



**Project Name & Address:** 1134 Spaight Street

**Application Type(s):** Certificate of Appropriateness for an addition in the Third Lake Ridge historic district

**Legistar File ID #** [58842](#)

**Prepared By:** Heather Bailey, Preservation Planner, Planning Division

**Date Prepared:** January 9, 2020

## Summary

**Project Applicant/Contact:** T.R. Loon and Tracie Tudor

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an addition to the principal structure.

## Background Information

**Parcel Location/Information:** The site is located at 1134 Spaight Street in the Third Lake Ridge Local Historic District.

### Relevant State Statute Section:

**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.

### Relevant Landmarks Ordinance Sections:

#### 41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- a) Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
    - (i) Height
    - (ii) Landscape treatment
    - (iii) Rhythm of mass and spaces
  - b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
  - c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
  - d) Alterations of the roof of any existing structure shall retain its existing historical appearance.
  - e) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

## Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to create a single-story addition on the rear of the two-story house. The house was constructed in 1913 and is a side-gabled vernacular concrete block construction structure covered in stucco.

The proposed 32' x 22' addition would have a rear-facing gable and would be incorporated under a projecting hipped-roof screened balcony located on the rear of the house. The new addition is proposed to have smooth composite clapboard siding with a 4" reveal. There are a variety of window sizes and types proposed for the addition. While there are multi-light windows on the historic house, the addition largely proposes to have simple double-hung windows, some single and some in pairs. There is also one small fixed window on the southwest elevation and a pair of awning windows on the northeast elevation. The rear-facing gable end (northwest) is proposed to contain five fixed clerestory windows that follow the pitch of the roof. The historic house does feature unusual palladian windows in the gable ends, which feature a triangular arch rather than an the traditional curved arch, and the form of the clerestory windows in the addition could be interpreted as referencing that pattern.

The southwest elevation is intended to be the exterior entrance for the wing with both a single pedestrian door on the south end and a sliding door on the north end.

A discussion of the relevant ordinance sections follows:

### 41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- a) Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
    - (i) Height. The new addition is a single story and is comparable to rear additions on other buildings in the vicinity.
    - (ii) Landscape treatment. No proposed changes to the landscaping specifically.
    - (iii) Rhythm of mass and spaces. The siting of the addition on the rear and it being a single story is in keeping with other properties in the vicinity.
  - b) No proposed changes to the street façade.
  - c) No proposed changes to the street façade.
  - d) There are no proposed changes to the existing roof and the proposed new addition will have a gable-form that is in keeping with the style of the principal structure.
  - e) No proposed changes to the street façade.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommend that the Landmarks Commission approve the request with the following condition:

1. Final roofing, siding, trim, window, and door specifications be approved by staff