

Madison Landmarks Commission

Third Lake Ridge Historic District
Criteria for the review of alterations
Parcels zoned Residential

Address: 933 Spaight Street
Date: October 28, 2009
Form prepared by: R. Cnare and B. Fruhling

Does the project meet the following guideline criteria?

(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(11)(i), available on the web at www.cityofmadison.com)

Yes	<u>n.a</u>	No	<u> </u>	1.	Height.
Yes	<u>?.</u>	No	<u> </u>	2.	Rhythm of solids and voids in street facade(s).
Yes	<u> </u>	No	<u>?</u>	3.	Materials in street facade(s).
Yes	<u> </u>	No	<u>?</u>	4.	Roof design.
Yes	<u> </u>	No	<u>?</u>	5.	Surface material, pattern and texture.
Yes	<u>n.a.</u>	No	<u> </u>	6.	Rhythm of building masses and spaces.
Yes	<u>n.a.</u>	No	<u> </u>	7.	Landscape plan.
Yes	<u>?</u>	No	<u> </u>	8.	Retain proportion of door and window sizes in street facade(s).

Explanation:

The owners of 933 Spaight Street have received a code compliance work order from the City's Building Inspection Division on the current conditions of the front porch.

The owners have informed staff that they intend to remove the upper story glass enclosure and replace with a wooden railing. In addition, they would like to remove the entire front stucco porch and replace it with a wooden porch, as both the porch structure and stucco are also in need of major repairs. The owner has only submitted photos of the original porch, and has stated that they will bring front elevation drawings to the Commission meeting.

While staff is in favor of removing the second floor glass porch enclosure, we are concerned with the removal of the stucco for a replacement wooden porch, as the porch is a significant architectural feature of the house.

Staff recommends approval of the removal of the upper porch enclosure, subject to staff approval of the railing design. Staff also recommends approval of the repair of the existing porch or reconstruction of the porch in a manner that would duplicate the existing design and materials.

However, if the owner presents plans at the Commission meeting for a new porch of a different design, staff recommends that the proposal be referred to the next meeting in order to provide sufficient time for staff review and recommendation.

Respectfully submitted, Rebecca Cnare and Bill Fruhling
October 28, 2009