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September 2, 2011

City of Madison Landmarks Commission
c/o Amy Scanlon
City of Madison Preservation Planner
215 Martin Luther King Jr Blvd
Madison, WI 53701-2985

RE: 1112 Spaight Street

Dear Amy,

When last we met on the subject of 1112 Spaight Street, you suggested we do an informational presentation on the project to the Landmarks Commission. Could that informational presentation be done at the September 19 meeting? Please find attached materials for the commissioners' review.

The facts of the project have not essentially changed. My clients, Connor and Abigail Sabatino, wish to demolish the house at 1112 Spaight Street and construct a new home on the site that will fit into the neighborhood. They live around the corner in a two-flat which they own. They first searched the neighborhood for a house to restore, but were unsuccessful. The attached letter, which is the one they have distributed to their neighbors, gives more of the background of their quest. Presently they have an accepted offer on the property, contingent on obtaining the necessary approvals for their project.

Recommending that a building, particularly one that is a contributing part of a historic district, be demolished is not an easy thing for me. I much prefer to take diamonds in the rough and make them shine, revealing a beauty and usefulness that was previously hidden. However, there needs to be some raw material to work with. In this case the raw material was never very strong, and what was there has been remuddled, disintegrated, and neglected beyond reasonable hope of retrieval. At this point it is not contributing to the historic district; it is a diseased branch in an otherwise healthy tree.

The house we are proposing to construct in its place is a revival of a type that is common in the neighborhood. We debated making a modern interpretation of it, but rejected that idea on the grounds that it would be a distraction from the landmark building next door and the rest of the intact houses around Orton Park. The proposed design is intended to be a respectful and modest complement to its neighbors.

The MNA board considered recommendation of the project at their August 18 meeting. Debate on it and the previous agenda items went long, and the result was a split vote, 5-4 against after one of the board members in support had to leave the meeting. I hope we can have a productive and healthy conversation on the merits of this project at the September 19 meeting of the Landmarks Commission.

Sincerely yours,

Amy Hasselman

Connor and Abigail Sabatino

508 S Ingersoll St • Madison, WI 53703
E-Mail: csabatino19@gmail.com • abbeysabatino@gmail.com
Phone: 608-469-4395

July 25, 2011

Dear Neighbor:

Let me begin by introducing my wife, Abigail Sabatino, and myself, Connor Sabatino. We currently live at 508 S. Ingersoll Street, a duplex we purchased back in February 2005. We live on the second floor of the duplex (508) and rent out the first floor (510). In January of 2010 my wife and I began looking for a new, larger house. Our goal was a single-family home, with room to raise a family. Most importantly, we wanted to stay in the neighborhood. This began a lengthy search that, nearly 18 months and countless walk-throughs and open houses later, had been unsuccessful. Our sense of urgency grew as we began looking ahead to September 29th, when we are expecting the birth of our first child.

In April of this year we noticed that just around the corner from us there was a tiny For Sale By Owner sign in the yard of the house at 1112 Spaight Street (it now has a real estate agent's sign). The house is in questionable shape, and after 18 months of failed house hunting we decided to change our approach and started investigating the feasibility of building a new home. We began a discussion with the owner of 1112 Spaight, explaining our idea and plans. On July 8, 2011 we received an accepted offer for the property.

Our goal is to demolish the existing house at 1112 Spaight. It is a run-down rental house that sat on the market for over a year, is vacant as of August 1, and we feel has little remaining historic value. In its place we hope to build a new home that fits the size, looks, and character of the neighborhood and will allow us to raise our growing family in a wonderful location. Most important, it allows us to stay in the neighborhood. It is so close to where we live now that we can in fact see the property from our own home. This is significant in its own right because we intend to hold onto the 508/510 S. Ingersoll property and maintain it as a two-unit rental property. Having our new home literally around the corner from the rental property will help ensure that we are responsive to our tenants and maintain the house in good order.

Over the past weeks and months we have been in contact with the Marquette Neighborhood Association and our neighborhood Alder, Marsha Rummel. As part of the process we will be seeking the support of the MNA Board, its Preservation and Development ("P & D") Committee, and Alder Rummel. More recently, we met with Lindsey Lee, Chairman of the neighborhood P & D

Committee. He has given us permission to state that we have his strong support. But, he has cautioned us that it is his alone, and does not necessarily reflect the opinions of other members on the P & D Committee. We fully intend to meet with other P & D members in due time, before formally appearing in front of the committee to ask for their support as a whole.

We are writing today for two reasons. First, we wish to inform all our neighbors of our desired plans for the property. If you are interested, we would like to meet with you personally and discuss the plans in more detail, including any concerns you may have. We encourage you to send us an email at csabatino19@gmail.com and abbeysabatino@gmail.com, or give a call on Connor's cell at 608-469-4395. We also plan to knock on doors to introduce ourselves so perhaps we will just see you soon. Ideally, we can be in touch prior to August 18, 2011.

Second, we are looking for the support of all our neighbors in this endeavor. If you are willing to offer your support in the form of a letter or email, it would be greatly appreciated. A simple paragraph, or even just a couple sentences, will provide us with documentation we can take to the MNA Board and later to the Landmarks Commission.

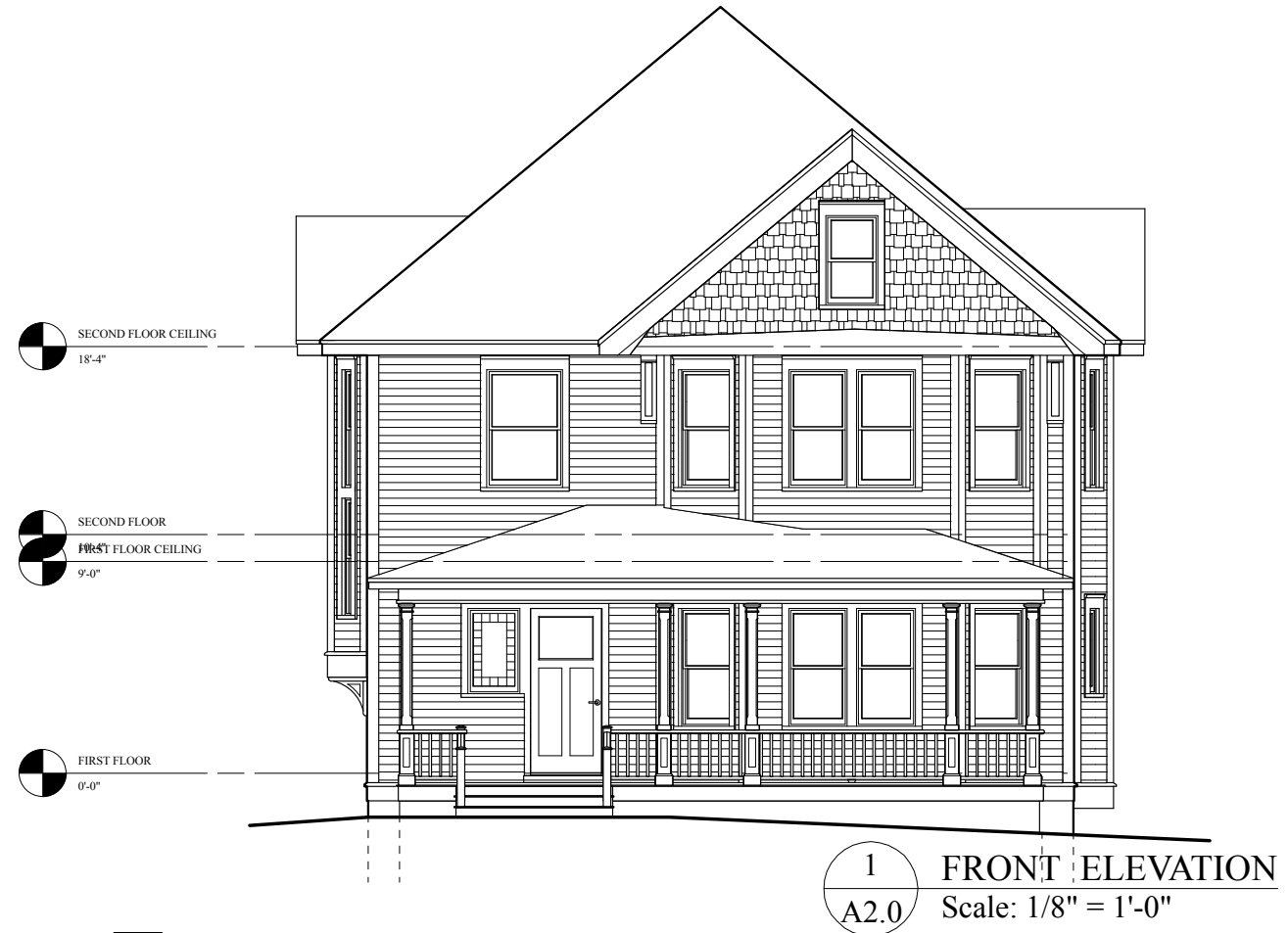
Enclosed you will find several full-page photos. The first, a gray house, is 1112 Spaight. The remaining photos are a sampling of homes around the neighborhood in a certain style that we like. You will notice common themes: a first-story deck the entire width of the house; a large bay-style bump out in the front of the house that extends to the second floor; sometimes a similar bump out along one side of the house; a gabled roof section centered over the front bump out. We offer these photos as rough approximations of the particular type and style of home we wish to build. Our plans are not yet complete but we hope these few photographs will give you a good feel for our goal.

We believe that our project will improve the look and feel of the blocks surrounding Orton Park and contribute positively to the neighborhood as a whole. We are excited about the prospect of building a house in a neighborhood we have come to love.

Thanks for your time and consideration, and please do not hesitate to call or email with any questions or concerns.

Sincerely,

Connor and Abigail Sabatino



1 FRONT ELEVATION
A2.0 Scale: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
A2.0 Scale: 1/8" = 1'-0"

ISSUE:
 ◊ **CONSTRUCTION SET**
 ◊ **PLAN REVIEW SET**
 ◊ **BID SET**
 NOT FOR CONSTRUCTION
 ◊ **PRELIMINARY**
 NOT FOR CONSTRUCTION
 ◊ **PROGRESS SET**
 NOT FOR CONSTRUCTION

PROJECT:
New Home
for the
SABATINO RESIDENCE

1112 Spaight Street
Madison, Wisconsin

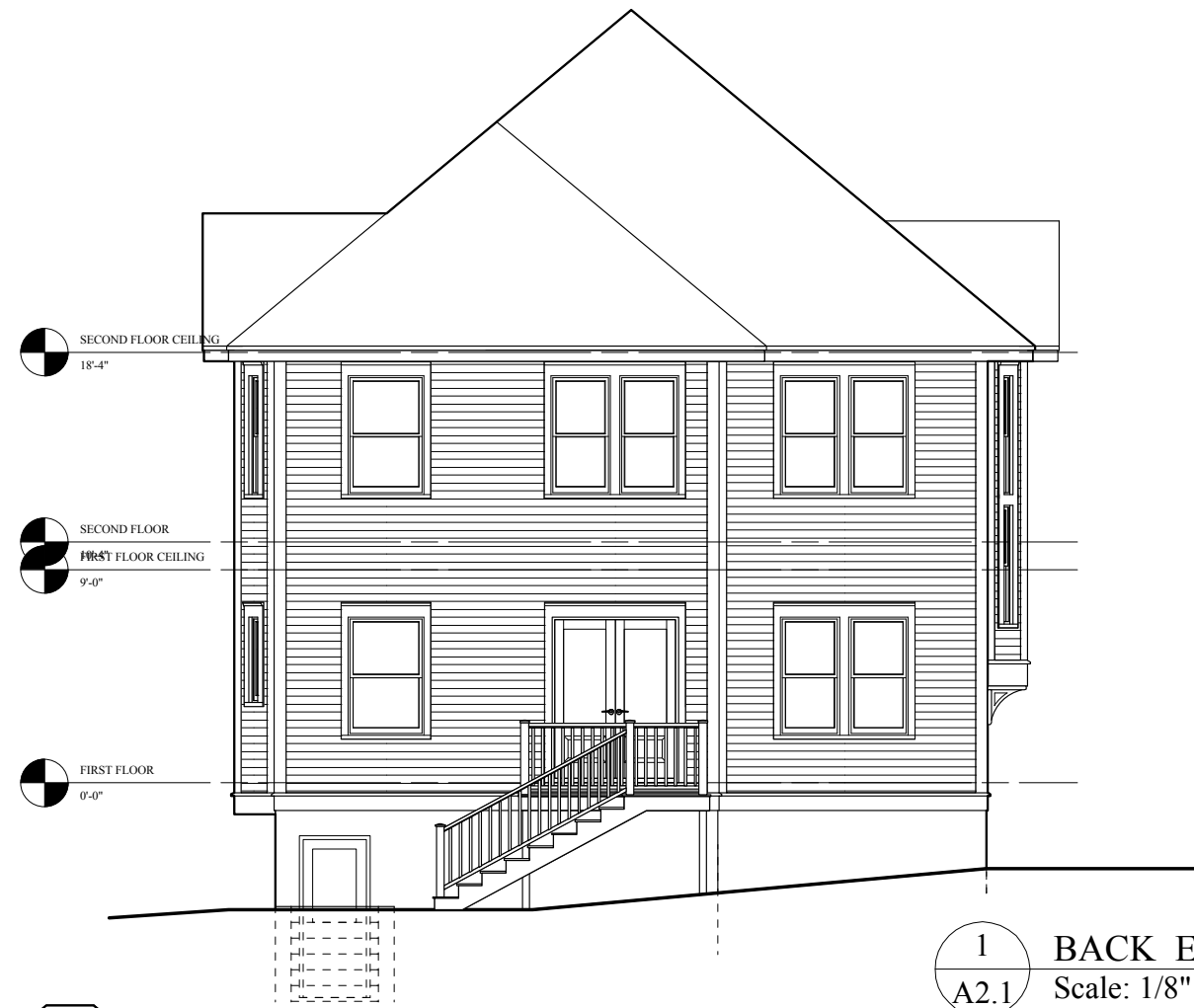
REVISIONS:

DATE: 6 SEPT 2011
 SCALE: AS NOTED
 PROJECT: K1106
 DRAWN BY: ASH

DRAWING NAME:
 EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-2.0



1 BACK ELEVATION
A2.1 Scale: 1/8" = 1'-0"



1 LEFT SIDE ELEVATION
A2.0 Scale: 1/8" = 1'-0"

- ISSUE:
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ BID SET
NOT FOR CONSTRUCTION
 - ◇ PRELIMINARY
NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:
New Home
for the
SABATINO RESIDENCE

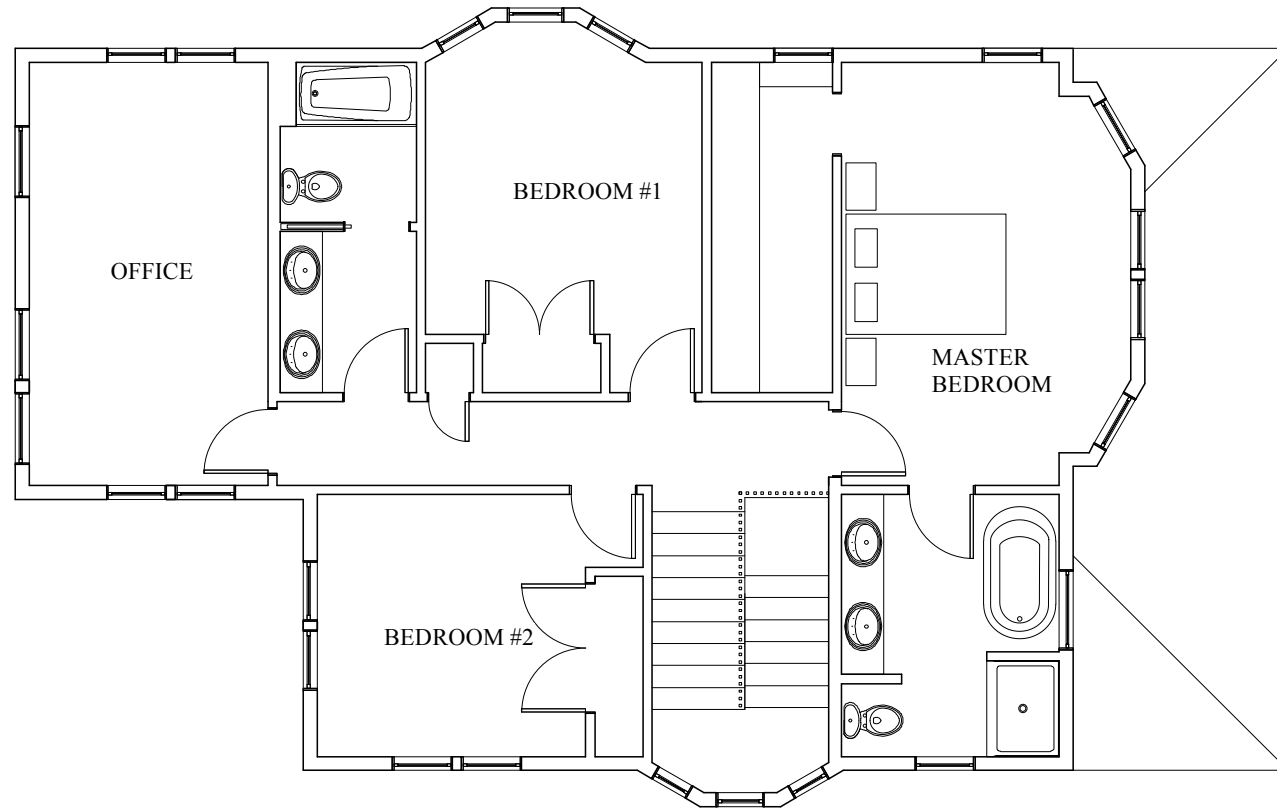
1112 Spaight Street
Madison, Wisconsin

REVISIONS:

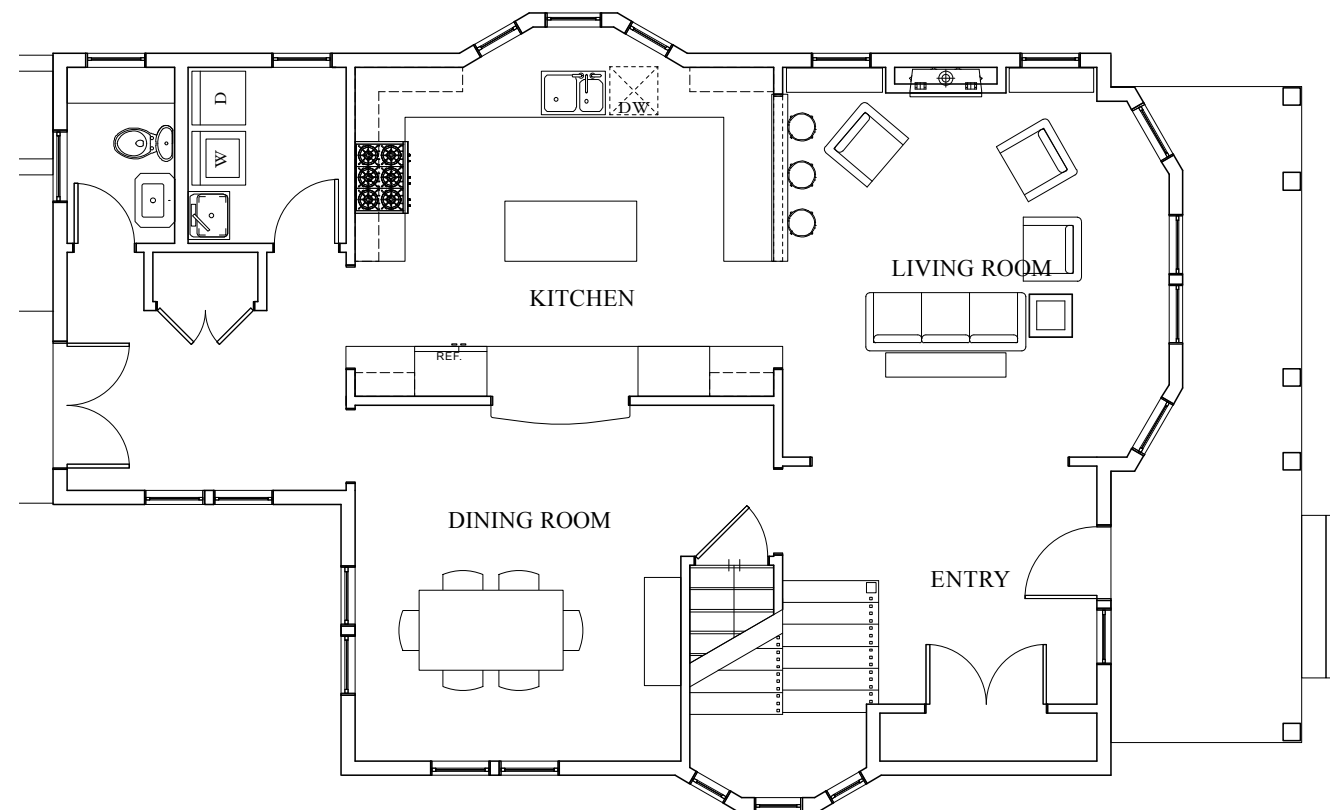
DATE: 6 SEPT 2011
SCALE: AS NOTED
PROJECT: K1106
DRAWN BY: ASH

DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-2.1



2 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

- ISSUE:
- ◇ **CONSTRUCTION SET**
 - ◇ **PLAN REVIEW SET**
 - ◇ **BID SET**
NOT FOR CONSTRUCTION
 - ◇ **PRELIMINARY**
NOT FOR CONSTRUCTION
 - ◇ **PROGRESS SET**
NOT FOR CONSTRUCTION

PROJECT:
New Home
for the
SABATINO RESIDENCE

1113 Spaight Street
Madison, Wisconsin

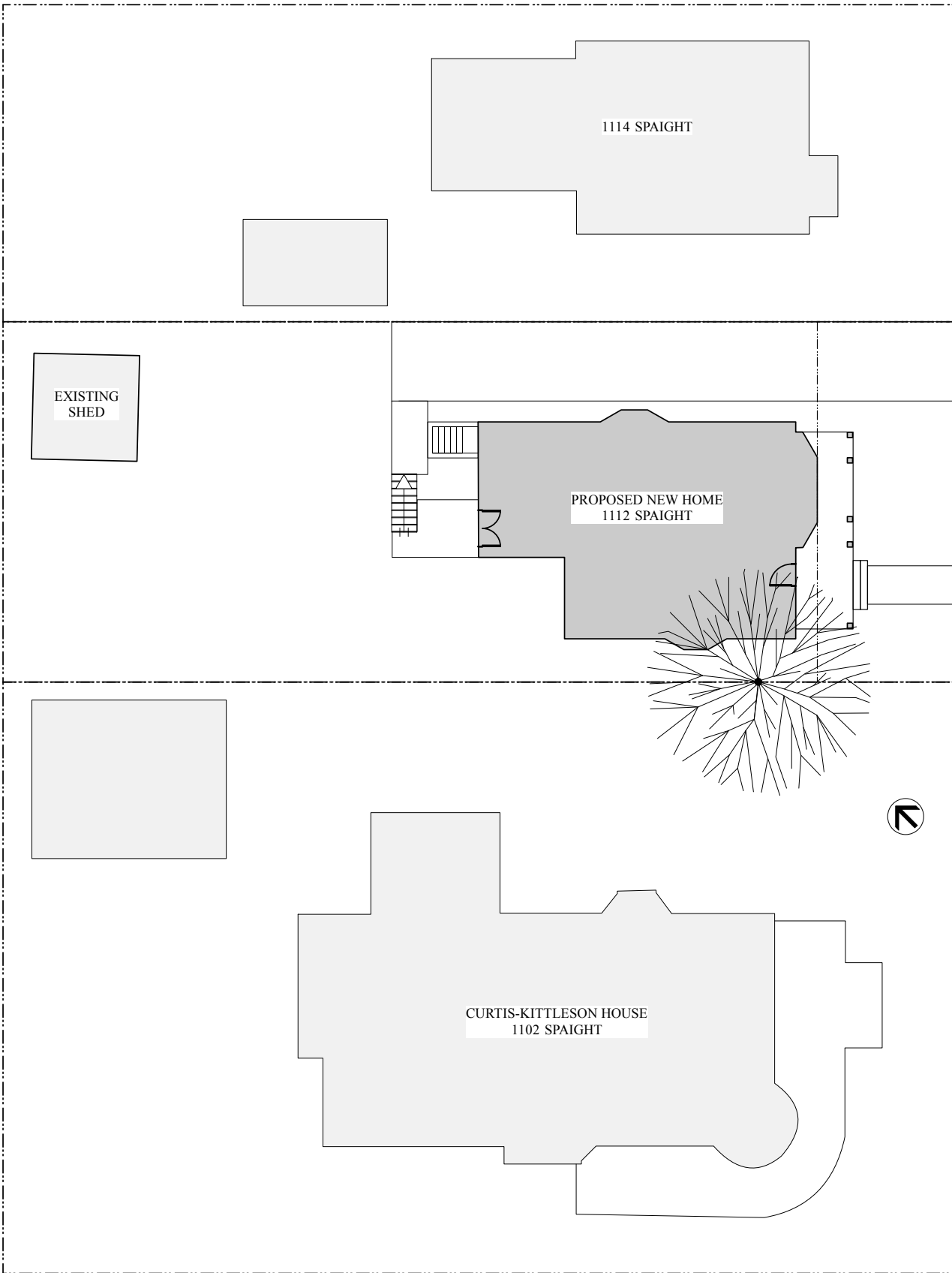
REVISIONS:

DATE: 6 SEPT 2011
SCALE: AS NOTED
PROJECT: K1106
DRAWN BY: ASH

DRAWING NAME:
FLOOR PLANS

DRAWING NUMBER:

A-1.0



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SPAIGHT STREET

- ISSUE:
- ◇ CONSTRUCTION SET
 - ◇ PLAN REVIEW SET
 - ◇ BID SET
NOT FOR CONSTRUCTION
 - ◇ PRELIMINARY
NOT FOR CONSTRUCTION
 - ◇ PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:
 New Home
 for the
SABATINO RESIDENCE

112 Spaight Street
 Madison, Wisconsin

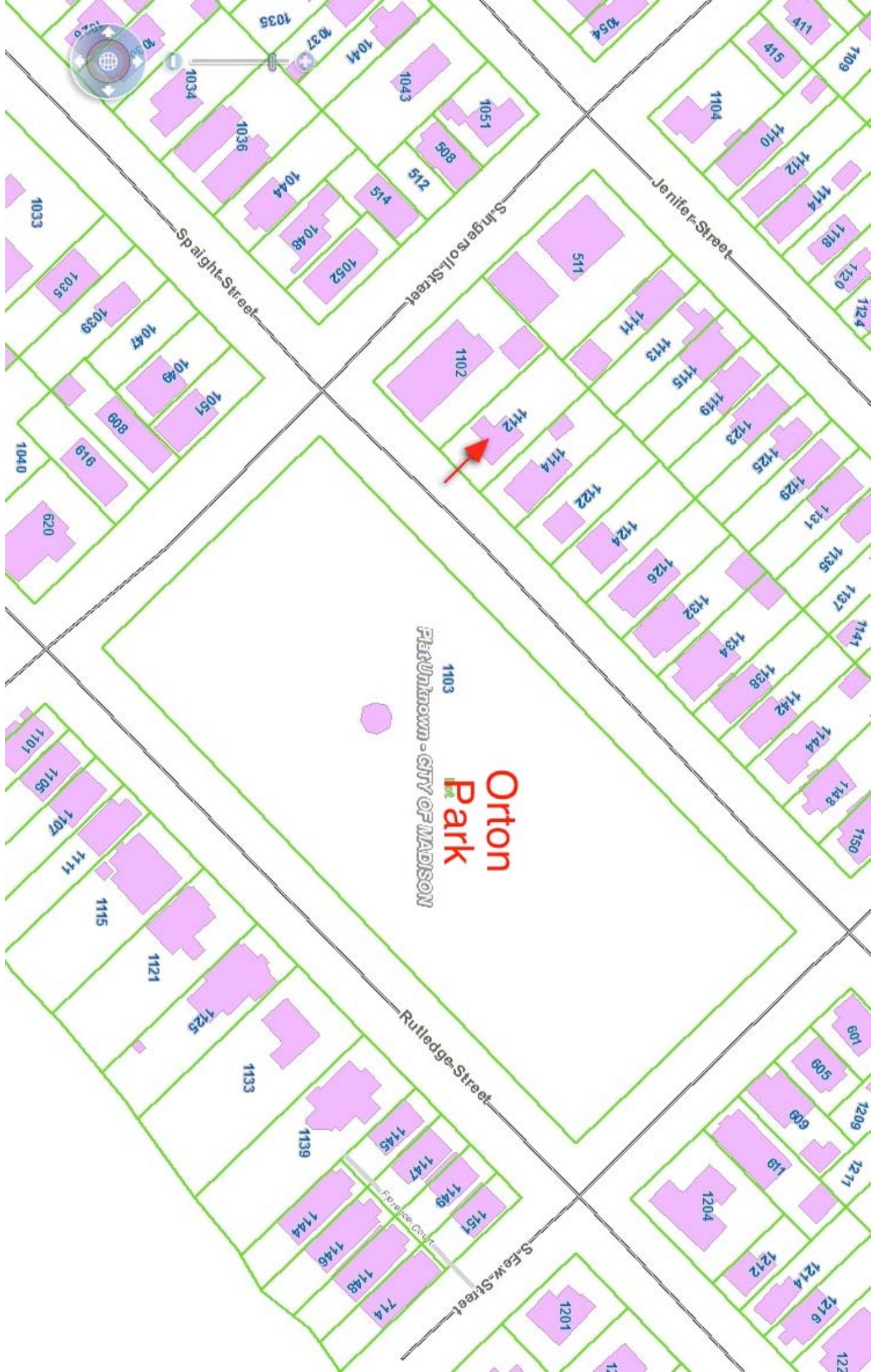
REVISIONS:

DATE: 6 SEPT 2011
 SCALE: AS NOTED
 PROJECT: R3106
 DRAWN BY: ASH

DRAWING NAME:
 SITE PLAN

DRAWING NUMBER:
SP-1.0

R:\WORK\PROJECTS\1102 SPAIGHT\1102 SPAIGHT.dwg 9/11/11



Orton Park

Play Unknown - CITY OF MADISON

Spaight Street

S. Sengersoll Street

Jenifer Street

Rutledge Street

S. Few Street

Forbes Court

- 1033, 1035, 1039, 1047, 1048, 1051, 808, 919, 620, 1040
- 1034, 1036, 1044, 1048, 1052, 514, 512, 508, 1051, 1043, 1041, 1037, 1035
- 1102, 1112, 1114, 1114, 1122, 1124, 1126, 1132, 1134, 1138, 1142, 1144, 1148, 1150
- 1104, 1110, 1112, 1114, 1118, 1120, 1124
- 1109, 411, 415
- 1101, 1105, 1107, 1111, 1115, 1121, 1125, 1133, 1139, 1145, 1147, 1149, 1151, 1144, 1146, 1148, 114
- 1201, 1204, 1209, 1211, 1217, 1214, 1212, 1214, 1216, 1222
- 601, 605, 609, 118, 1204
- 1103



