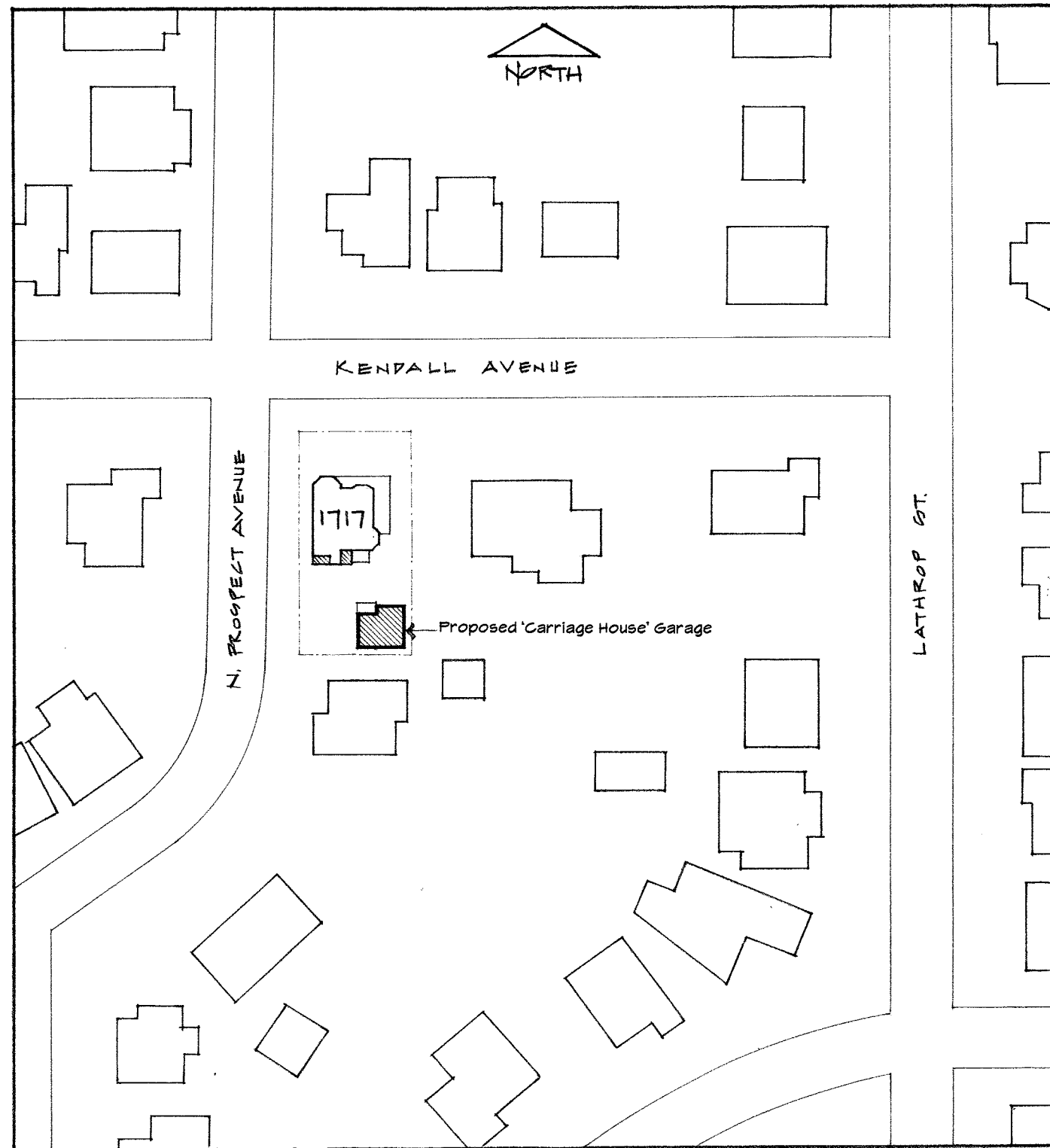






PROPOSED ADDITION AND 'CARRIAGE HOUSE' GARAGE FOR SCOTT AND JENNIFER LAMONTAGNE RESIDENCE

1717 KENDALL AVENUE MADISON, WISCONSIN



LOCATION MAP SHOWING NEIGHBORING RESIDENCES

Map based on map prepared by Dane County Land Information Office

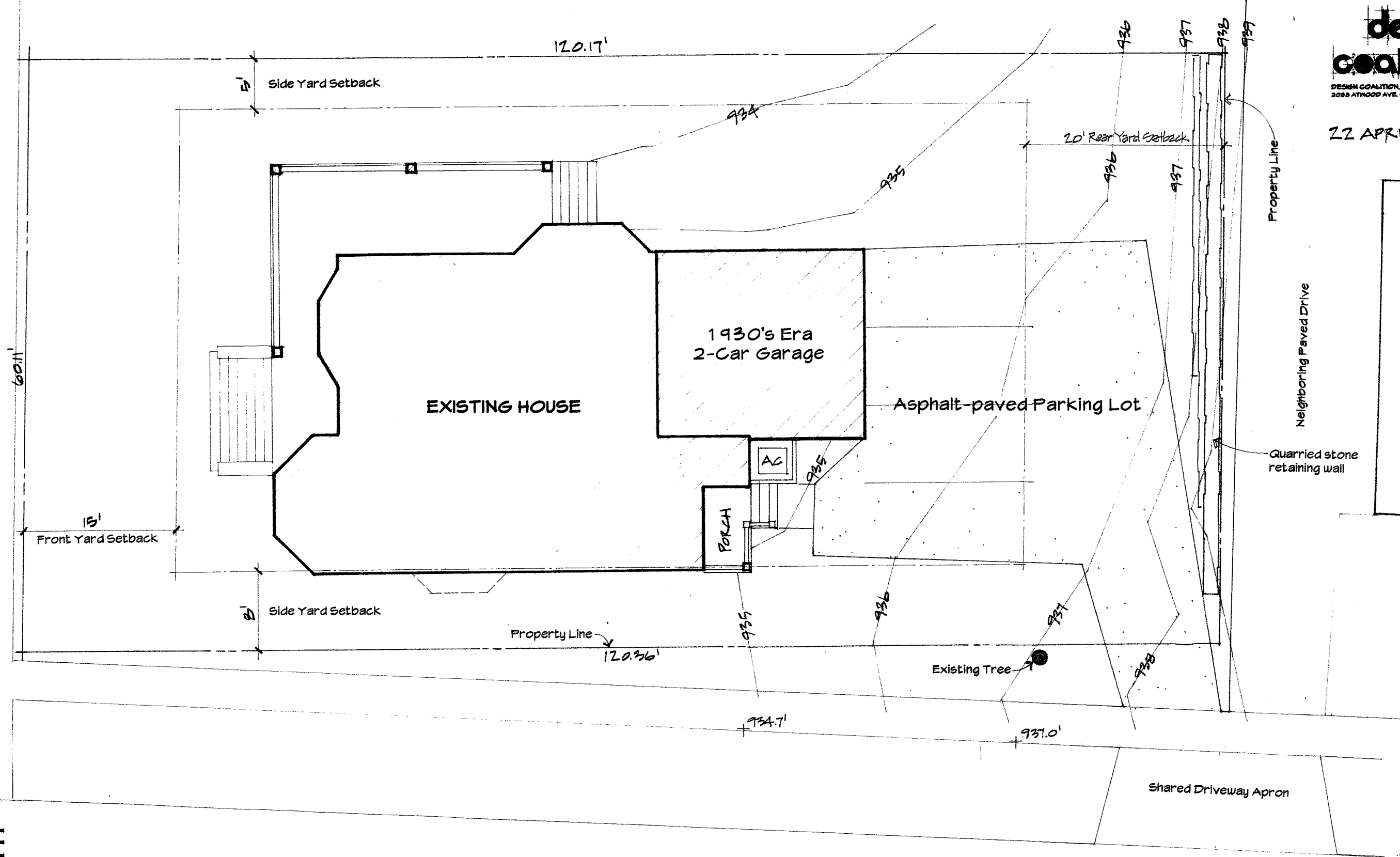


DESIGN COALITION, INC. ARCHITECTS
2088 ATWOOD AVE. • MADISON, WISCONSIN

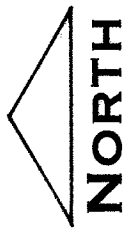
16 OCT 2013

22 APRIL 2013

KENDALL AVENUE



ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
 1717 KENDALL AVENUE · MADISON, WISCONSIN



N. PROSPECT AVENUE

SITE PLAN - EXISTING

Site plan based on March 19, 2007 survey by Williamson Surveying & Assoc., L.L.C., 104A N. Main St., Waunakee, WI

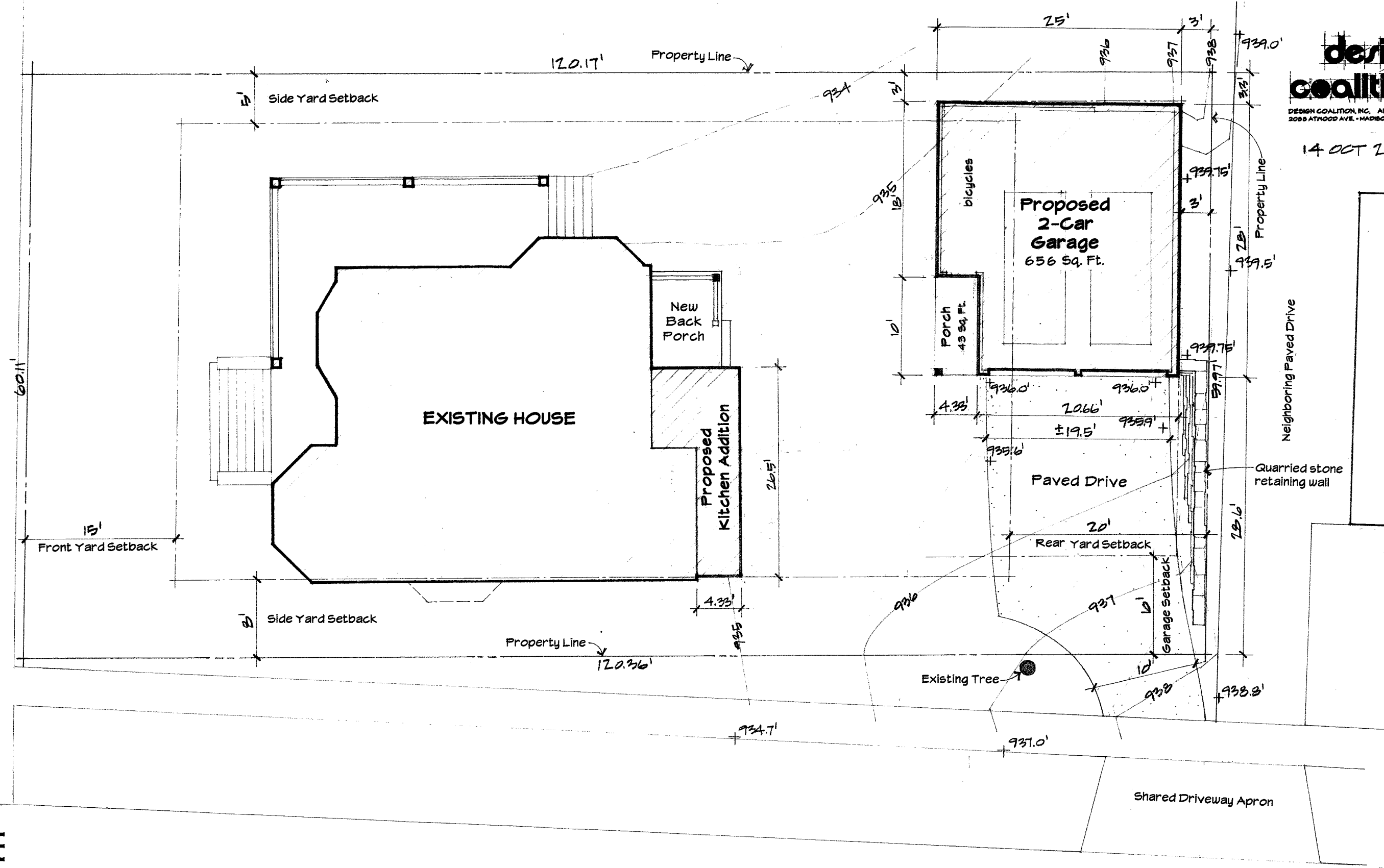


1A

KENDALL AVENUE

design coalition
DESIGN COALITION, INC. ARCHITECTS
2088 ATWOOD AVE. • MADISON, WISCONSIN

14 OCT 2013



Neighboring Residence

ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN



NORTH

N. PROSPECT AVENUE

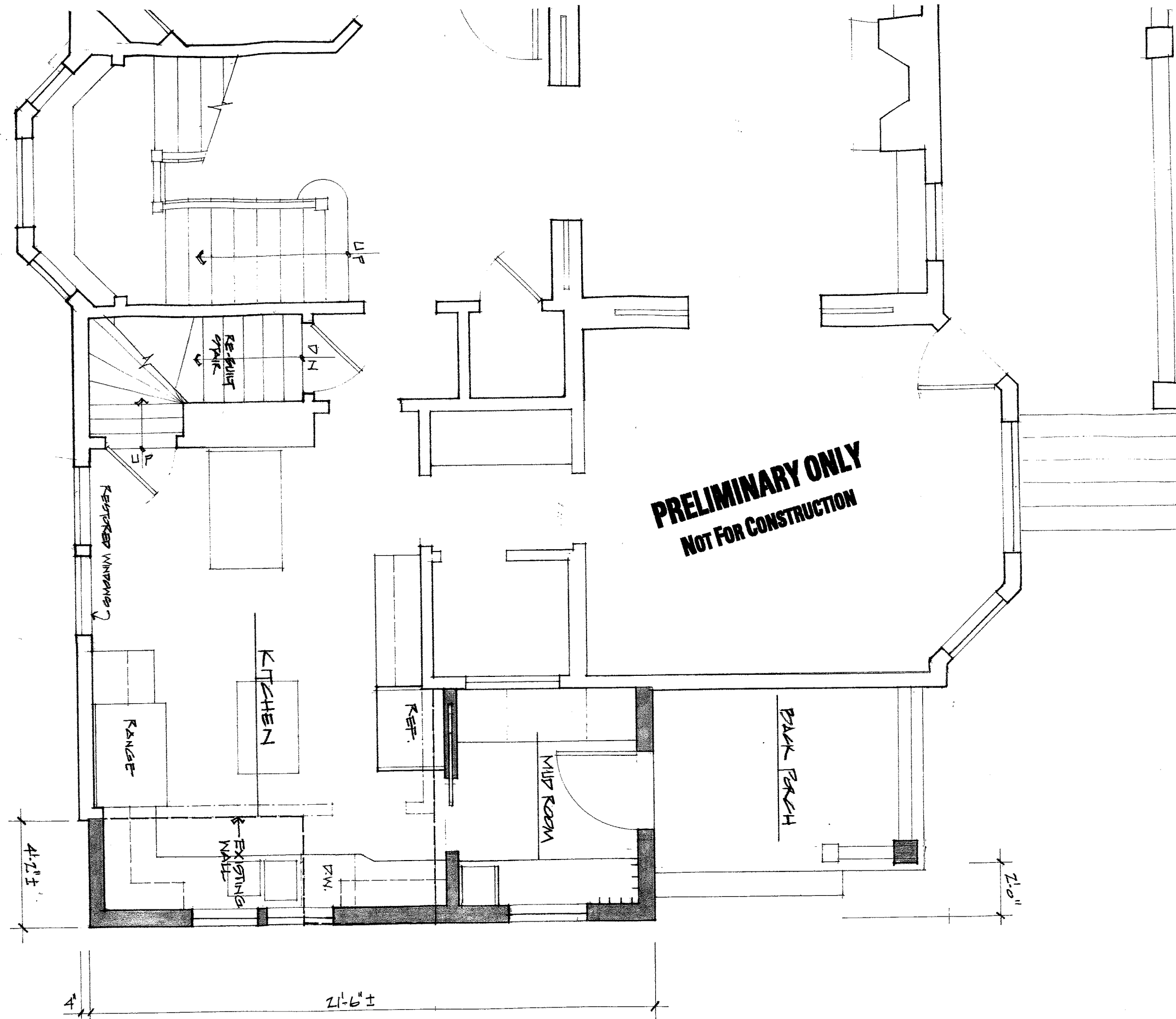
SITE PLAN - PROPOSED

Site plan based on March 19, 2007 survey by Williamson Surveying & Assoc., L.L.C., 104A N. Main St., Waunakee, WI



1 B

16 OCT 2009



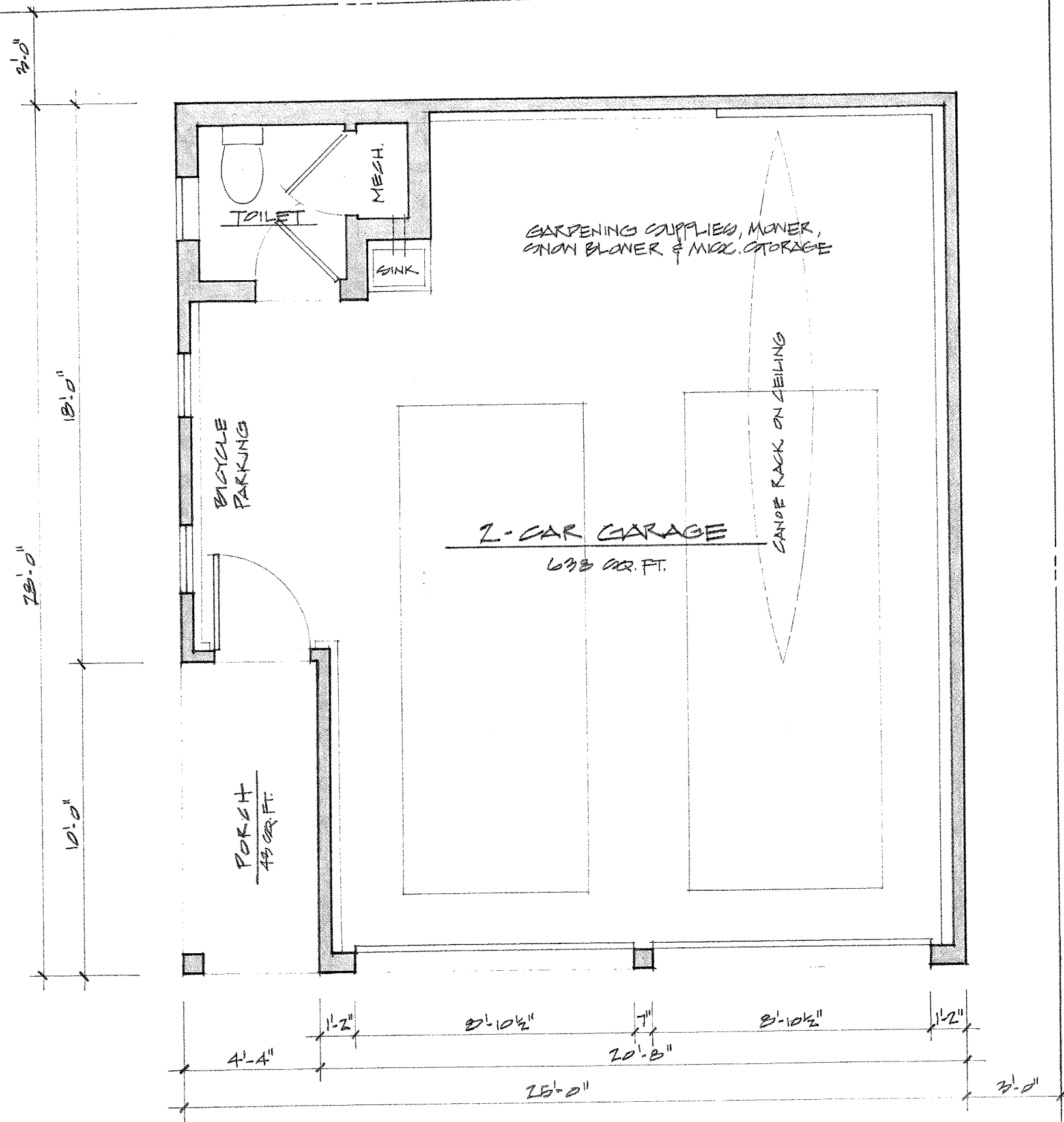
FLOOR PLAN - ADDITION TO HOUSE

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

ADDITION AND GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

PRELIMINARY ONLY
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16 OCT 2014

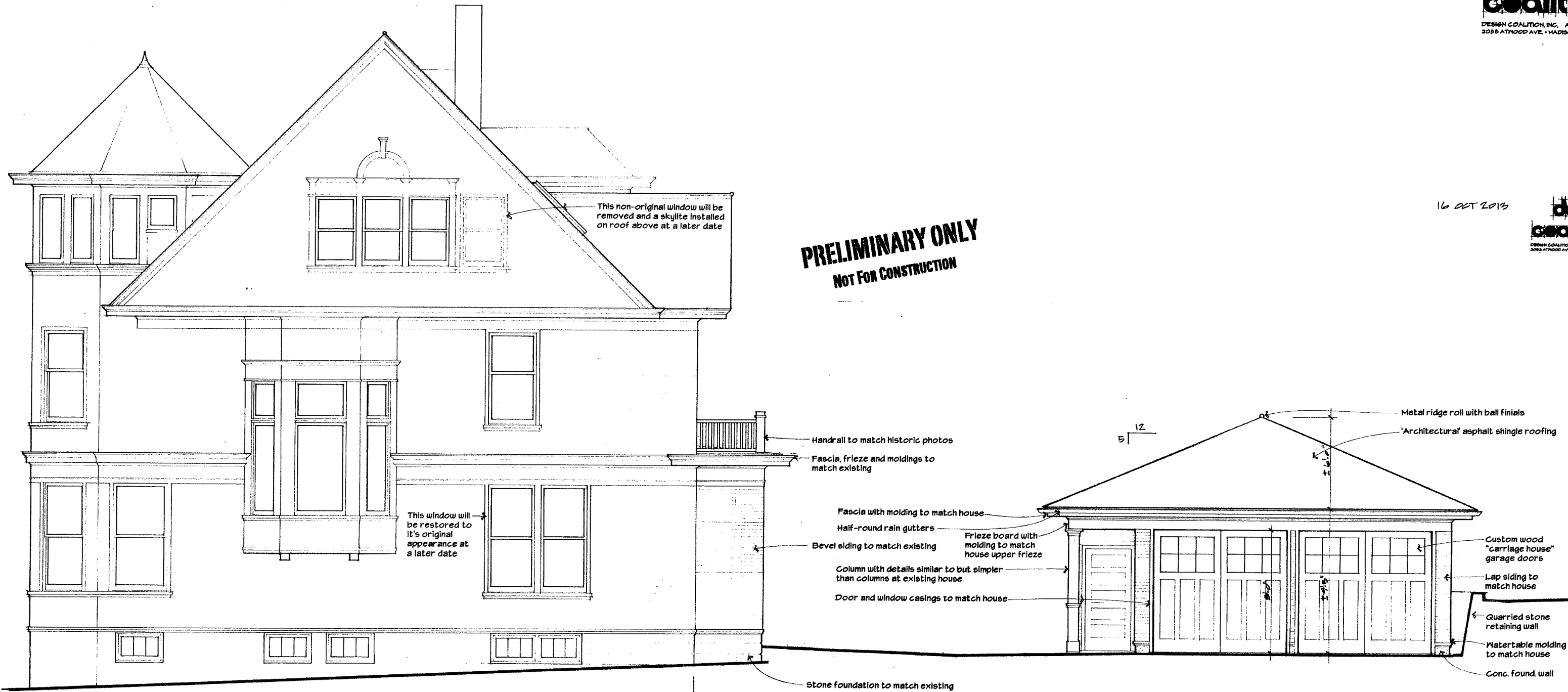


GARAGE FLOOR PLAN

1/4" = 1'-0"

16 OCT 2013

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EXISTING HOUSE



PROPOSED 'CARRIAGE HOUSE' GARAGE



WEST ELEVATION

ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
 1717 KENDALL AVENUE • MADISON, WISCONSIN

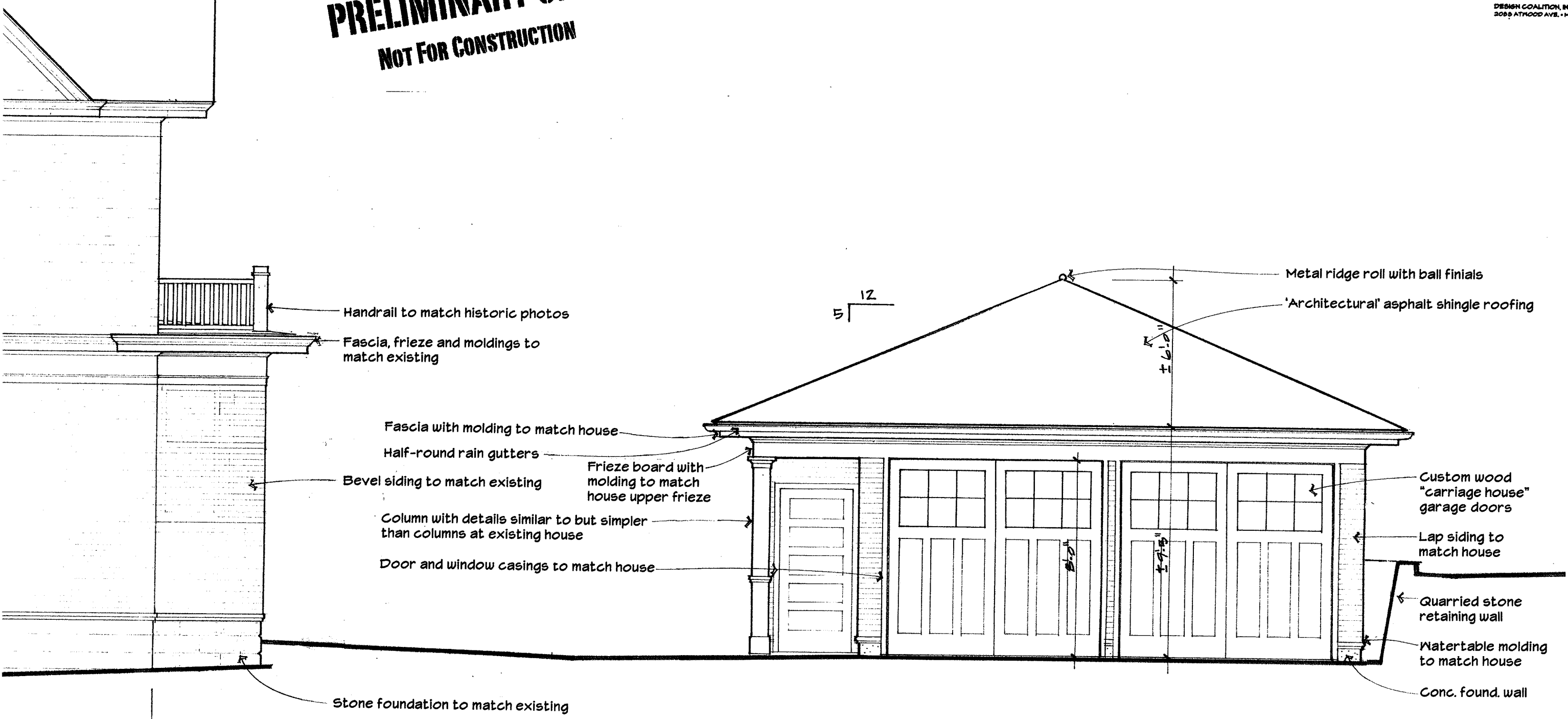
ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
 1717 KENDALL AVENUE • MADISON, WISCONSIN

Design by Mark Hinrichs

This non-original window will be removed and a skylite installed on roof above at a later date

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EXISTING HOUSE PROPOSED ADDITION

PROPOSED 'CARRIAGE HOUSE' GARAGE



WEST ELEVATION

ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
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SOUTH ELEVATION



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PROPOSED 1-STORY ADDITION EXISTING HOUSE

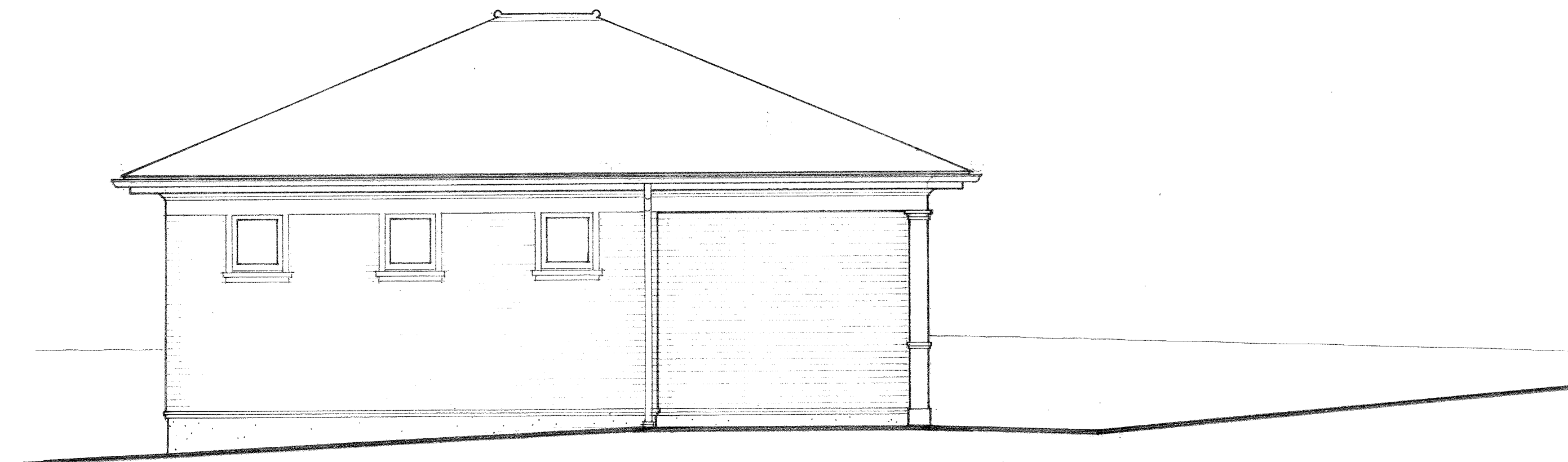
EAST ELEVATION



ADDITION & GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

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GARAGE NORTH ELEVATION

1/4" = 1'-0"

ADDITION AND GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

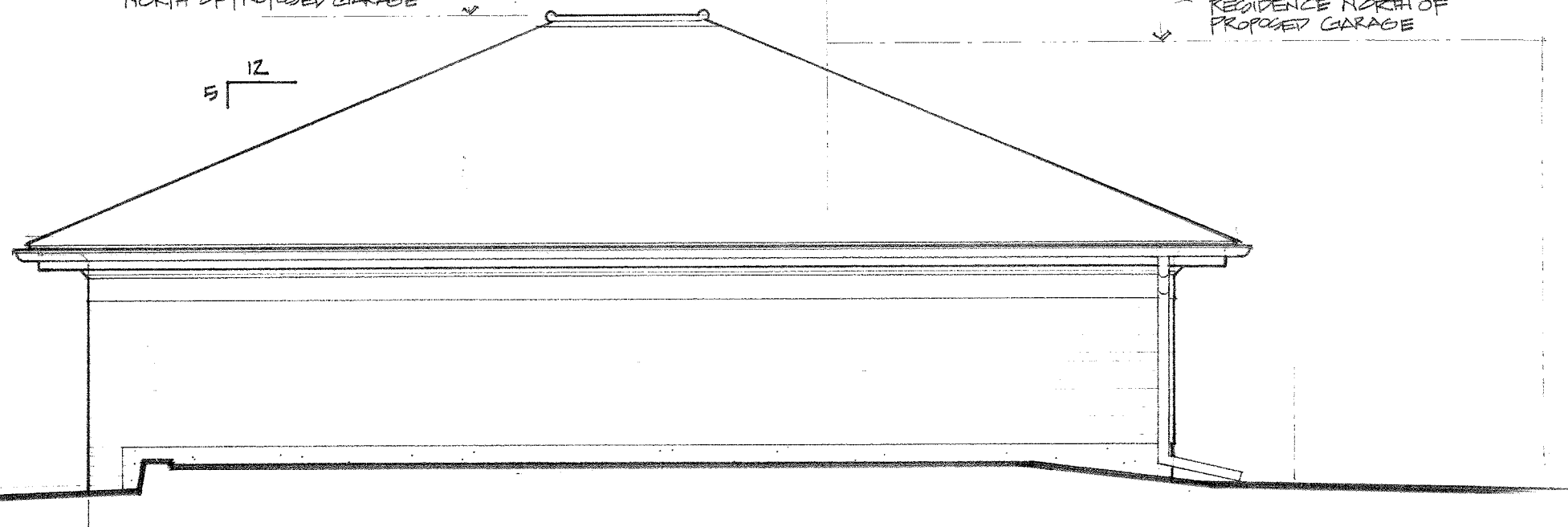
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16 OCT 2013

LINE OF FIRST FLOOR
WINDOW SILLS AT RESIDENCE
NORTH OF PROPOSED GARAGE

LINE OF DECK RAILING AT
RESIDENCE NORTH OF
PROPOSED GARAGE

5 | 12



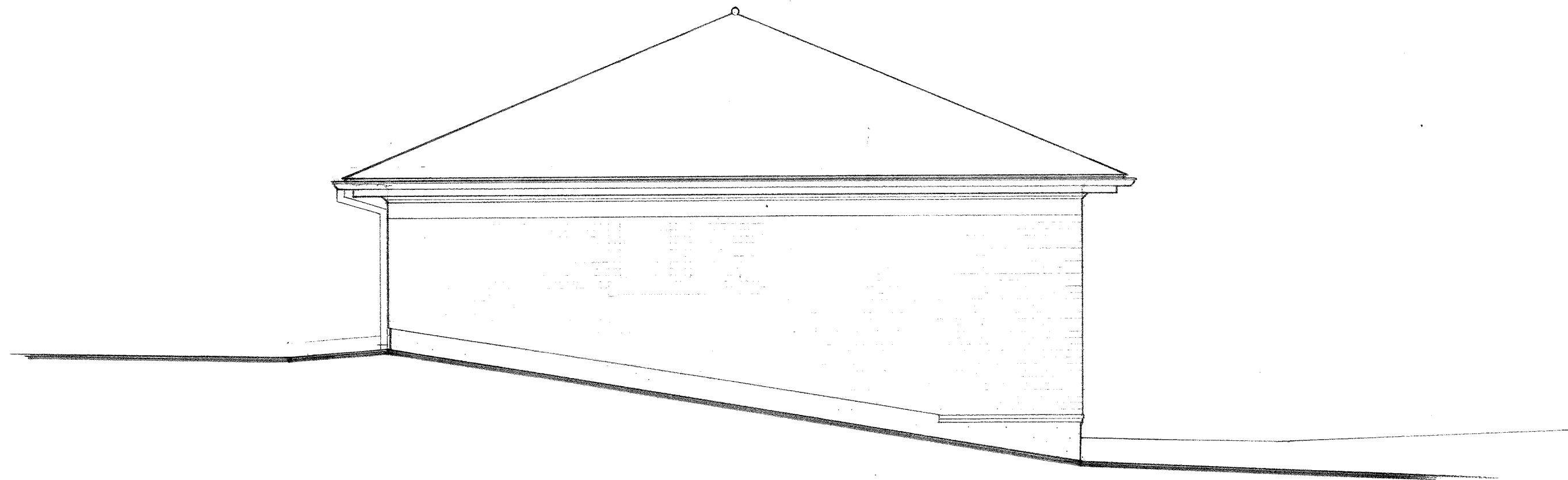
GARAGE SOUTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

ADDITION AND GARAGE FOR LAMONTAGNE RESIDENCE
1717 KENDALL AVENUE • MADISON, WISCONSIN

16 OCT 2014

**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**



GARAGE EAST ELEVATION

1/4" = 1'-0"

ADDITION AND GARAGE FOR LAMONTAGNE RESIDENCE
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