



Certificate of Appropriateness  
1245 Spaight Street  
April 18, 2022



# History of Property

- Constructed 1890



# Proposed Work

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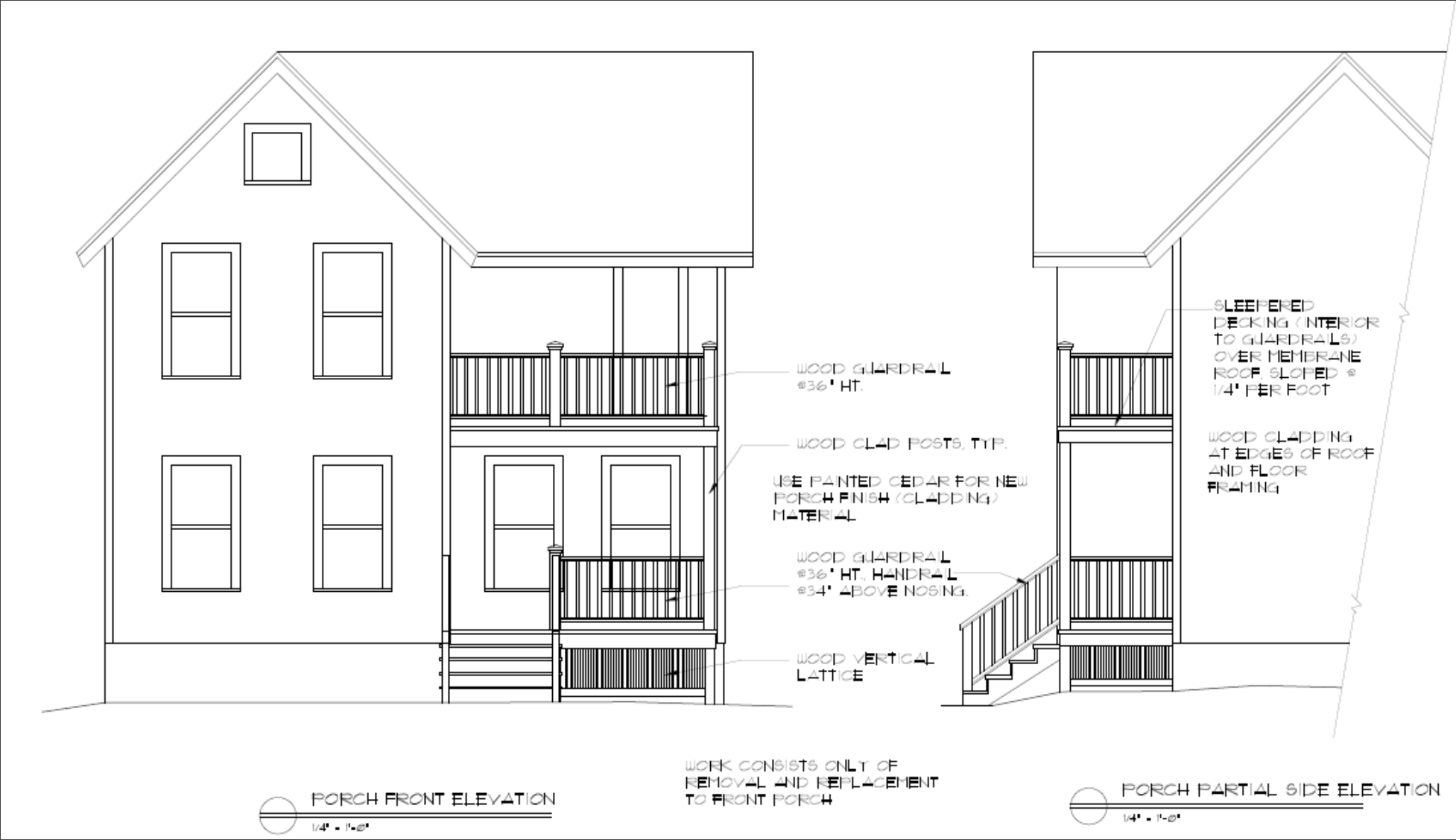
- 11/15/21 LC reviewed and approved:
  - Demolish existing front porch
  - Construct new front porch using wood materials, period appropriate design
- Applicant requests an amendment to the CoA:
  - Construct new front porch using composite materials for floorboards, upper deck, and railings
  - Proposed product has faux wood-grain texture and exposed ends reveal the plastic interior of the board



# Existing Conditions



# Previously approved plans (11/15/21)



# Applicable Standards

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Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use **materials that are similar in design, color, scale, architectural appearance, and other visual qualities.**

41.23(9) TLR Standards for Exterior Alterations

(c) Alterations of the street façade(s) of any existing structure shall retain the **original or existing historical materials.**



# Staff Recommendation

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Staff believes that the standards for granting a Certificate of Appropriateness are not met and recommends that the Landmarks Commission deny the project as proposed. The original approval for wood on the front porch continues to meet the standards of the historic district.

