



Project Name/Address: 848 Spaight
Application Type: Exterior alteration in the Third Lake Ridge historic district
Legistar File ID # [37901](#)
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Summary

Project Applicant/Contact: Thomas Goodwyn & Kraig Kowalke

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for exterior alterations which includes the replacement of windows and the addition of “eyebrow” elements in a historic district.

Background Information

Parcel Location: The subject site is located in the Third Lake Ridge Historic District.

Relevant Landmarks Ordinance Section:

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
4. Alterations of the roof of any existing structure shall retain its existing historical appearance.

Analysis and Conclusion

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness to replace 7 original windows and replace the roof and downspouts while adding an “eyebrow” feature at the return eaves.

A brief discussion of the criteria of 33.19(11)(i) follows:

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g). Those criteria are listed below:
 1. The overall height of the building is not being changed.
 2. The street facade of the residence will retain all original window and door locations which will also retain the original rhythm of solids and voids.
 3. A replacement window on the street façade is being proposed which will not retain original materials.
 4. The existing roof form is being retained; however, the addition of “eyebrow” elements will alter the existing historical appearance of the roof.
2. The surface material is being altered minimally by the proposed addition of the “eyebrow” elements and the proposed replacement windows.
3. The proposed alterations will allow the historical rhythm of masses and spaces to remain.
4. The proposed alteration does not alter the existing landscape.
5. The proposed alteration of the street facade(s) will retain the existing historical proportional relationships of door sizes to window sizes.

Recommendation

The existing building was designed by Lew F. Porter in 1902. Porter is not known for architecture of a certain style, but his association with the design of the Armory (Red Gym), Randall School, Science Hall, the Wisconsin State Capitol, the Buell Residence (115 Ely Place), Fire Station #4 (1327 W Dayton), and Machinery Row show that he was a master architect and capable of working with the vocabulary of many styles. The residence at 848 Spaight does not currently express one specific architectural style, but there are Craftsman and Victorian influences present among other stylistic influences. The shingled return eave (“eyebrow”) is a common element in the Colonial and Classical Revival styles. The horizontal quality of the existing eave detail is an intentional part of the original design. The image to the right shows a return eave detail on the Henry Fauerbach Residence at 938 Spaight which was designed by Porter in 1902 in the Queen Anne style.

Adding a sloped shingled element to the existing eave will alter the appearance of the original design. If the Landmarks Commission finds that this alteration meets the standards, staff recommends that the pitch of the added “eyebrow” be minimal so that it does not negatively affect the horizontal eave detail. Staff also recommends that the Commission approve a metal roof material that is painted the same color as the wall surface instead of shingles which would match the main roof.



Staff believes that the standards for granting a Certificate of Appropriateness for the installation of the “eyebrow” elements may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The pitch of the “eyebrow” shall be minimal and shall be reviewed by staff.
2. The roof material of the “eyebrow” shall be smooth and shall be painted to match the wall surface color.

The language of 33.19(11)(g)3 states "Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials." There are 6 windows proposed for replacement that are not located on the street facade that may be able to be replaced. The window on the street facade shall be repaired.

Staff believes that the standards for granting a Certificate of Appropriateness for the installation of six replacement windows may be met and recommends that the Landmarks Commission approve the request with the following condition of approval:

3. The window on the street facade shall be repaired, weather-stripped, and have a storm window installed.