

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 1142 Spaight Street, Madison, WI Alder District: \_\_\_\_\_

## 2. PROJECT

Project Title/Description: New backyard 1 story home addition

This is an application for: (check all that apply)

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):**
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):**
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Demolition**
- Development adjacent to a Designated Landmark**
- Variance from the Historic Preservation Ordinance (Chapter 41)**
- Landmark Nomination/Rescission or Historic District Nomination/Amendment**  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
- Informational Presentation**
- Other (specify):**

DPCED USE ONLY	Registrar #:
	DATE STAMP

## 3. APPLICANT

Applicant's Name: Rick Larson Company: Larson Builders LLC

Address: 2357 Superior Street Madison, WI 53704

Telephone: 608-843-9868 Email: larsonbuildersllc@yahoo.com

Property Owner (if not applicant): Susan Mickel

Address: 1142 Spaight Street, Madison, WI

Property Owner's Signature: Susan F. Mickel Date: 8/29/23

**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.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

## **Letter of Intent / Scope / Materials**

As representative of the homeowner, I (Rick Larson, owner/operator of Larson Builders LLC) do proposal to build a new back yard 1 - story addition on the back of the existing home located at 1142 Spaight Street. The structure is to be wood framed and sit on a concrete foundation/footing. This addition to the home will provide additional climate-controlled living space / sunroom with steps and small patio to the back yard. It is the intention of the homeowner, Susan Mickel, to keep the integrity of the interior and exterior home to the best of our reasonable ability. Please note the following product notes shown below, and in the notes of the architect plans and renderings. We will try our best to comply with any suggestions needed from the Landmarks Commission that may not already be stated here.

### **EXTERIOR PRODUCTS -**

- Smart Siding to replicate same reveal exposure & style as the existing wood lap siding with better weather / uv protection than real wood.
- Match existing aluminum soffit and fascia covers with gutters and downspouts.
- Architectural asphalt shingles installed on new and tied into existing to match existing.
- White aluminum clad windows & exterior trim to match existing.
- Overall roof design to best accent pitch of roof on home.
- Keep theme and products to match exterior of home in general as much as possible.

### **INTERIOR PRODUCTS –**

- Hard wood floors to match existing in species, thickness, color, and sheen.

-Exterior back door to be reused as new exterior entrance to addition. –

Interior wood-stained trim around windows, doors, and floor to match trim in home as much as possible. –

Wall and ceilings finished to match texture of existing.

Rick Larson – Larson Builders

## Bailey, Heather

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**From:** Bailey, Heather  
**Sent:** Friday, August 25, 2023 1:12 PM  
**To:** 'Richard Larson'  
**Subject:** RE: Residential Addition

This addition will have to go to the Landmarks Commission for approval. Have you already met with Zoning to discuss these plans? Here is information about our submittal process:

<https://www.cityofmadison.com/dpced/planning/project-review/1589/>

For this to be a complete application, you need to fill out the application form, provide pictures of the existing conditions, a letter of intent/narrative scope of work, building plans and elevations/renderings, and cut sheets for the materials/products to be used.

### Landmarks Commission Application Information

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- [Submittal Dates](#)
- [Application](#)

Submittal dates are 3 weeks ahead of a given meeting.



**Heather L. Bailey, Ph.D.** *(she/her)*  
Preservation Planner  
Neighborhood Planning, Preservation + Design Section

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Department of Planning + Community + Economic Development  
Planning Division  
215 Martin Luther King, Jr. Blvd.; Suite 017  
PO Box 2985  
Madison WI 53701-2985  
Email: [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) Phone: 608.266.6552

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**From:** Richard Larson <larsonbuildersllc@yahoo.com>  
**Sent:** Friday, August 25, 2023 12:42 PM  
**To:** Bailey, Heather <HBailey@cityofmadison.com>  
**Subject:** Residential Addition

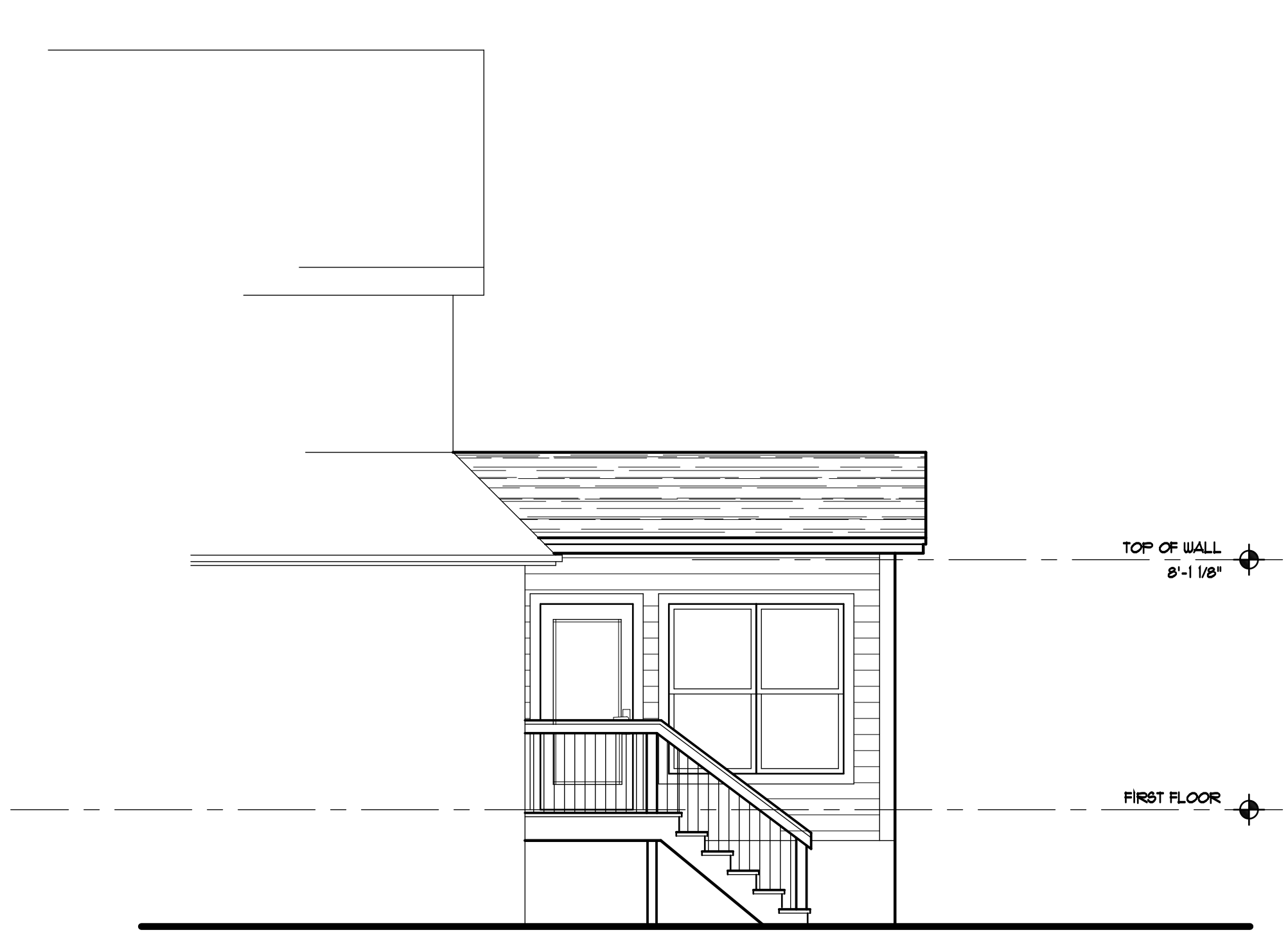
Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hi Heather,

We are hoping to sign a 1 story addition in the back yard at 1142 Spaight Street. If we are a go with the customer, I'm worried about how long approvals for something like this may take. Attached are plans to give you an idea. Very little of this project would be viewed from the road. Any direction you can give will be appreciated.



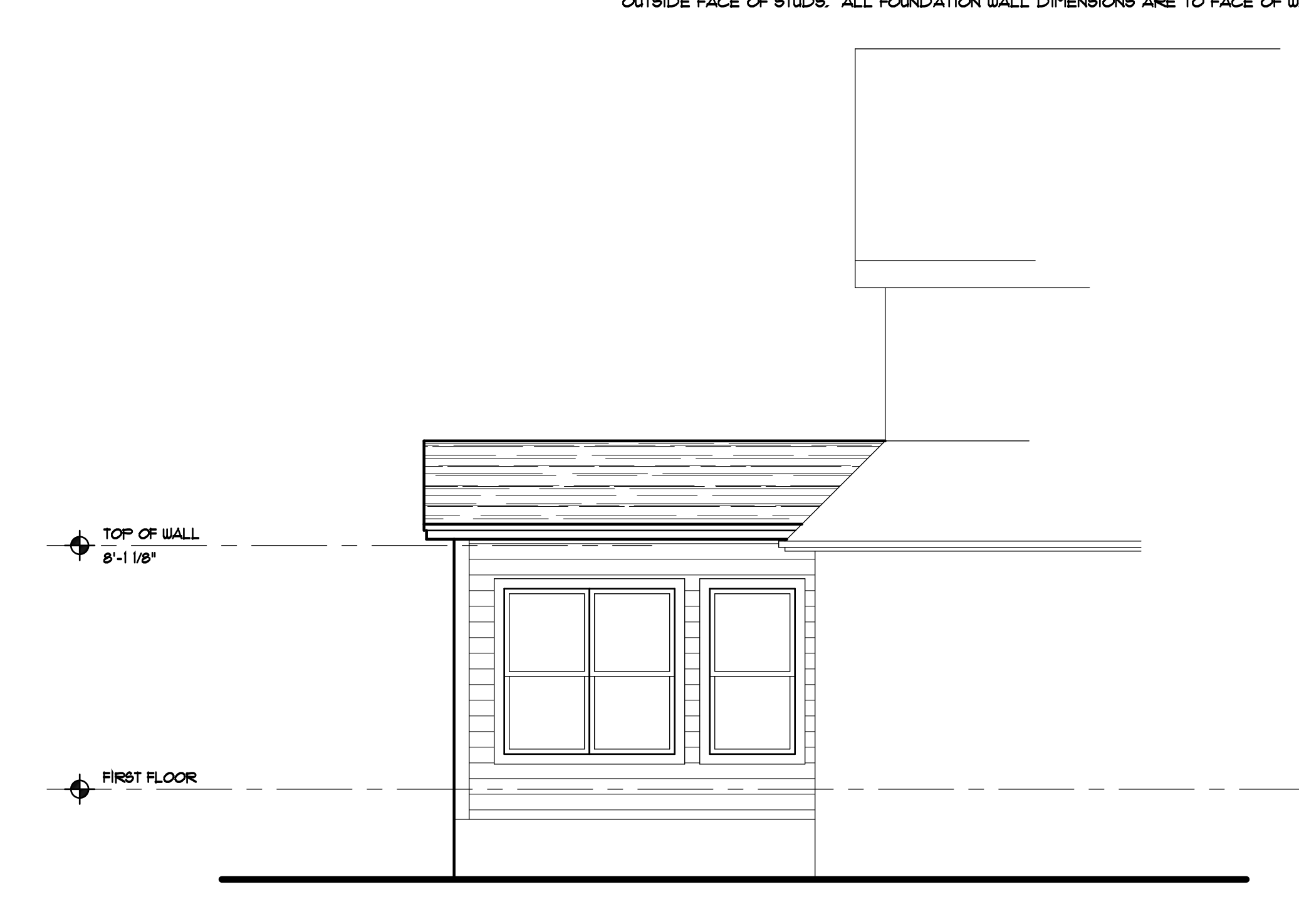
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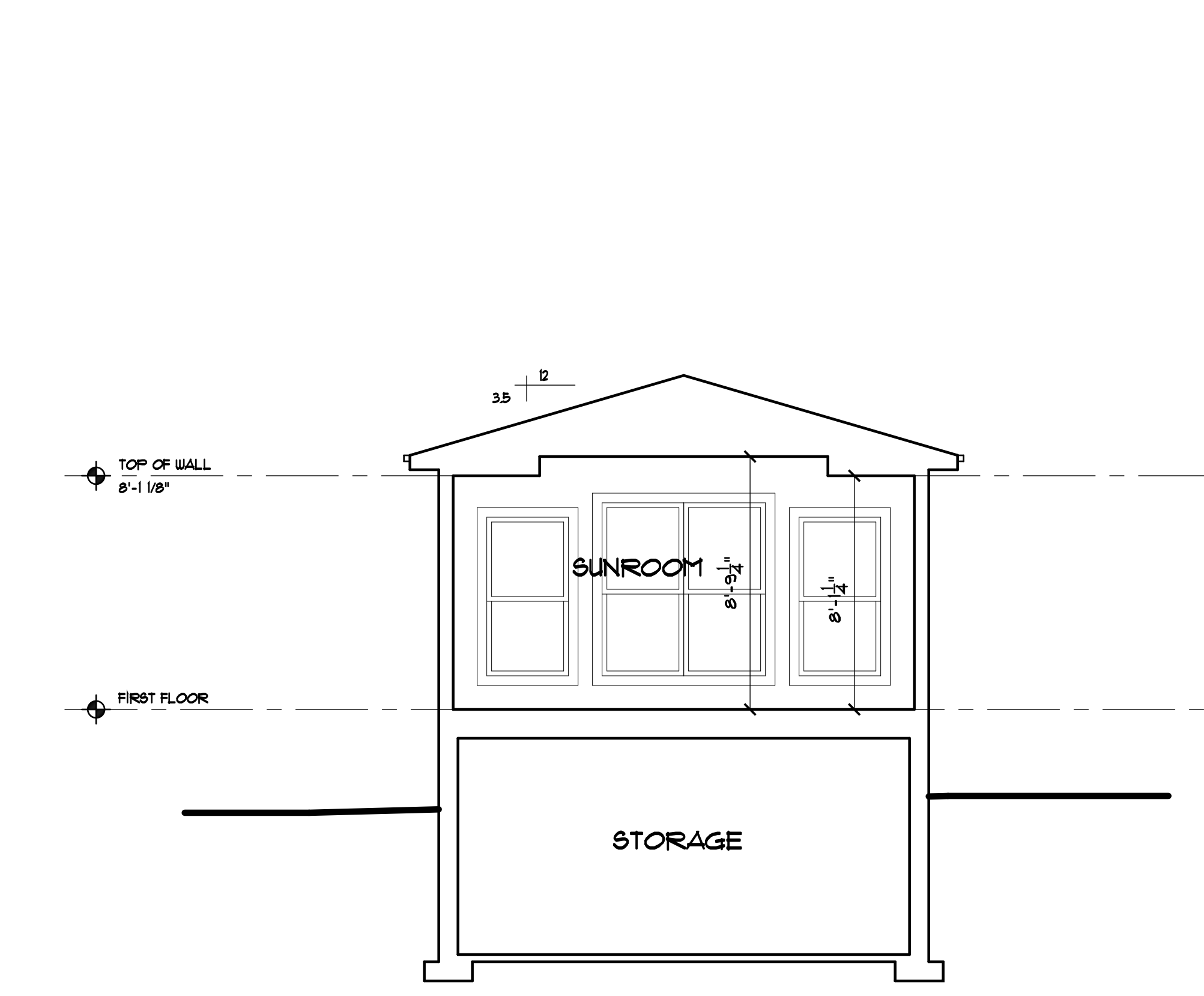
**1** NORTHEAST ELEVATION  
AI SCALE: 1/4" = 1'-0"



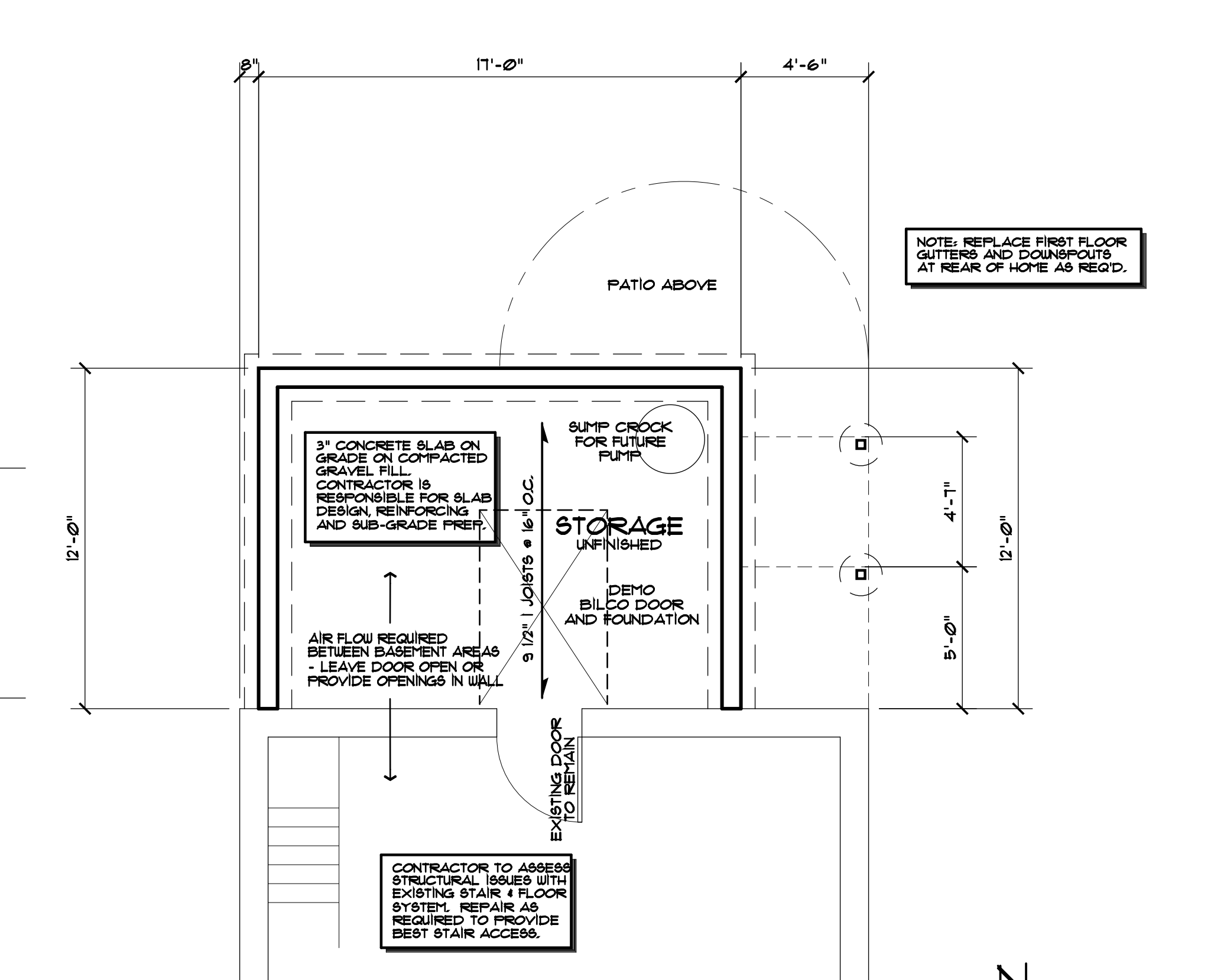
**2** NORTHWEST ELEVATION  
AI SCALE: 1/4" = 1'-0"



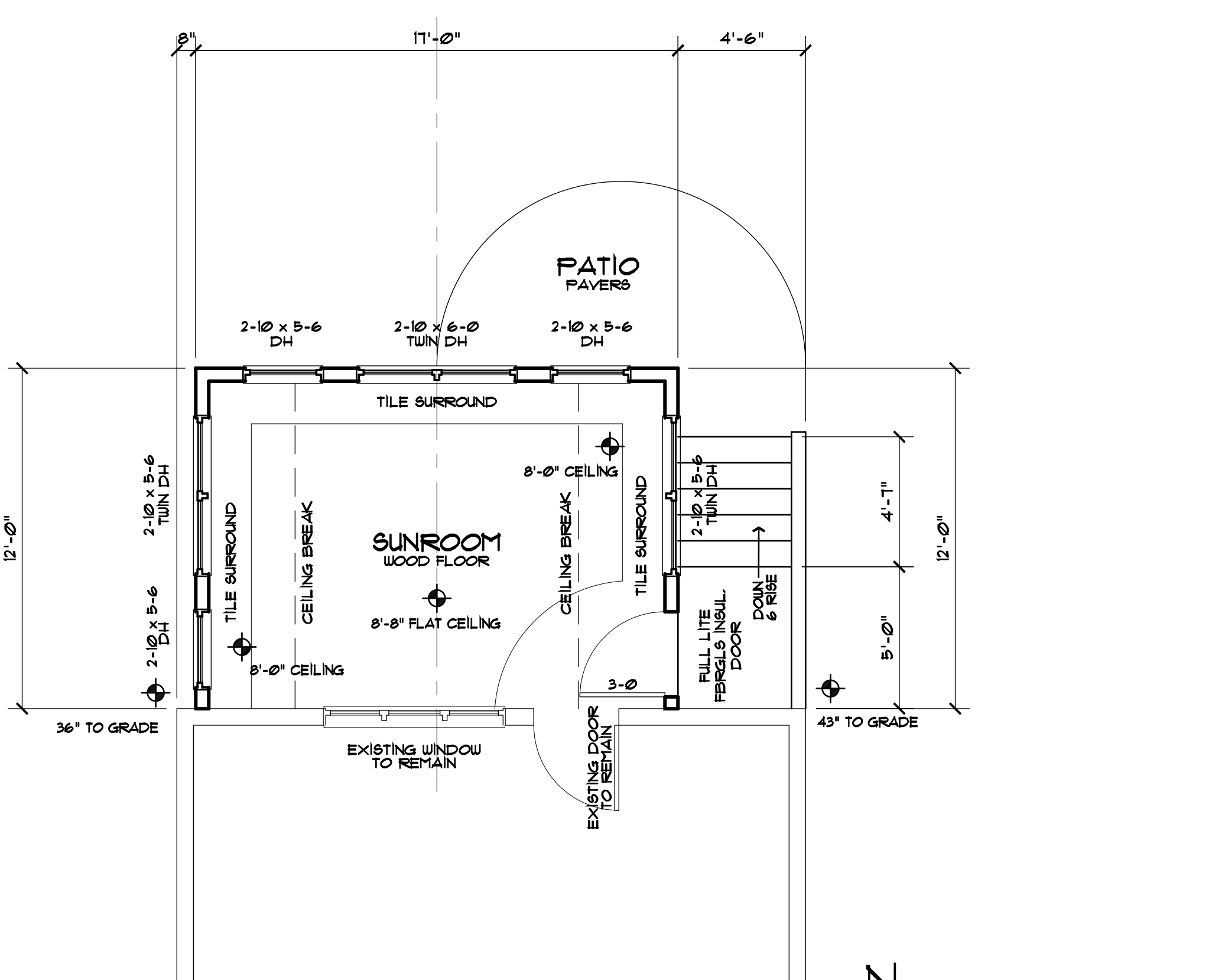
**3** SOUTHWEST ELEVATION  
AI SCALE: 1/4" = 1'-0"



**4** BUILDING SECTION  
AI SCALE: 1/4" = 1'-0" LOOKING NORTHWEST




**5** PARTIAL BASEMENT FLOOR PLAN  
AI SCALE: 1/4" = 1'-0"

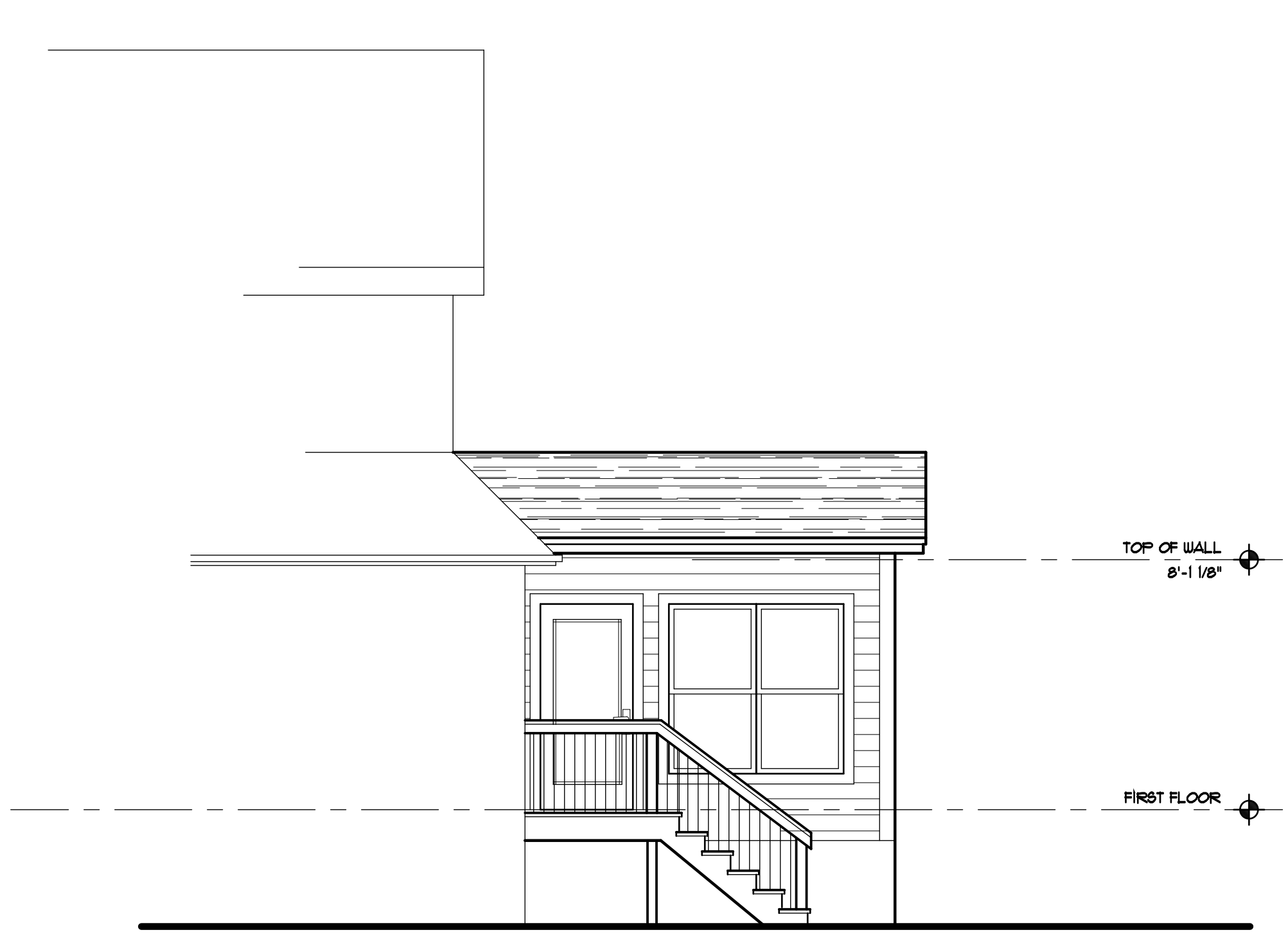


**6** PARTIAL FIRST FLOOR PLAN  
AI SCALE: 1/4" = 1'-0"

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	<p>DATE 07-12-2023</p> <p>DESIGN BY STEVEN M. CONNOR, A.S.S.C., AIA</p>	<p>LOCATION 1142 SPAIGHT STREET MADISON, WI</p>

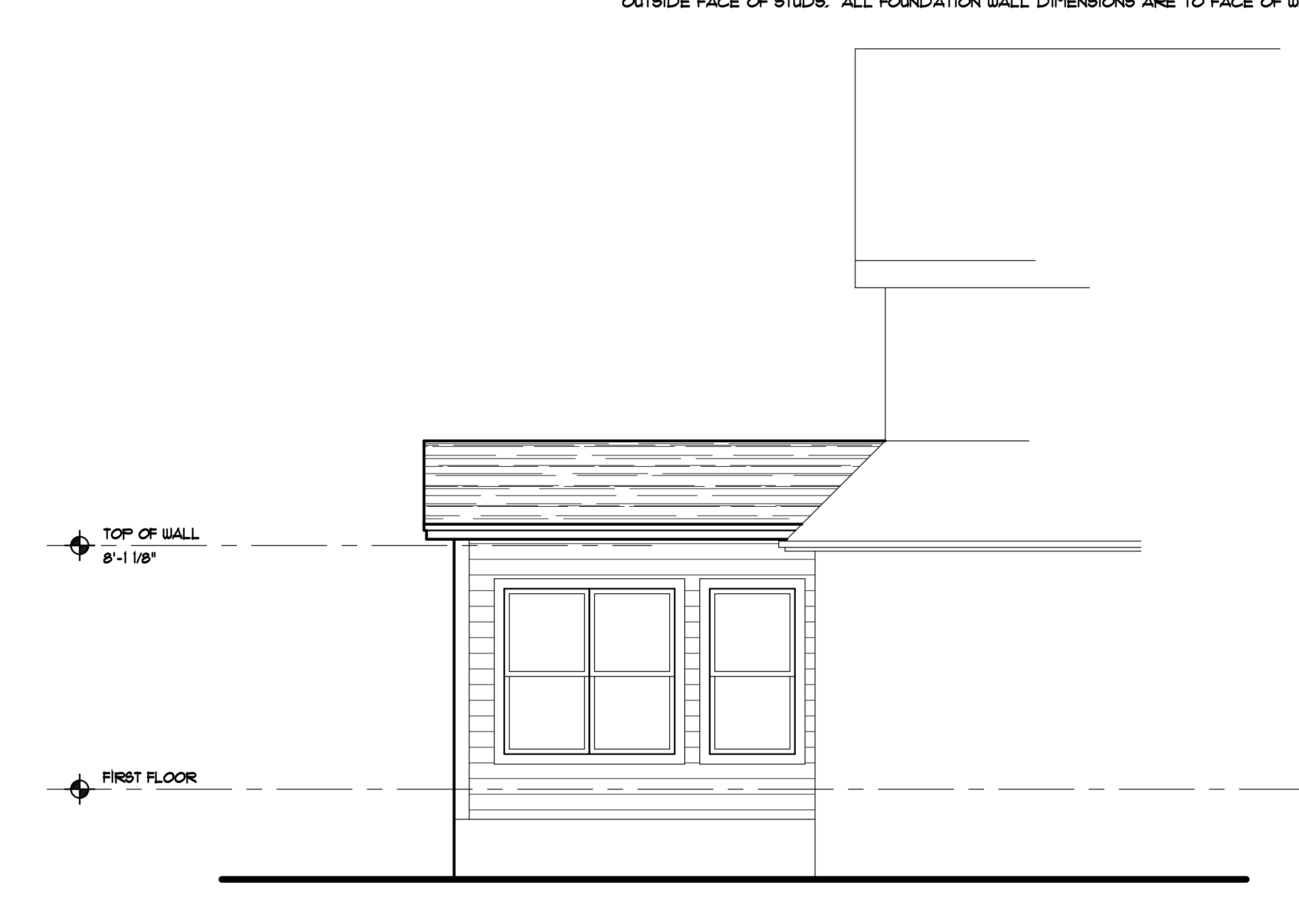
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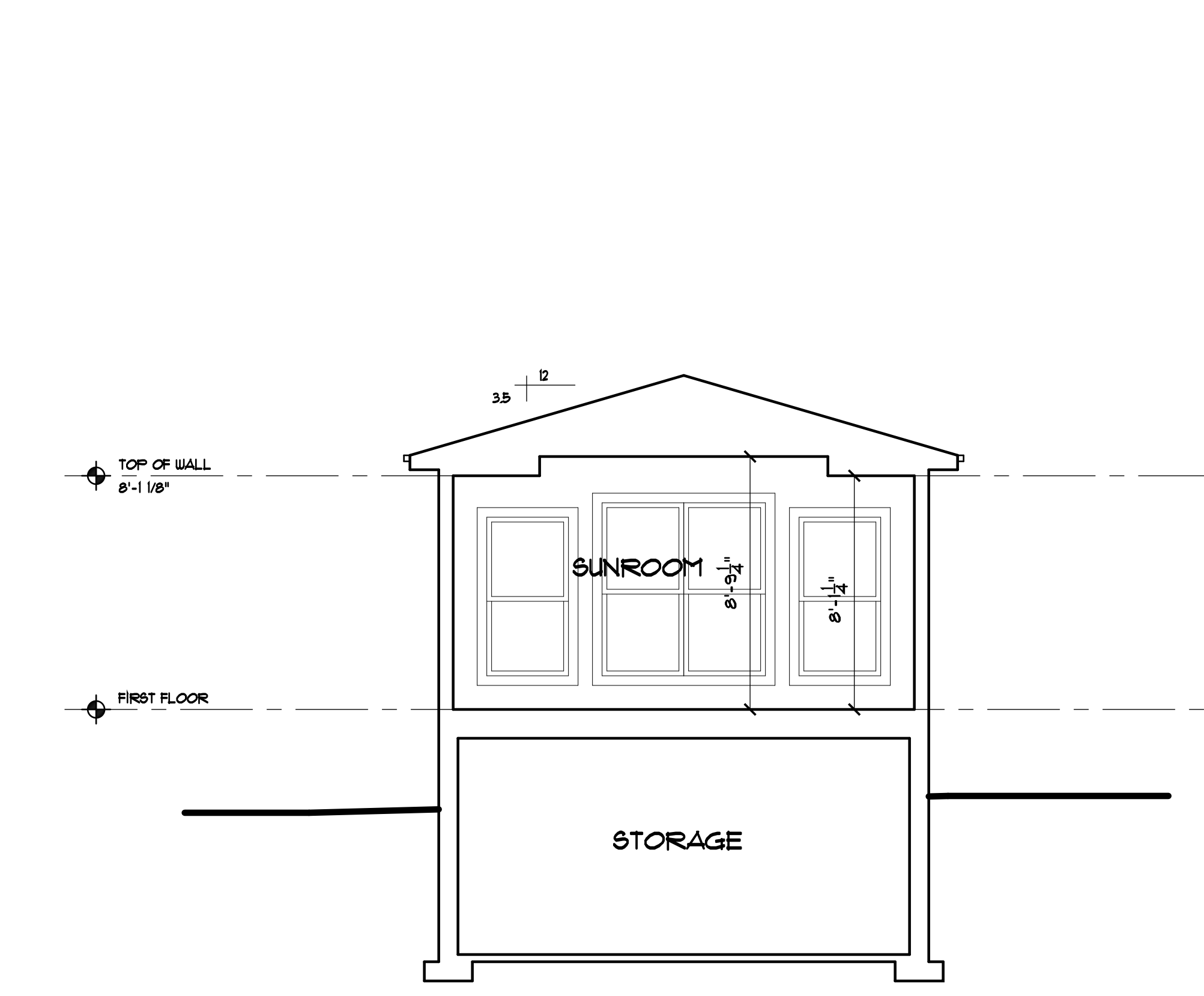
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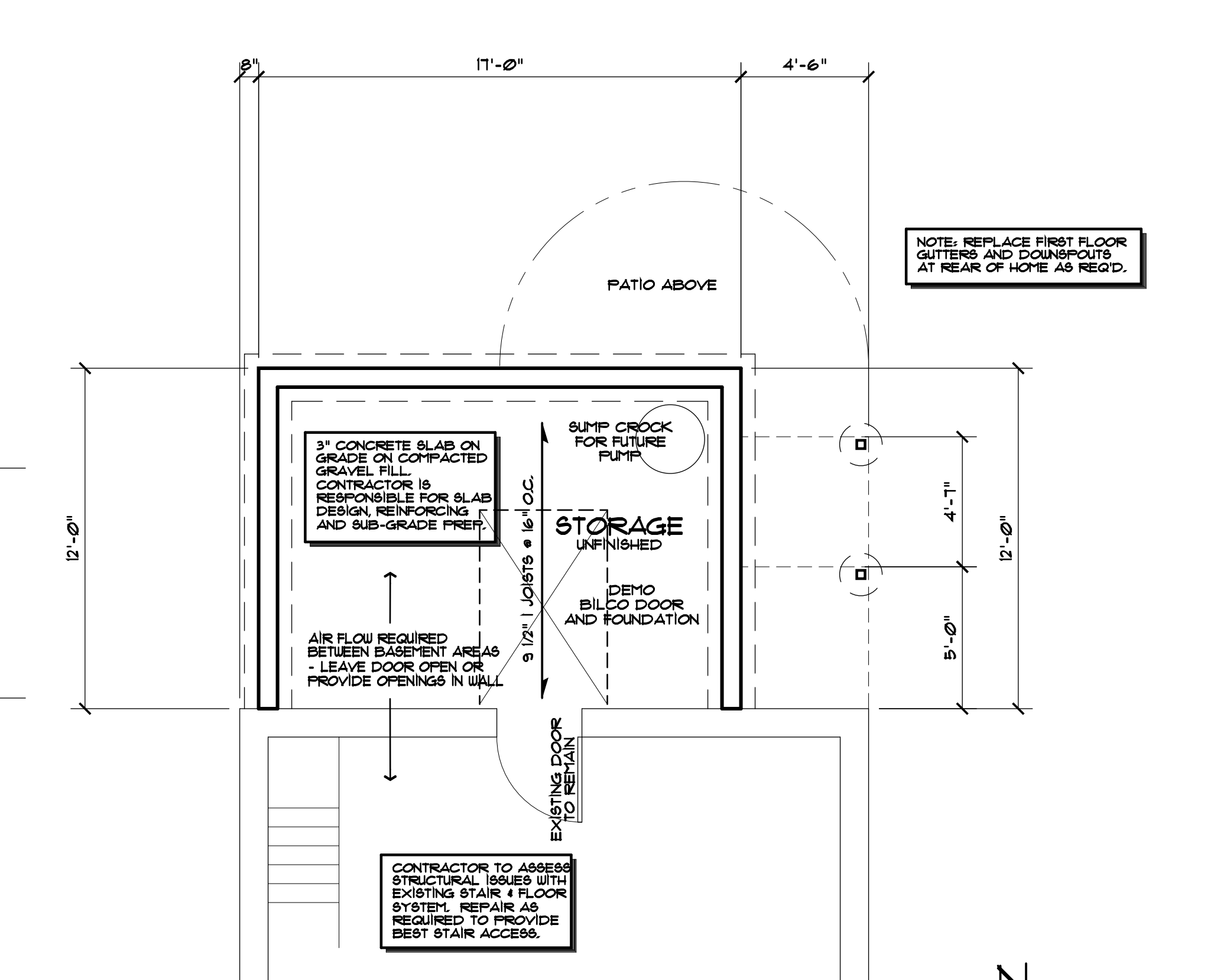
**2** NORTHWEST ELEVATION  
AI SCALE: 1/4" = 1'-0"



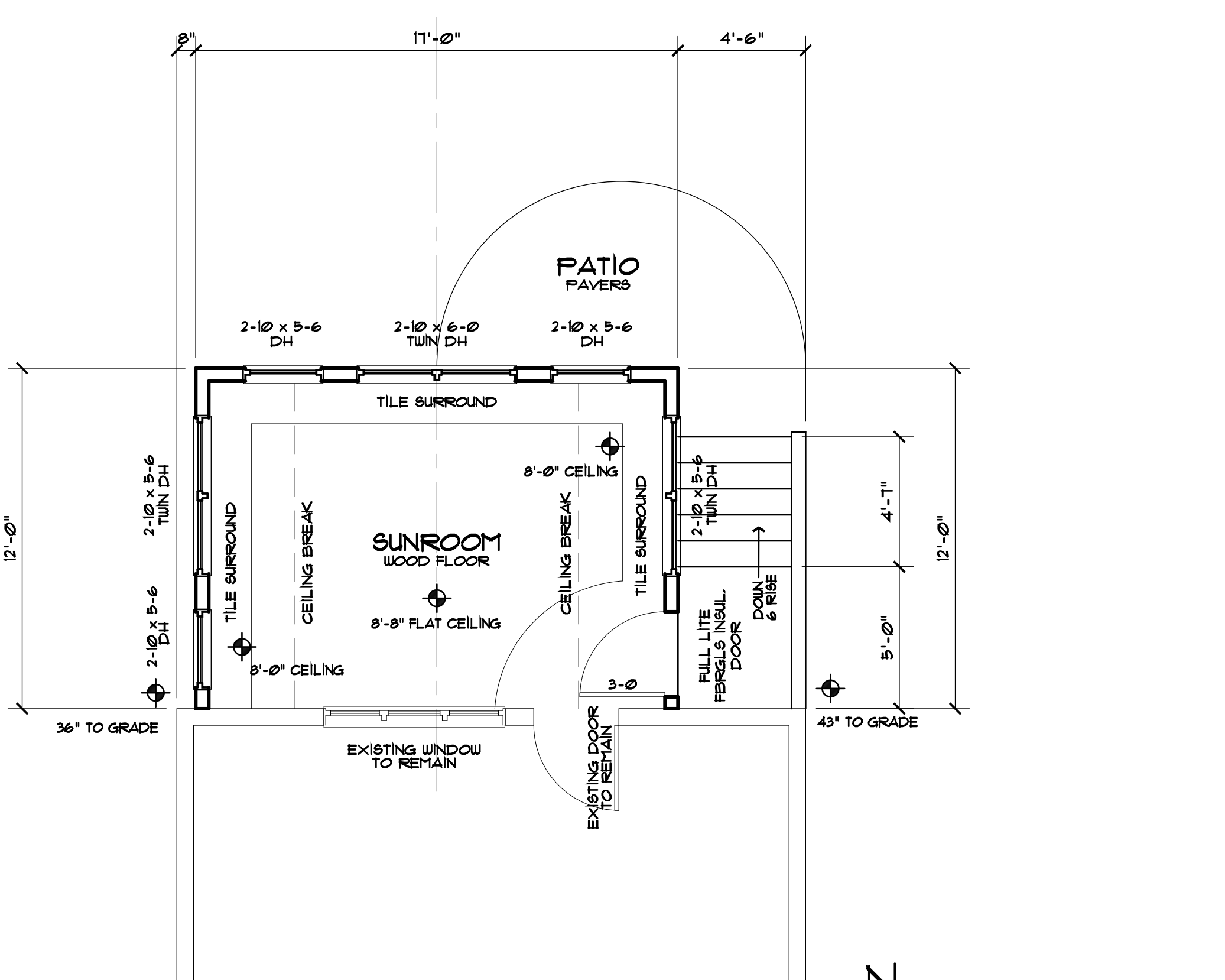
**3** SOUTHWEST ELEVATION  
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**4** BUILDING SECTION  
AI SCALE: 1/4" = 1'-0" LOOKING NORTHWEST



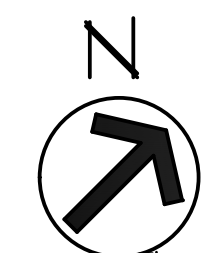
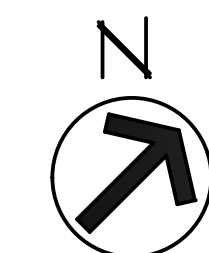
**5** PARTIAL BASEMENT FLOOR PLAN  
AI SCALE: 1/4" = 1'-0"




**6** PARTIAL FIRST FLOOR PLAN  
AI SCALE: 1/4" = 1'-0"

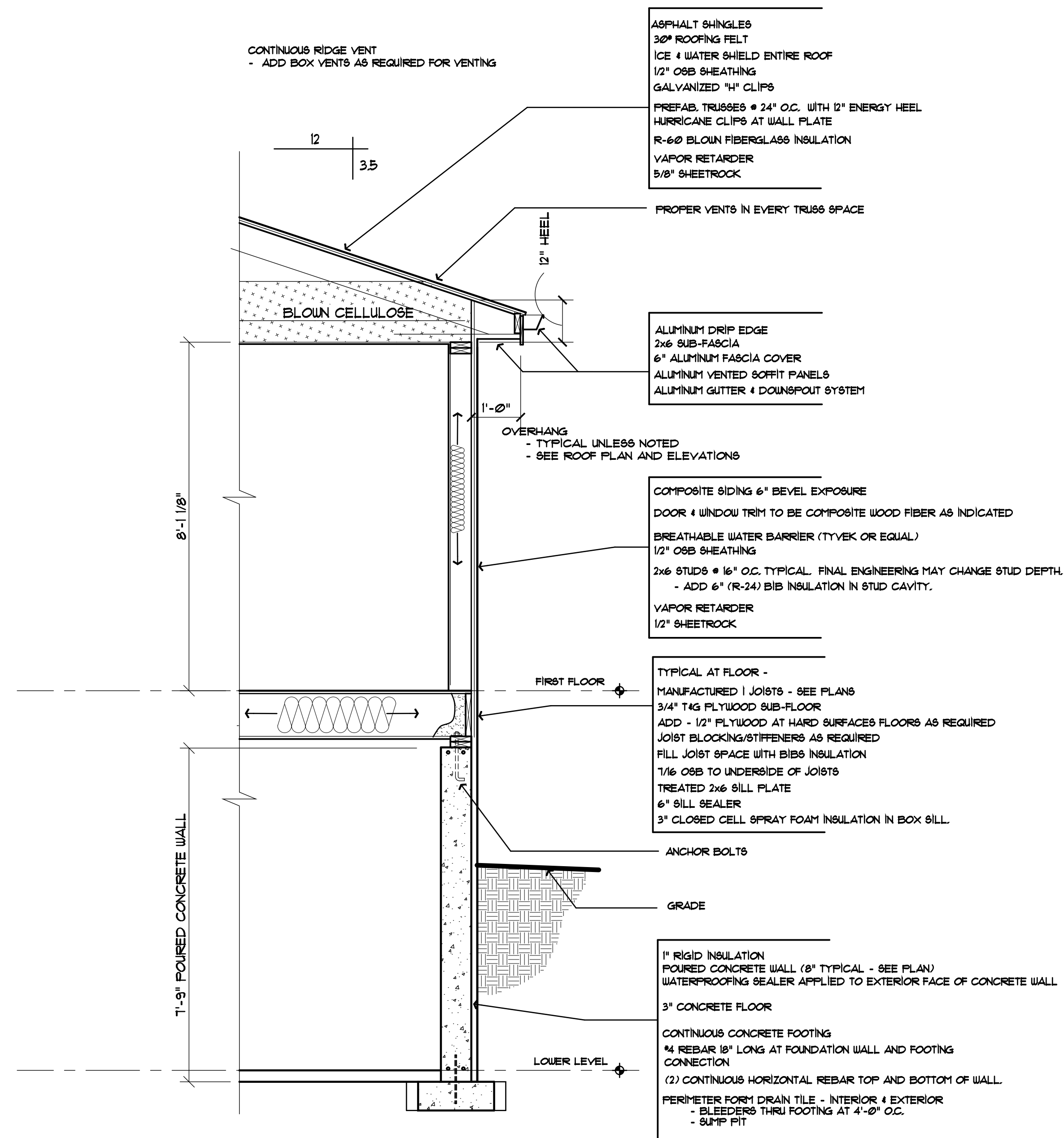
NOTE: REPLACE FIRST FLOOR GUTTERS AND DOWNSPOUTS AT REAR OF HOME AS REQD.

CONTRACTOR TO ASSESS STRUCTURAL ISSUES WITH EXISTING STAIR & FLOOR SYSTEM. REPAIRS AS REQUIRED TO PROVIDE BEST STAIR ACCESS.




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	<p>GENERAL CONTRACTOR AND SUB-CONTRACTORS RESPONSIBLE FOR NOTIFYING DESIGNER OF ANY ON-SITE ISSUES OR MODIFICATIONS OF DESIGN.</p>	<p>PROJECT <b>4 SEASON ROOM</b></p>
<p>DATE 07-12-2023</p>	<p>LOCATION 1142 SPAIGHT STREET MADISON, WI</p>	<p>SHEET NO. <b>A1 of A2</b></p>
<p>DESIGN BY: STEVEN M. CONNOR, A560C, AIA</p>		

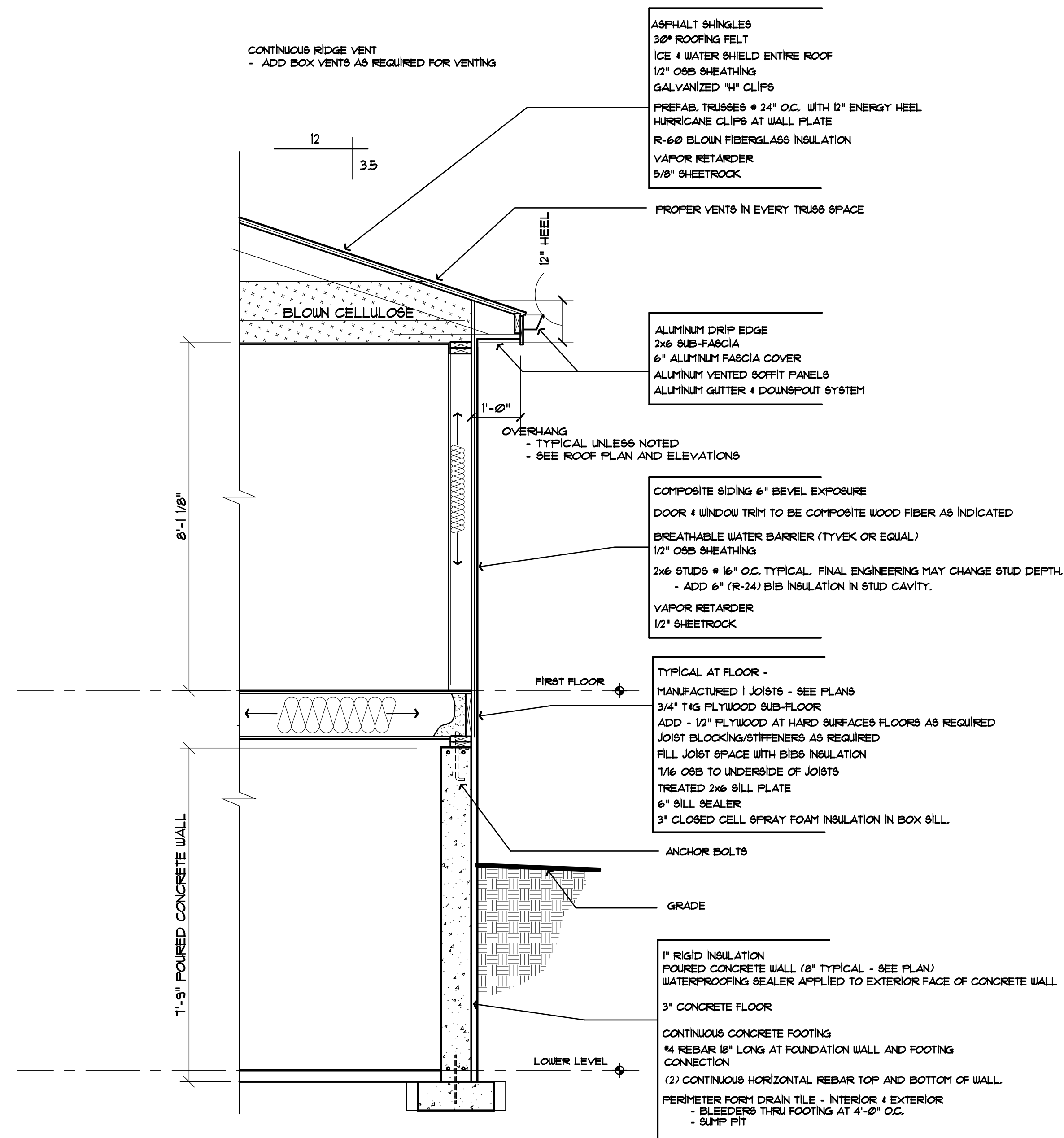


1 TYPICAL WALL SECTION  
A2 SCALE: 1/2" = 1'-0"

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	<p>DATE 07-12-2023</p> <p>DESIGN BY: STEVEN M. CONNOR, ASSOC. AIA</p>	<p>LOCATION 1142 SPAIGHT STREET MADISON, WI</p>





1 TYPICAL WALL SECTION  
A2 SCALE: 1/2" = 1'-0"

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1142

THE HOME DEPOT  
SCHEIDT & SEAR  
ROCKS & PLANTS





1142



























