



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 1213/1215 Spaight Street Aldermanic District: 6

2. PROJECT

Date Submitted: 6-30-16


Project Title / Description: Attic Alteration

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
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: Jenny Dechant Company: _____
 Address: 225 Church Street City/State: Lodi, WI Zip: 53555
 Telephone: 608-609-9287 E-mail: jenny.dechant@iconiccreates.com
 Property Owner (if not applicant): Andrew & Erica Jessen
 Address: 1213/1215 Spaight Street City/State: Madison, WI Zip: 53703

Property Owner's Signature:  Date: 6-30-16

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.

1215 Spaight Street Attic Conversion

Jenny Dechant
225 Church Street
Lodi, WI 53555
June 30th , 2016

Amy Scanlon
Historic Preservation Planner
City of Madison Planning Division
215 Martin Luther King Jr. Blvd.
Room LL.100 | P.O. Box 2985
Madison, WI 53701-2985

To Whom It May Concern:

As a representative of the homeowners of 1213/1215 Spaight Street, I am submitting this application for an alteration to this residential property in the Third Lake Ridge Historic District.

The property is currently separated for two-family use, with the first and second floors divided for two tenant spaces. The current owners occupy the second level floor and would like to convert the third floor attic area into a master suite complete with a bedroom, bathroom and sitting area. The third floor currently has one finished room which was once used as a servants quarters and is accessed by a small stairway at the rear of the home.

In order to safely occupy this third floor space, a new code compliant stairway is needed to connect the second and third floor levels. Our proposed plans include a new attic roof dormer which provides adequate headroom needed for a fully code compliant new stairway. The proposed design of this dormer is conscious of minimizing impact on the front façade and presence along the streetscape. The front most edge of the dormer is set back over six feet from the street front façade. The ridge of the dormer is also set lower than the existing roof, therefore allowing the existing roof gable to maintain prominence.

The proposed attic alterations also include a second new dormer which would contain a small bathroom for the master suite. This dormer is sized to match the stairway dormer in order to maintain consistency along this building façade.

In summary, I believe that this proposed project is in keeping with the intent of the historic district guidelines and surrounding neighborhood conditions. I look forward to working with the City of Madison to develop a project that is considerate of this historic district and will continue to be an amenity to the surrounding neighborhood.

Sincerely,

Jenny Dechant

Enclosure

1215 Spaight Street Attic Conversion



View of the existing unfinished attic space



View of finished space within the attic level which was once used as a servants quarters

1215 Spaight Street Attic Conversion



Street front view of home – the primary roof gable is very prominent from this view. This view also shows the close proximity of the neighboring property.



Street front view of home – note the one existing side dormer intersecting the primary roof gable