



Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 219 West Gilman Street Aldermanic District: 4 (Verveer)

2. PROJECT

Date Submitted: July 1, 2016

Project Title / Description: Chabad House-Jewish Student Center - Expansion

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: Mark Kruser Company: Assemblage Architects
 Address: 7433 Elmwood Ave City/State: Middleton, WI Zip: 53562
 Telephone: 608.827.5047 E-mail: kruser@assemblagearchitects.com
 Property Owner (if not applicant): Rabbi Mendel Matusof
 Address: 223 West Gilman Street City/State: Madison, WI Zip: _____

Property Owner's Signature:  Date: 6/29/16

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.

PROJECT NARRATIVE

CHABAD HOUSE JEWISH STUDENT CENTER – Addition and Renovation
223 and 219 West Gilman
Madison, Wisconsin

The existing Chabad House (Chabad Lubavitch, Inc) is located at 223 West Gilman Street. The building was constructed in circa 1890's (assumed) as a single family house and has received an addition in 2008 to accommodate Chabad House and the Rabbi's family needs. The building is a wood framed structure with brick veneer and the original form and façade will remain intact in this project. The Chabad House serves the UW student population as a community center offering student support and occasional meals. It currently serves as a student center and private residence for the Rabbi and his family.

As Chabad House needs grew, in particular the necessity for a larger gathering space, Rabbi Mendel purchased 219 W. Gilman Street in 2013. The property was used as student rental housing until 2015. This structure, previously condemned by the City of Madison, is intended to be demolished.

The proposed project consists of adding to the existing building (223 Gilman) linking the first floors functions to accommodate the program requirements for a larger gathering space, modest food service, and the Rabbi's office and library. The second floor of the addition provides a guest suite for visiting guests and scholars, as well as a separate apartment. The second floor of 223 Gilman will be rearranged to accommodate the bedroom egress requirements that is affected by the addition.

The addition is set back from Gilman to allow for an outdoor area as an extension of the gathering space and creates a modest urban terrace. The primary entrance will remain at 223 Gilman Street which currently provides an accessible entrance.

The site is designed to accommodate two parking spaces for the Rabbi and his family. A site wall defines the property form the adjacent city surface parking lot. The vehicular path between the parking lot and the new addition replaces the required easement that provides access to the adjacent property (Hopcat Restaurant).

The building form is developed to respect the residential scale of the neighborhood. The proportions and scaling are abstracted from the existing Chabad House. The addition utilizes

Assemblage Architects
Design Narrative 223 and 219 W Gilman Street
Chabad House

PROJECT NARRATIVE

the traditional material of brick selected to be complimentary to the existing brick, combined with contemporary Richlite panels, a sustainable and low-maintenance product. Paint and material colors are selected to complement the existing structure.

Overall the building is designed to accommodate the program, provide the required access to the adjacent property, respects the residential scale and material of the neighborhood, and contributes to urban landscape by providing a modest urban garden.

Attachments:

Historic Building Evaluation of 219 Gilman Street Evaluation
by Historic Preservation Architect Charles Quagliana, AIA

HISTORIC REPORT

December 14, 2015

Mr. Hamid Noughani
Assemblage Architects
7427 Elmwood Avenue
Middleton, WI 53562

Re: 219 Gilman Street Evaluation

Mr. Noughani,

The following is my report on 219 Gilman Street.

Purpose

The purpose of the research and observations for 219 Gilman Street, Madison, WI are to provide an opinion on the general condition, architectural integrity and possible deconstruction of the property.

Research

Research was conducted at two primary sources. These were the Madison Landmarks Commission files and Wisconsin Historical Society.

Ms. Amy Scanlon, Preservation Planner with the City of Madison Landmarks Commission, confirmed that the property is located within the *Mansion Hill National Historic District*, but not within the *Mansion Hill Local Historic District*. Therefore the City Landmarks Commission does not have purview with the property. It appears the house was constructed circa 1884, however it is not shown on the 1885 Sanborn-Ferris Insurance Maps of Madison.

The *Mansion Hill National Historic District* was discussed with National Register Coordinator Ms. Peggy Veregin at the Wisconsin Historical Society. The property is a contributing element in the district. A contributing property or contributing resource is any building, structure, or object which adds to the historical integrity or architectural qualities that make the historic district significant.

The National Register nomination provided a general historical background and specifics about architectural and historical significance of the district. Many individual properties are described in detail

HISTORIC REPORT

within this 85 page document, for either their historical or architectural significance. The property at 219 W. Gilman is not within this group. It is simply listed by street address and noted as the H. L & Mary Gage Rental House.

“The Mansion Hill Historic District is made up primarily of large single-family nineteenth and early twentieth century houses, most of which have been subdivided into multiple rental units. In most cases, subdividing has had a minimal effect on the exterior of these houses due to their considerable size”.

National Register Nomination, 1997.

This small vernacular dwelling is one of the few small scale homes within the neighborhood. According to the National Register nomination, the 219 W. Gilman house (like 123 W. Gilman) was a rental property. One can assume therefore that is why it is of small scale and of very modest design and detail.

Research was conducted in the Wisconsin Historical Society on-line photographic archives. This included briefly viewing historic Sanborn-Ferris maps of Madison and reviewing historic photographs in the “Name File”. The Sanborn maps did yield some information related to the footprint of this house at various times, in particular the 1892 map shows the house in its full current form. So we know any significant additions were completed before this date.

Observations

Observation and comments offered here are based upon the condition assessments conducted on December 1, 2015. Preservation Architect Charles Quagliana reviewed the architectural elements and Kurt Straus, Structural Engineer, reviewed the structural components. Architect Kim Spoden of Assemblage Architects and the owner Chabad Lubavitch also participated.

The purpose of the limited condition survey was to assess and document the physical condition of readily accessible portions of the building and those that could be viewed from the ground. Elements open to view were observed, photographs taken, field notes were recorded. Architectural and structural elements were examined to identify their type and determine their condition. Methods were not overly invasive but some minor selective removal was done to examine the building fabric. Overall the building was found to be in generally fair to poor condition with significant deterioration, deferred maintenance issues and worn out or badly damaged components requiring substantial repair or replacement.

HISTORIC REPORT

Site

The property is essentially level with a slight slope to the south. This allows rain and snow melt water to be trapped against the foundation wall providing opportunity for moisture penetration into the foundation wall and basement. This is most evident at driveway side of the building where the grade is lower than the adjacent asphalt surface.

Exterior

The property is a simple wood frame, front facing, two story, gabled design, with an “L” shaped porch. This is a very simple house, of vernacular design, with little ornamentation or design attributes. It appears that the rear portion of the house was added sometime after original construction but before 1892. It is likely that the house was converted to a two -flat with the addition of the rear portion.

The house is sheathed in wood clap boards with an average 4” exposure, 4” corner trim and 7” window heads. Much of the wood siding is original and is in fair to poor condition with failing paint, multiple splits, openings and cracks. Corner boards and window trim are in generally good condition. The horizontal wood trim and banding is generally in poor condition. Overall the exterior walls no longer provide an effective weather barrier.

Much of the original ornament and detail has been removed from the house, but remnants of the original may be found on the bay. Brackets, panels and decorative banding are intact here but are in poor condition.

Several different types of windows are found in the house. The predominate window type is a simple one over one double hung window. These windows have aluminum combination storm windows. The large glass and mutin size indicate these may be second generation windows. A few of the original two over two windows, with narrow muntins, remain on the parking lot side of the house. All windows lack any weather stripping and are very leaky to air infiltration. The sash are in fair condition with some deterioration at the meeting rails and lower rails typical. Aluminum combination storms are in fair condition and have protected the wood window frames and sash.

There is evidence of removal of original windows on the parking lot side of the house. Ghosts of these original windows are evident in the siding patching. New simple hopper type, 1950 style, windows replaced the originals as interior room configuration and function were changed.

HISTORIC REPORT

Most of the roof edge does not have gutters. Gutters and downspouts that are extant are half round galvanized and are in very poor condition and non-functional. Therefore all of the roof rain and snow melt water is deposited at the base of the foundation wall allowing water to migrate into the foundation walls and basement.

The upper roof is a 3-tab asphalt shingles well past their service life with significant deterioration and delamination. Multiple patches of non- matching shingles are evident. The owner relates that previous roof leaks are now repaired.

The porch roof is a newer asphalt-fiberglass 3-tab shingle with old flashing at the clapboard wall. Overall this is in good condition and functional. The roof of the bay is an asphaltic membrane material that appears to be applied over the original tin roof. This is deteriorated and near the end of serviceable life but currently weather tight.

The exterior chimney of the house is brick masonry. This appears to be leaning slightly to the east. This is a second generation chimney as the brick and mortar do not look like that of 1800s, local yellow brick. This chimney dates to perhaps the 1950s era of construction. The chimney does have a concrete cap but no drip. Flashing at the roof line appears to be in good condition and functional.

Structural

Systems:

The foundations are constructed of rubble limestone and mortar. The thickness of the foundations varies. We measured 16" thickness in one area. One wall was found to be concrete block with mortar (CMU). The CMU wall portion appears to be a replacement or veneer for the original foundations along that section of the exterior wall.

Portions of the basement are covered in structural concrete slabs.

The first floor framing consists of 2x8 at 16" centers with 1x decking. The perimeter of the building is framed with a timber sill beam receiving the joists. Some of the framing has been reinforced with "T-posts" and 4x4 columns with cross beams to shore up areas where framing was perceived by previous owners to be soft or where it had been cut to pass plumbing. It does not appear that these supports have proper footings.

HISTORIC REPORT

Second floor framing and wall studs are completely concealed behind finishes.

The roof framing is 2x4 rafters at 16" centers with 1x decking. The rafters are bearing on the exterior wall and extended to the ridges.

The front of the building was the apparent original building based on the construction of the foundations. At the time of its original construction, it appears that the basement was a three foot or so tall crawlspace. Sometime after its original construction, the basement was dug out to make room for mechanicals, storage and usable space.

A pier supporting beam framing exists in the basement. Portions of this pier do not appear to be stable. The top of the pier contains loose stones. The base of the pier is at the edge of a soil ledge of questionable integrity.

There appears to be some water infiltration into the space. We observed significant erosion in the mortar of the walls. Some of the stone work appeared to be loose. Some joist supports appear to be undermined by deteriorated sections of stonework.

The floor levels of the building appear to be sound. We noted some sagging and undulation in the floors over and away from supports. It is likely that all of the interior walls on first floor and second floor support loads above, whether or not they were intended to be bearing or non-load bearing. Ceiling damage from past roof leakage was noted that may suggest some ceiling joist damage.

The roof framing contains several areas of apparent damage. Holes in the shingled roof can be seen from the street. Some deterioration was noted in the soffits. It is probable that a significant amount of roof decking has damage since the shingle roof has been in poor condition for some time.

The porch floor framing is spongy and is sagging. This framing is quite close to grade and may have deterioration in the members. The plywood decking is not a proper material for the top surface of the deck. This type of decking can actually trap moisture in the wood framing and accelerate the deterioration process.

HISTORIC REPORT

Interior

Basement

The basement is a utilitarian space for mechanical equipment and storage. As noted in the structural portion of this report, the house originally had a crawl space that was later expanded to a full basement. There are no significant finishes in the basement. Areas of water intrusion were noted.

First Floor

The majority of interior spaces have been significantly remodeled and modified to accommodate student housing. The floor plan has been modified to accommodate a larger kitchen and an additional bathroom. The majority of this has been additive, some subtractive. Fragments of original 1880's painted base, trim and casings remain. Wood trim and baseboard materials vary throughout the first floor, evidence of multiple remodeling and improvement campaigns.

Some original 5 panel doors also remain. The remodeled areas have flush doors hollow core doors and ranch trim and casing.

Most of the first floor is carpeted. This covers 2 ¼" wide maple flooring in generally good condition. Rear addition features a differ type of base, trim and casing than that found in the original house.

Walls and ceilings of the first floor are plaster on lath. Multiple repairs are evident but overall the condition is fair to good.

The kitchen has some contemporary low budget cabinets, laminate counter tops and vinyl floor. The bathrooms are typically in poor to fair condition with leaks present and the need for constant caulking and minor repairs very evident. Water leakage is anticipated to be causing deterioration of adjacent wood framing in every bathroom observed.

It appears that much of any custom detail, fire places, built-ins, pocket doors and decorative work have been removed. Many have maple or oak wood floors with some fragments of decorative base and trim remaining. Interior doors are typically four or five panel typical of the period of original construction.

Second Floor

The second floor is characterized by larger room sizes. The original, or front portion, features maple floors, painted wood base and five panel doors similar to first floor. The rear addition portion features

HISTORIC REPORT

stained birch trim and two panel doors and a maple floor that appear to be early 20th century vintage in design and detail. These are in good condition overall.

Walls and ceilings of the second floor are all plaster over lath. These walls are in good condition. Ceilings are in fair condition with some cracking and water damage evident

The simple wood painted trim at base, windows and doors is in generally good condition. Most appears to be original to the time of initial construction.

A bathroom was added on second floor. This includes a toilet, small corner sink and plastic freestanding shower stall. The flooring here is vinyl. This is in poor condition. The plaster walls are in poor condition. Some areas have been poorly patched with dray wall pieces. The plaster ceiling is in fair condition with many observed cracks. The kitchen and bath on this level are in good to fair condition.

Mechanical, electrical and plumbing

The existing systems were not reviewed but the owner indicated the boiler and the water heater were fairly new. The boiler feeds old radiators with a one pipe system. This system is operational but the overall condition is not known. The electrical system is likely a combination of old knob and tube wiring and recent conduit and romex cable wiring. A small panel board is located in the basement. This is fed from an electrical meter and service entrance on the north exterior wall. The plumbing system is vintage 1900 with modification to accommodate the added bathrooms. The existing mechanical, electrical and plumbing systems are functional and apparently somewhat code compliant. These systems were not reviewed in detail. The age and state of maintenance of the equipment indicates upgrades and replacement that are not too far in the future.

Conclusions

Architectural Integrity

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics to convey its identity. The property must retain, however, the essential physical features that enable it to convey its historic identity. This property currently retains minimal interior and few essential exterior physical features defining its identity and integrity. The overall architectural integrity of the property is low. It looks and feels like a 130 year old building, but only portions of the original interior remain.

HISTORIC REPORT

Condition

This property has some foundation and basement structural issues related to deterioration of structural elements and modifications to structural systems. The home's structural systems are in generally fair condition.

The exterior exhibits significant deferred maintenance issues, serious degradation and deficiencies contributing to building deterioration. Replacement of roof, 25% of siding, 75% of horizontal trim, and rehabilitation of most windows will be necessary as well as adding a vapor barrier and code compliant thermal insulation.

The interior spaces require a moderate amount of repair and replacement of fabric and finishes. Significant improvements to mechanical, electrical, plumbing and telecommunications systems are likely necessary.

It must be acknowledged that overall the degree of intervention, repair and rehabilitation required on this building is substantial. In addition, the effort and scope of work required to meet contemporary standards and building codes, such as energy conservation, and provide modern conveniences, including state-of-the art technology adds a significant additional cost. It is expected that rehabilitation costs will surpass replacement costs or reasonable expenditures for a property of this age and type. Restoration or replication of missing or deteriorated features, if desired, will also require a significant budget.

If the property were to be retained, Historic tax credits should be considered to help offset rehabilitation costs. The Wisconsin Historical Society's Division of Historic Preservation administers a program of state and national tax credits for repair and rehabilitation of historic income producing properties in Wisconsin. Since this building is within the National Register District it should qualify for the tax credits. Work that would qualify for the credits includes; roof replacement, window rehabilitation, painting, structural work, mechanical systems, plumbing and work.

Testing for hazardous materials was not performed as part of this work. Due to the age of the structure, lead based paint and some isolated asbestos are assumed to be present as they were widely use in the early 20th century. These are not an issue if they are stable. In addition, radon may be present.

HISTORIC REPORT

Architectural Significance

The Architectural significance of the property cannot easily be associated with the original designer or an architect. According to the National Register nomination, the 219 W. Gilman house may have originally been a rental property. One can assume therefore that is why it is of small scale and of very modest design and detail. The significance of this property is low compared to the district.

Architectural Integrity

The overall architectural integrity of the 219 W. Gilman house is in the range of 40%. That is less than 40% of the character defining features or elements, interior and exterior, remain intact.

Architectural Context

It is my opinion that the architectural context of this property is relatively low as compared to the districts period of significance (1850-1940). This was a neighborhood dominated by large single family residences with a few scattered apartment buildings. The context of the immediate area was significantly diminished by the construction of high rise housing, large parking lots and adjacent larger non-residential structures.

Summary

219 W. Gilman: Typical vernacular single family residence (rental) from the late 19th century. Certainly not noteworthy historically or architecturally, significant loss of context, moderate loss of integrity, moderate rehabilitation and code related upgrades required for continued use.

Conclusion

By the strict definition of the National Park Service guidelines, the property is a contributing element within the Mansion Hill Historic District. That is, the building adds to the historical integrity or architectural qualities of a historic district. In my opinion, the property has little to contribute to the district in the areas of history or architecture; it is simply a “placeholder” within the district. It does contribute to the scale of the street and repetition of solid and void spaces along the streetscape.

A secondary aspect of a contributing property is related to integrity. Alterations over time can lower integrity, as is the case with these two properties. Integrity is the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. Historic integrity enables the property to illustrate the significant aspects of its past. The

HISTORIC REPORT

property has lost significant integrity relegating it to placeholder status rather than strong contributor to the district.

Given that the context of the area has changed, considering the property do not possess a high level of historical or architectural significance, and recognizing the low level of integrity, and amount of rehabilitation work required for continued use, I would not consider the retention the building mandatory, assuming replacement construction is compatible with the district.

If you have any questions or comments concerning these observations and findings, please contact me at (608) 444-9589.

Sincerely,

Charles J. Quagliana, AIA, NCARB
Preservation Architect

219 West Gilman – Existing Photos – Interior and Exterior:



1. Basement – Boiler



2. Basement – Water Heater



3. Basement – Electrical Panel



4. Kitchen 1



5. Interiors – Typical



6. Interior – Bathrooms



7. Interior – Typical



8. Interior – Kitchen 2



9. Interior – Typical Corridor



10. Front Porch



11. Exterior - Existing



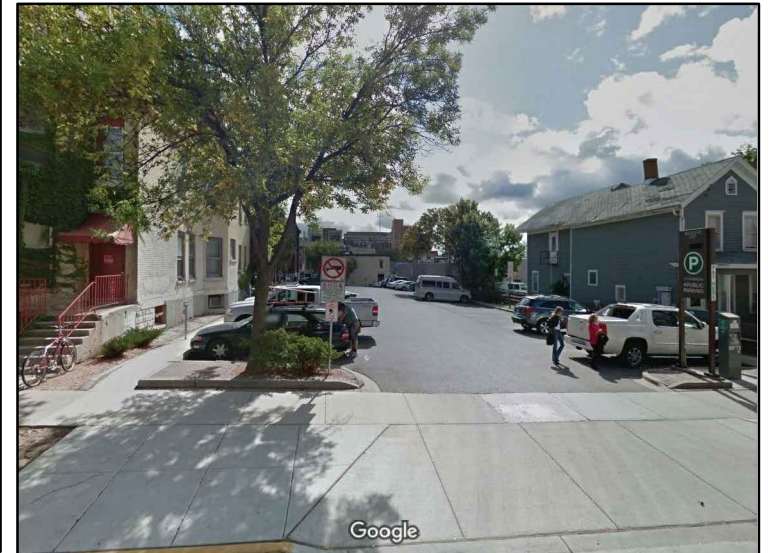
EXISTING BUILDING AND PARK ON GILMAN



223 West Gilman



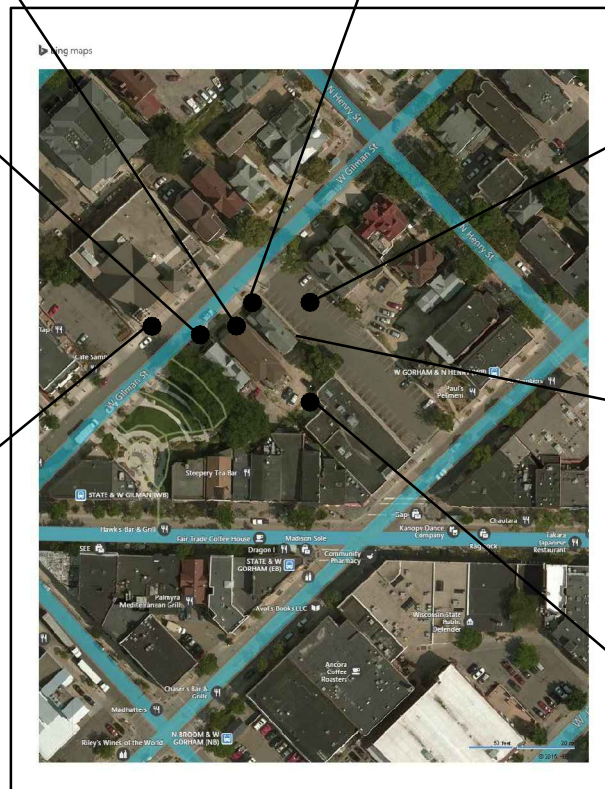
219 West Gilman



PARKING LOT



LUTHERAN CHURCH ACROSS STREET



BETWEEN 219 W. GILMAN AND PARKING LOT

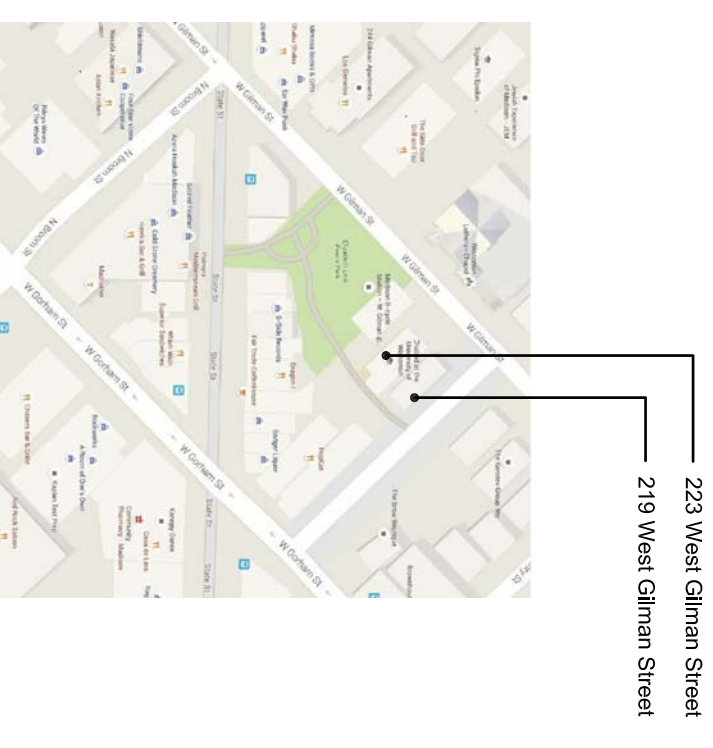


BACK OF HOP CAT

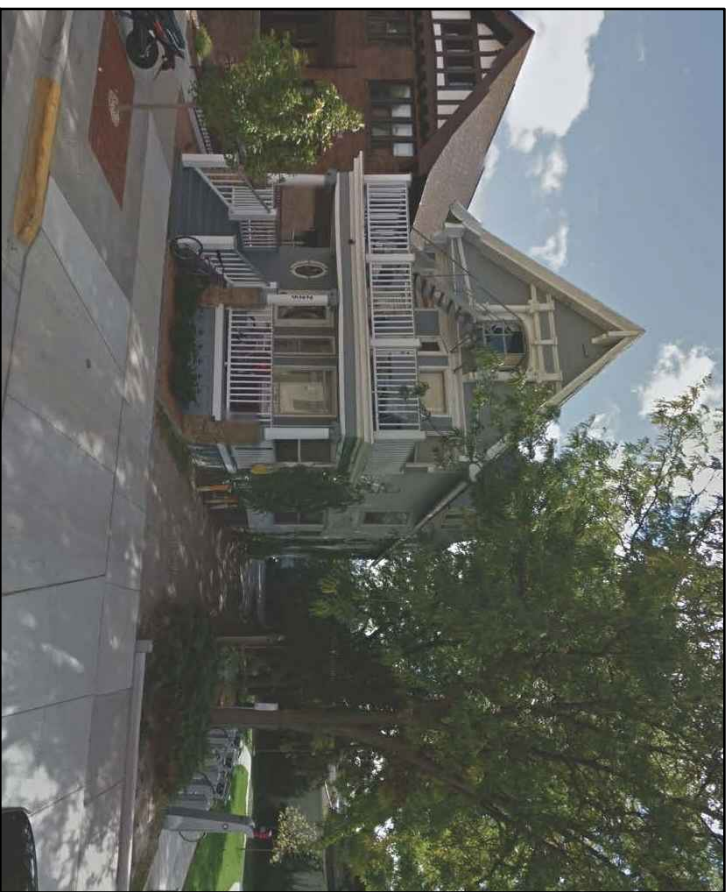
Chabad House

Chabad House - Jewish Student Center Addition and Renovation

233 West Gilman Street
Madison, Wisconsin 53703



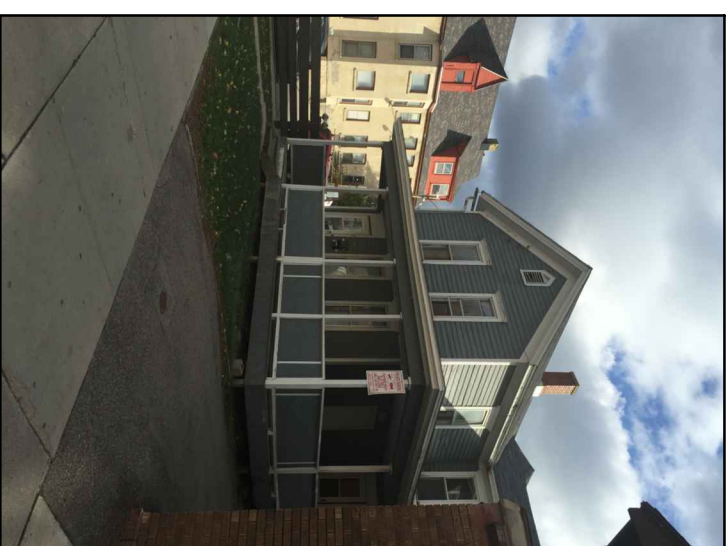
Rohr
CHABAD HOUSE
Serving the University of Wisconsin



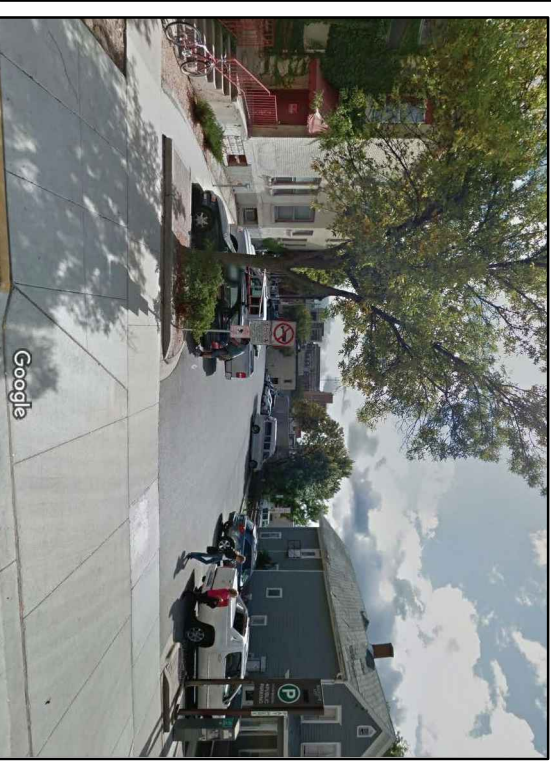
EXISTING BUILDING AND PARK ON GILMAN



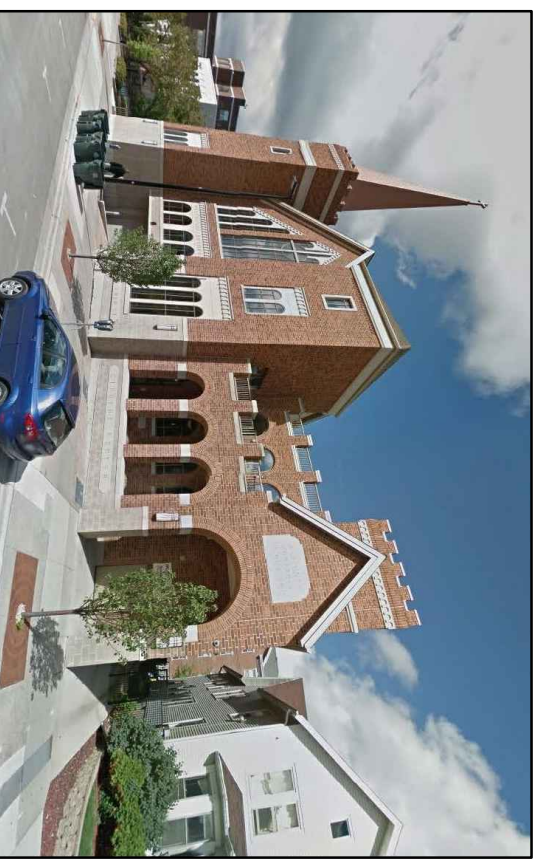
223 West Gilman



219 West Gilman



PARKING LOT



LUTHERAN CHURCH ACROSS STREET



BETWEEN 219 W. GILMAN AND PARKING LOT



BACK OF HOP CAT

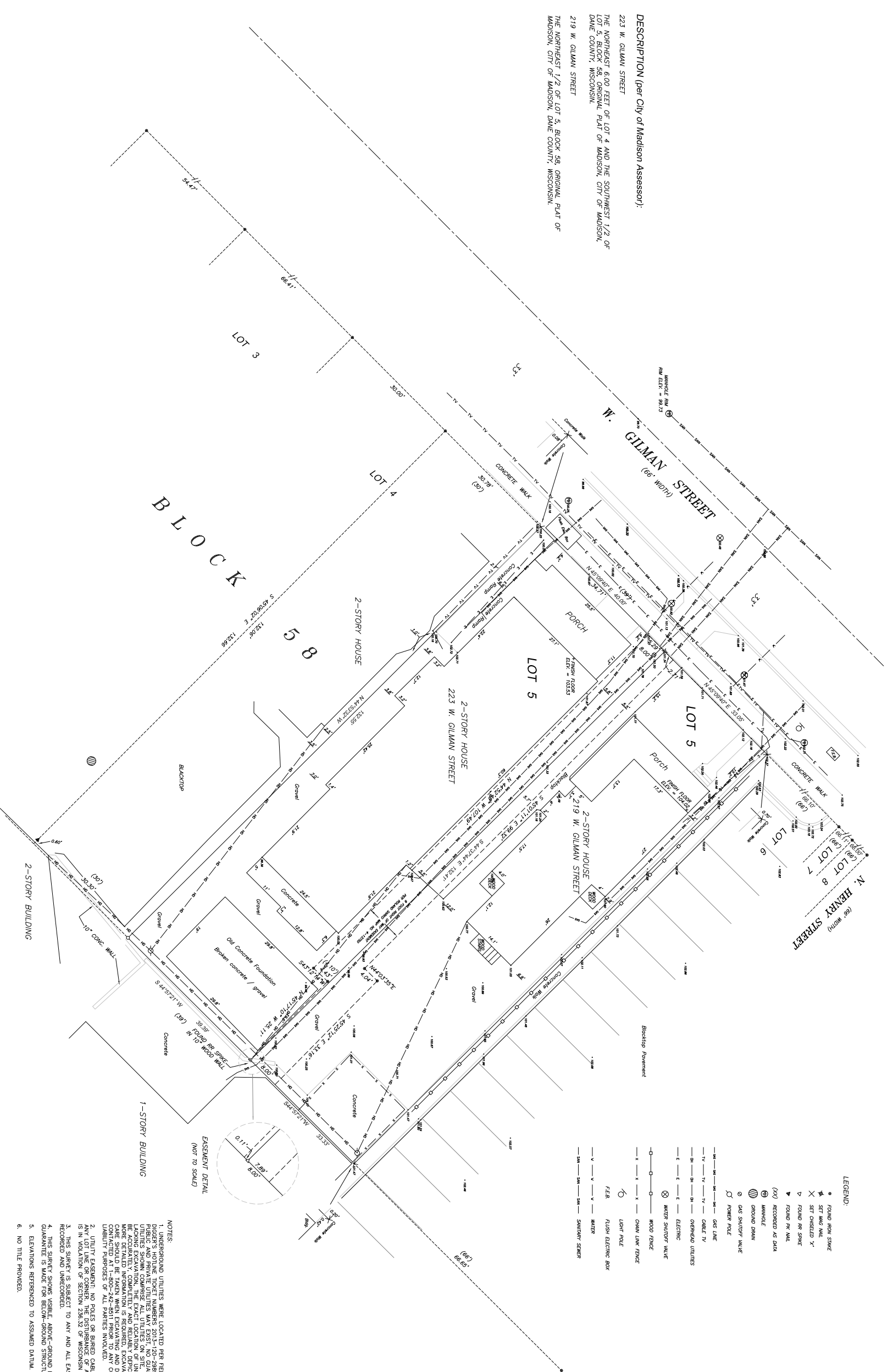
Chabad House

PLAT OF SURVEY

APRIL 4, 2013

CHABAD LUBAVITCH, INC.
 223 W. GILMAN
 MADISON, WI 53703
 608-257-1757

JOB NO.
 080162-A



DESCRIPTION (per City of Madison Assessor):
 223 W. GILMAN STREET
 THE NORTHEAST 6.00 FEET OF LOT 4 AND THE SOUTHWEST 1/2 OF LOT 5, BLOCK 58, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.
 219 W. GILMAN STREET
 THE NORTHEAST 1/2 OF LOT 5, BLOCK 58, ORIGINAL PLAT OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

- LEGEND:
- FOUND IRON STAKE
 - SET IRON NAIL
 - X CHECKED 'X'
 - ▽ FOUND BR. SINK
 - ▲ FOUND PK. NAIL
 - (XX) RECORDED AS DATA
 - ⊕ MANHOLE
 - ⊙ GROUND SPRINK
 - ⊙ GAS SHUTOFF VALVE
 - ⊙ POWER POLE
 - GAS LINE
 - TV
 - CABLE TV
 - OVERHEAD UTILITIES
 - ELECTRIC
 - ⊗ WATER SHUTOFF VALVE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - ⊙ LIGHT POLE
 - ⊙ FISH ELECTRIC BOX
 - F.E.B.
 - WATER
 - SANITARY SEWER



NOTES:

1. UNDERGROUND UTILITIES WERE LOCATED PER FIELD OBSERVATIONS AND PUBLIC RECORDS. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF PUBLIC AND PRIVATE UTILITIES MAY EXIST ON SITE. ACTIVE OR ABANDONED UTILITIES SHOWN COMPRISE ALL UTILITIES ON SITE. ACTIVE OR ABANDONED UTILITIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION MAY BE NECESSARY. CONTACT AT 1-800-242-4911 PRIOR TO ANY CONSTRUCTION FOR SAFETY AND LIABILITY PURPOSES OF ALL PARTIES INVOLVED.
2. UTILITY EASEMENT: NO POLES OR BURIED CABLES ARE TO BE PLACED ON ANY LOT LINE OR CORNER. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 23.12 OF WISCONSIN STATUTES.
3. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND DATED BEFORE.
4. THIS SURVEY SHOWS VISIBLE ABOVE-GROUND IMPROVEMENTS ONLY. NO GUARANTEE IS MADE FOR BELOW-GROUND STRUCTURES.
5. ELEVATIONS REFERENCED TO ASSUMED DATUM.
6. NO TITLE PROVIDED.

APPROVALS	
PROJECT ENG:	MLB
DESIGNED BY:	PDF
DRAWN BY:	PDF
CHECKED BY:	MLB
APPROVED:	MLB

CHABAD HOUSE
 223 W GILMAN ST
 MADISON, WI 53703
CHABAD LUBAVITCH, INC.
 1722 REGENT ST
 MADISON, WI 53726

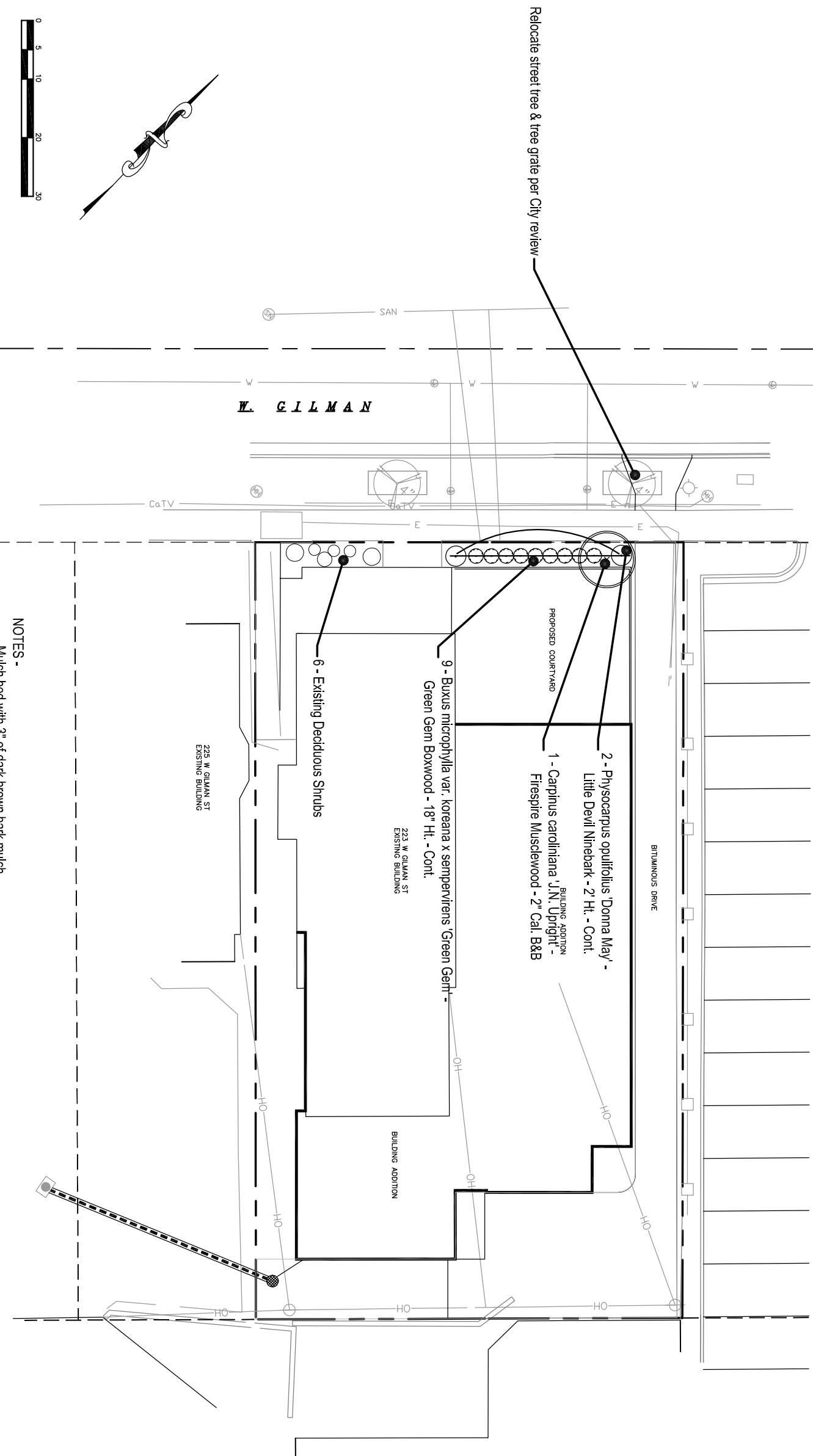
PROJECT #: BSE1880
 PLOT DATE: 03/01/2016
 REVISION DATES:

ISSUE DATES:	

PRELIMINARY LANDSCAPING PLAN



C-600



NOTES -
 - Mulch bed with 3" of dark brown bark mulch.

DIGGERS HOTLINE
 Dial 811 or (800) 242-8511
 www.DiggersHotline.com



SOUTH ELEVATION

3/32" = 1'-0"





SOUTH ELEVATION

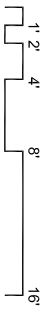
3/32" = 1'-0"





NORTH ELEVATION

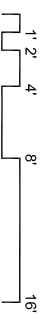
3/32" = 1'-0"





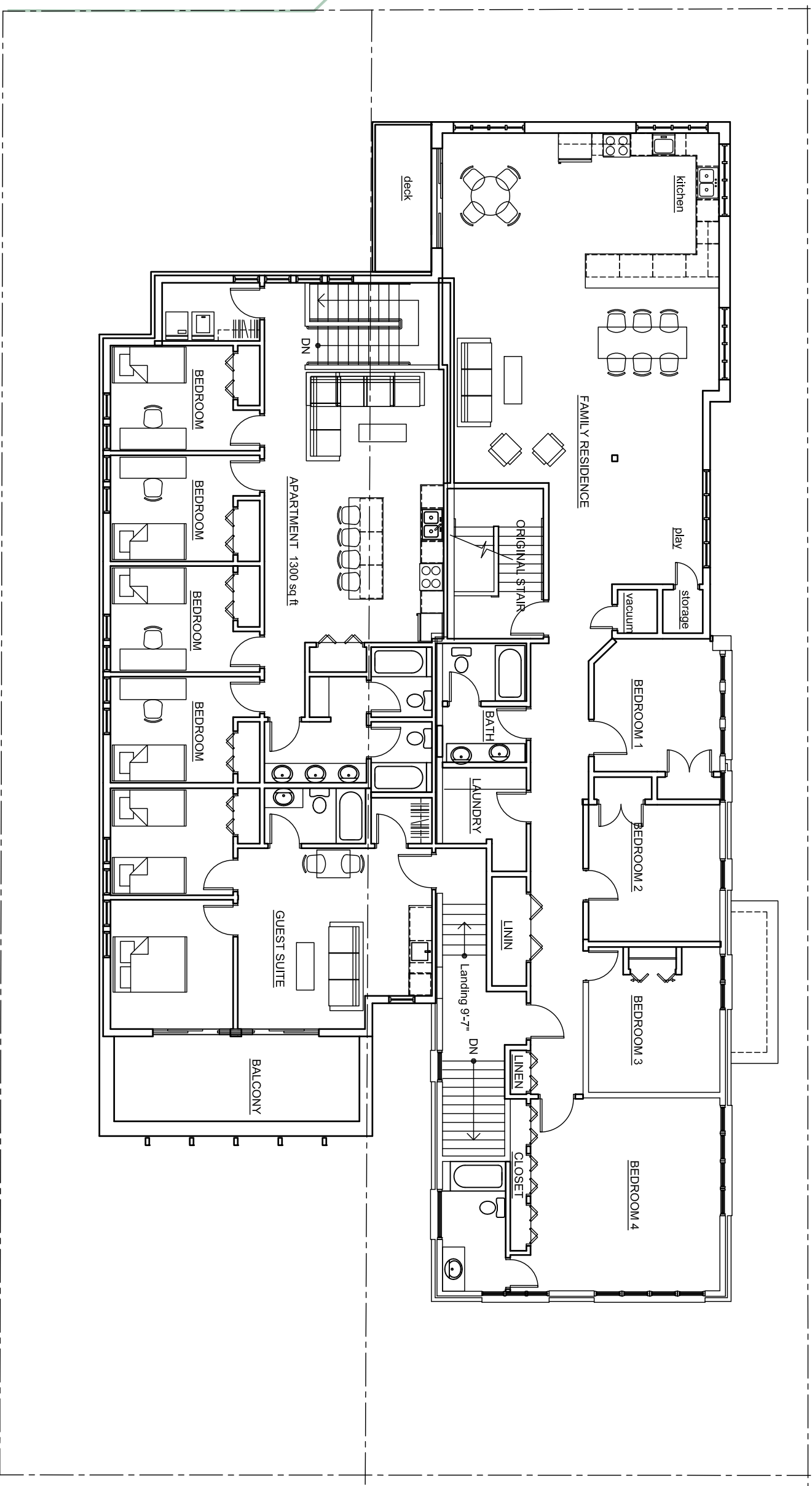
EAST ELEVATION

3/32" = 1'-0"



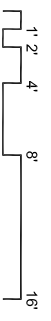
assemblage ARCHITECTS

6-28-2016



SECOND FLOOR PLAN

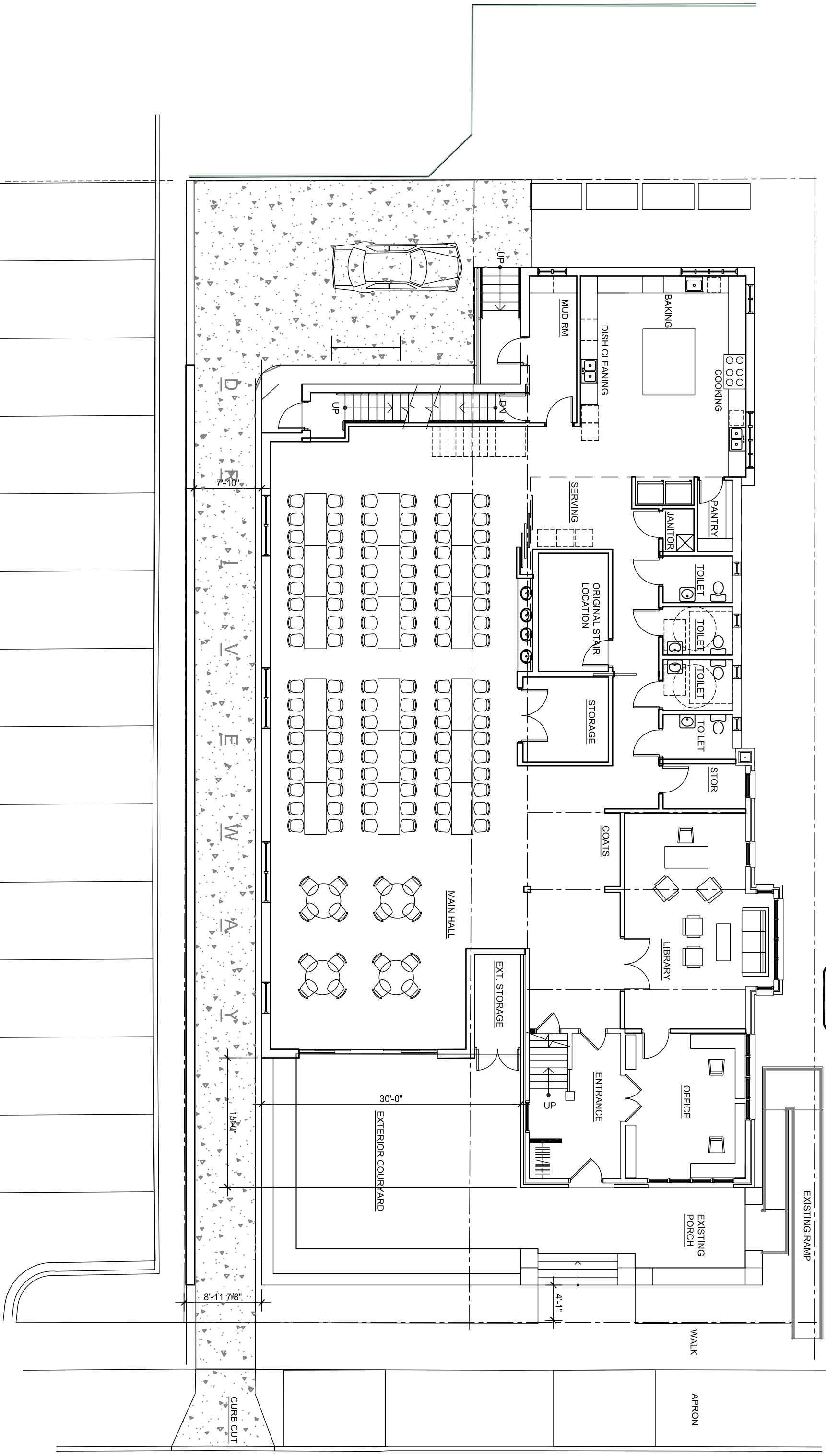
3/32" = 1'-0"



assemblage ARCHITECTS

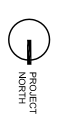
6-28-2016

PROJECT NORTH



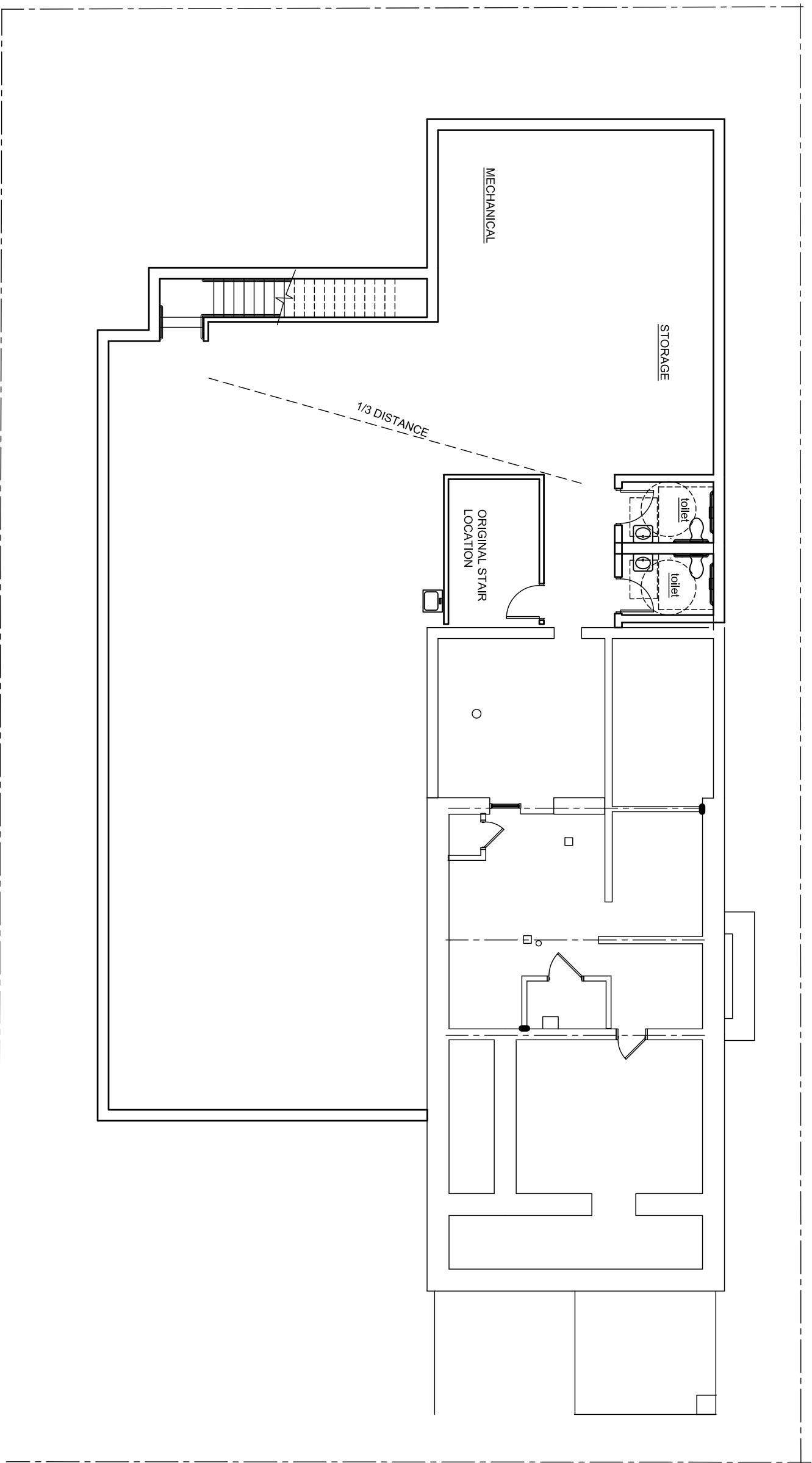
FIRST FLOOR PLAN
3/32" = 1'-0"

assemblage ARCHITECTS
6-28-2016



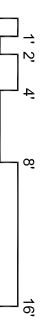
CURB CUT

APRON



BASEMENT FLOOR PLAN

3/32" = 1'-0"



assemblage ARCHITECTS

6-28-2016



PROJECT NORTH